

MCGUILL RD. RANCH

100+/- Acres – Refugio/Goliad County

PROPERTY SUMMARY

LIST PRICE ~ \$699,000

ACREAGE: 100+/-

ADDRESS: 166 McGill Road

COUNTY: Goliad/Refugio

TERRAIN: Level terrain w/mix of brush
and live oak trees



100+/- Acres located on the Refugio/Goliad County line. The property is off Hwy 183 between Refugio and Goliad and has 1,330+/- paved McGill road frontage. Most of the property is heavily wooded, primarily live oaks, or covered in South Texas brush. Several senderos and trails allow access throughout. Great habitat for whitetail deer and other game found in

the area.

This property would make an excellent weekend retreat or permanent homesite and is only 9 miles



north of Refugio and 18 miles south of Goliad. The property has electricity and is fenced on three sides. The ranch is approx. 2 hours from San Antonio, 2 1/2 hours from Austin and 45 minutes from Victoria. Some minerals are available!



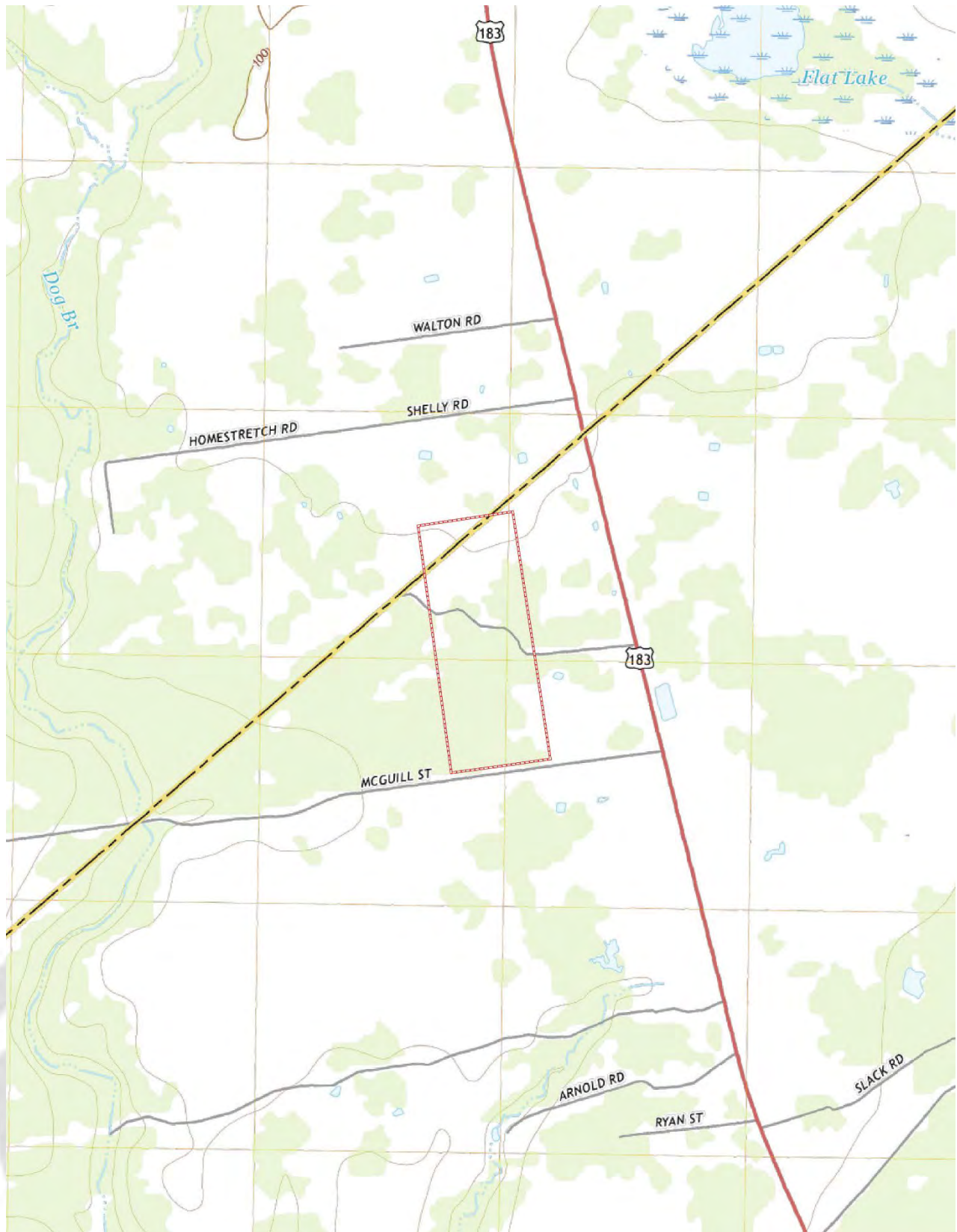
MCGUILL RD. RANCH

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PROPERTY AERIAL



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100+/- Acres – Refugio/Goliad County
PROPERTY TOPO



