

SAN ANTONIO RIVER RD. RANCH

260+/- Acres – Victoria County

PROPERTY SUMMARY

LIST PRICE ~ \$1,105,000

ACREAGE: 260+/-

ADDRESS: 00 San Antonio River Rd.

COUNTY: Victoria

TERRAIN: Partially rolling with large

oaks/river bottom is level, clear pasture

WATER: Re-establishing river frontage

w/add. 16+/- acre land purchase possible



This gorgeous ranch has a diverse mixture of terrain, making it an ideal recreational ranch. The front acreage features a hunter's camp area which overlooks a 45+/- acre rolling pasture with huge live oak trees scattered throughout. Along with stunning views, the camp has electricity and a water well. The remaining acreage is a combination of open pastureland and heavily wooded areas providing cover for the many deer, turkey and other game on the ranch. This area of the county is known for producing quality whitetail bucks. The narrow southern portion of the ranch once included 500+/- ft of San Antonio River frontage until the river changed course. An adjacent 16+/- acres is available for purchase and would re-establish river frontage. A good all-weather runs the length of the property allowing access to the old river

bottom. The ranch is conveniently located just 30 minutes south of Victoria and approximately 2.5 hours from Houston and Austin, and 2 hours from San Antonio. Some minerals will convey with the property!