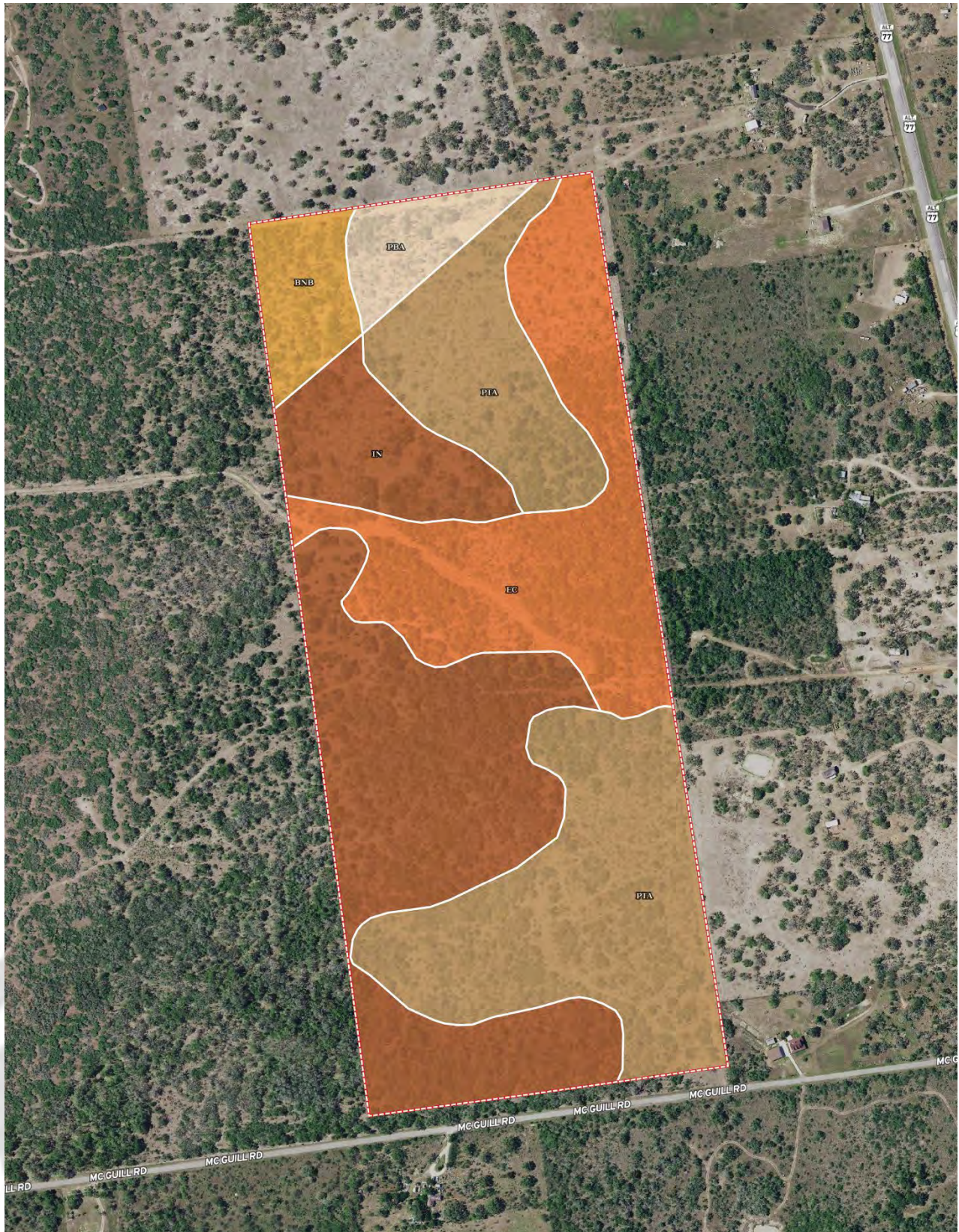
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PROPERTY LOCATION



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PROPERTY SOILS MAP



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PROPERTY SOILS MAP

Boundary 99.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
In	Blanca loamy fine sand, 0 to 2 percent slopes	35.38	35.43	0	32	3e
PtA	Papalote fine sandy loam, 0 to 1 percent slopes	34.0	34.04	0	45	3e
Ec	Banquete clay, 0 to 1 percent slopes	21.88	21.91	0	39	2w
BnB	Blanca loamy fine sand, 0 to 2 percent slopes	4.71	4.72	0	32	3e
PbA	Papalote fine sandy loam, 0 to 1 percent slopes	3.91	3.92	0	46	2e
TOTALS		99.88(*)	100%	-	38.51	2.74

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'

Forestry

Limited

Moderate

Intense

Limited

Moderate

Intense

Very Intense

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