SAN ANTONIO RIVER RD. RANCH

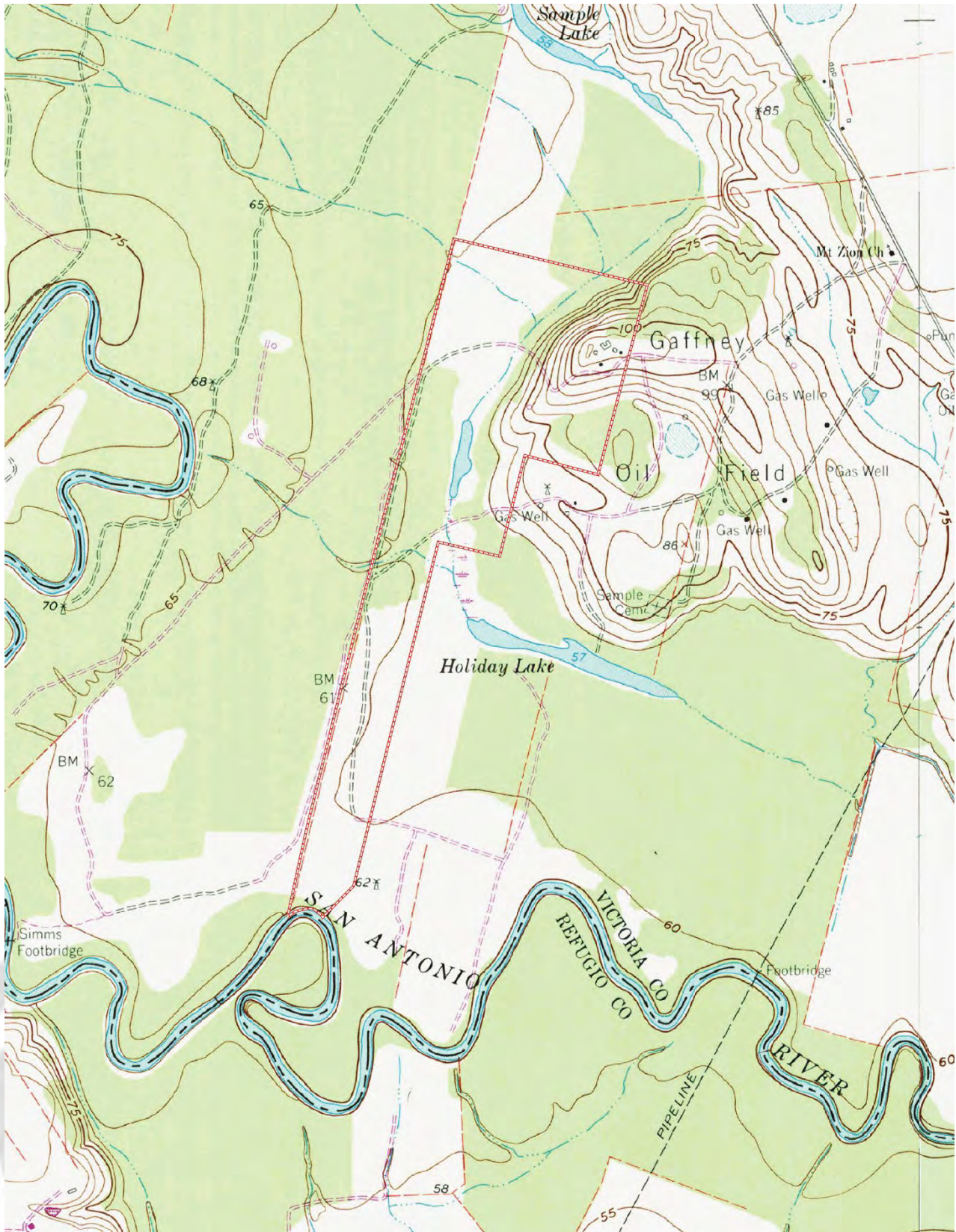
260+/- Acres – Victoria County

PROPERTY AERIAL



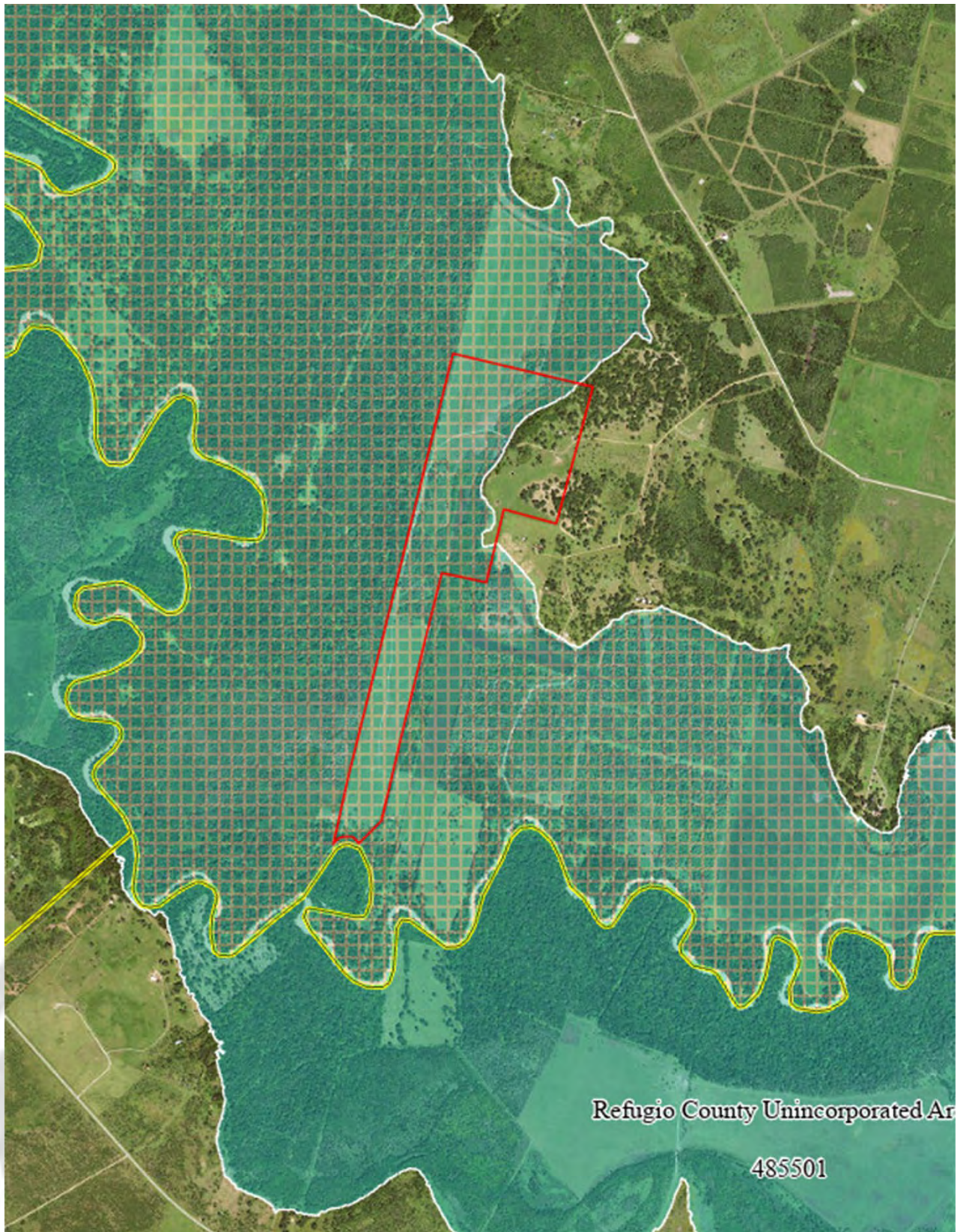
SAN ANTONIO RIVER RD. RANCH

260+/- Acres – Victoria County
PROPERTY TOPO



SAN ANTONIO RIVER RD. RANCH

260+/- Acres – Victoria County
PROPERTY FLOOD



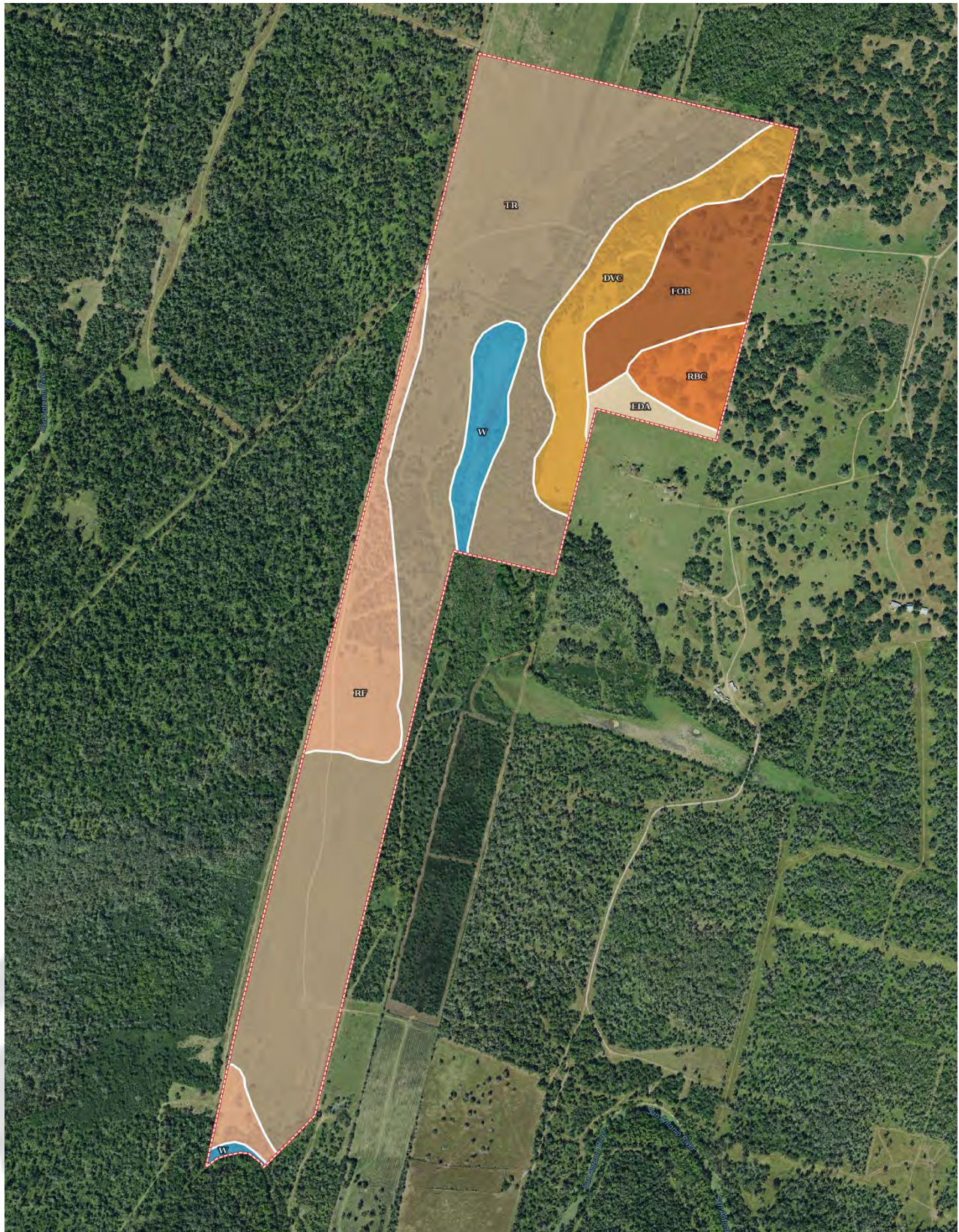
SAN ANTONIO RIVER RD. RANCH

260+/- Acres – Victoria County
WETLANDS MAP



SAN ANTONIO RIVER RD. RANCH

260+/- Acres – Victoria County
PROPERTY SOILS MAP



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PROPERTY SOILS MAP

Boundary 262.73 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tr	Trinity clay, 0 to 1 percent slopes, frequently flooded	157.3 1	59.88	0	34	5w
Rf	Rydolph silty clay, 0 to 1 percent slopes, frequently flooded	28.91	11.0	0	29	6s
DvC	Dacosta and Telferner soils, 2 to 5 percent slopes, moderately eroded	27.06	10.3	0	34	3e
FoB	Fordtran loamy fine sand, 0 to 5 percent slopes	24.21	9.22	0	38	4e
W	Water	11.01	4.19	0	-	8
RbC	Rupley fine sand, 1 to 5 percent slopes	10.05	3.83	0	31	3e
EdA	Edna loam, 0 to 1 percent slopes	4.18	1.59	0	32	3w
TOTALS		262.7 3(*)	100%	-	32.25	4.83

(*) 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

	1	2	3	4	5	6	7	8
'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