

ARNECKE ROAD RANCH

57.81+/- Acres – Goliad County

PROPERTY SUMMARY

LIST PRICE ~ \$405,000

ACREAGE: 57.81+/-

ADDRESS: 00 Arnecke Road

COUNTY: Goliad

TERRAIN: Level terrain w/lg. oaks, open pastures and some brush

WATER: stock tank



57.81+/- acres located in northern Goliad County near Weesatche, only 15 miles from Goliad. The property is rectangular in shape and has 826+/-ft of Arnecke Road frontage with the side boundary line being approximately 3,072+/- ft.

Approx. 7+/- acres of the property near the road is heavily wooded with the remaining acreage being mostly open with large oak trees scattered throughout.



Excellent weekend retreat or permanent homesite. Wildlife includes deer and hogs. Owner will be getting electricity to the property. Soils are mostly a sandy clay loam. The ranch is approx. 1-1/2 hours from San Antonio, 2 hours from Austin and 45 minutes from Victoria.

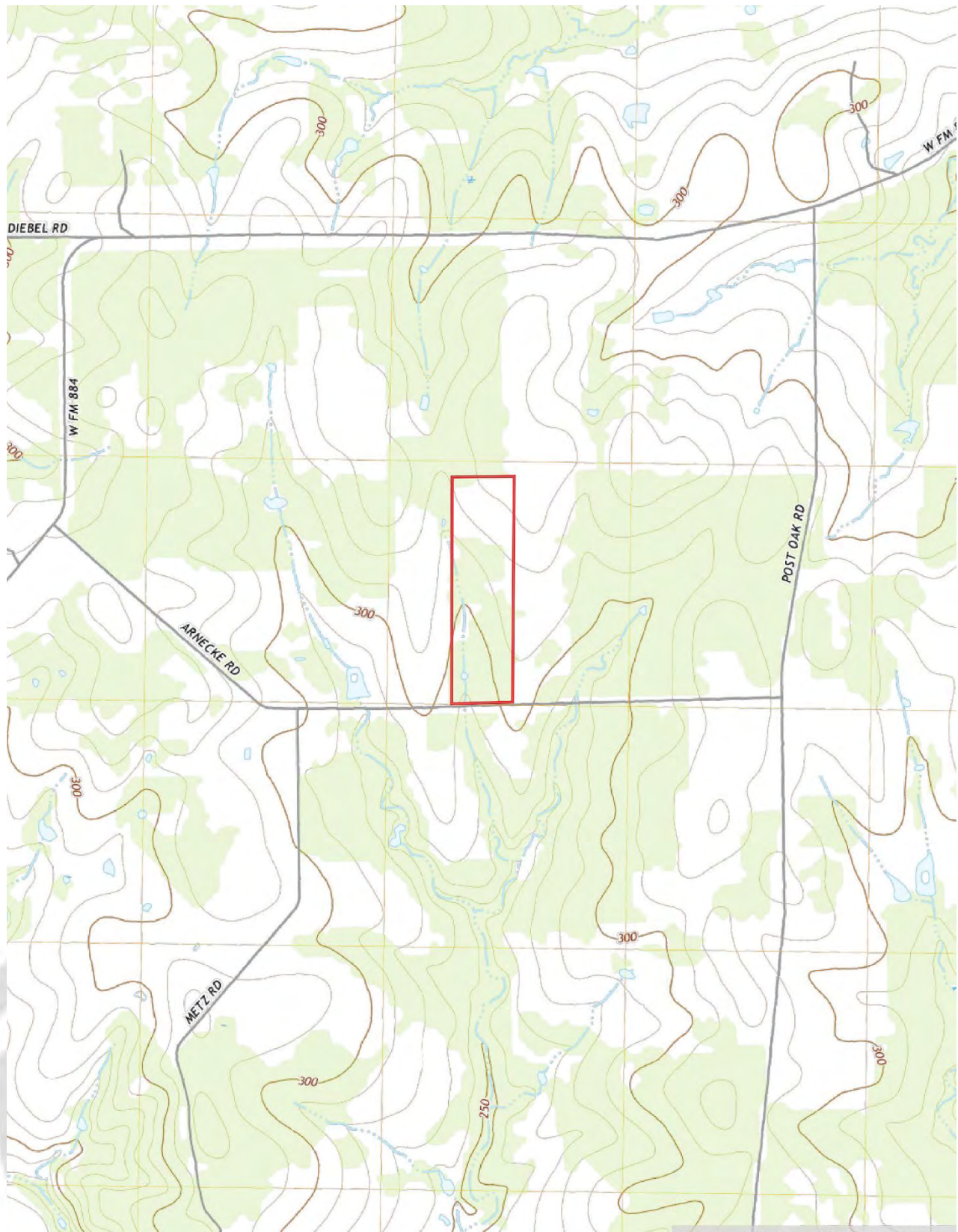
ARNECKE ROAD RANCH

57.81+/- Acres – Goliad County
PROPERTY AERIAL



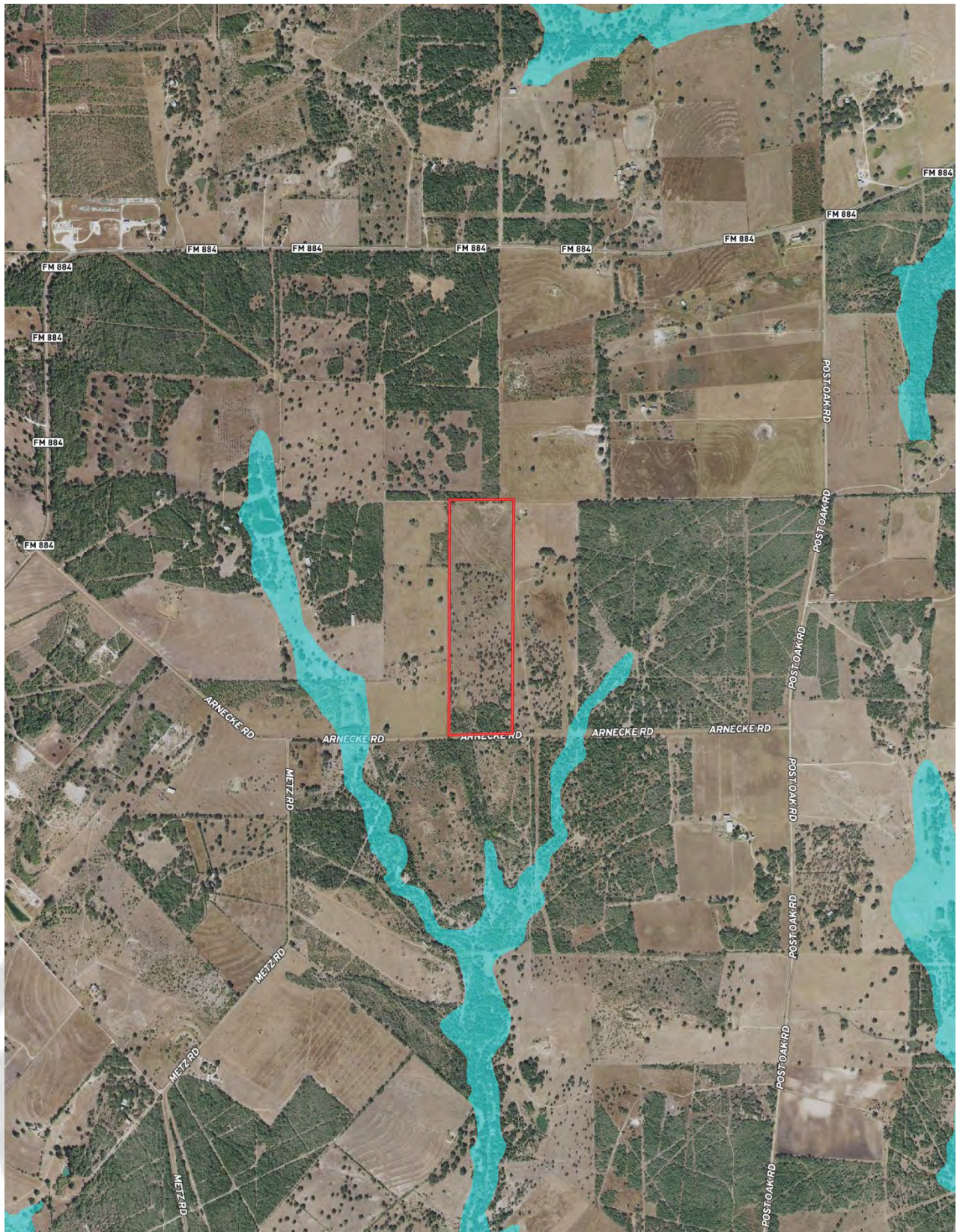
ARNECKE ROAD RANCH

57.81+/- Acres – Goliad County
PROPERTY TOPO



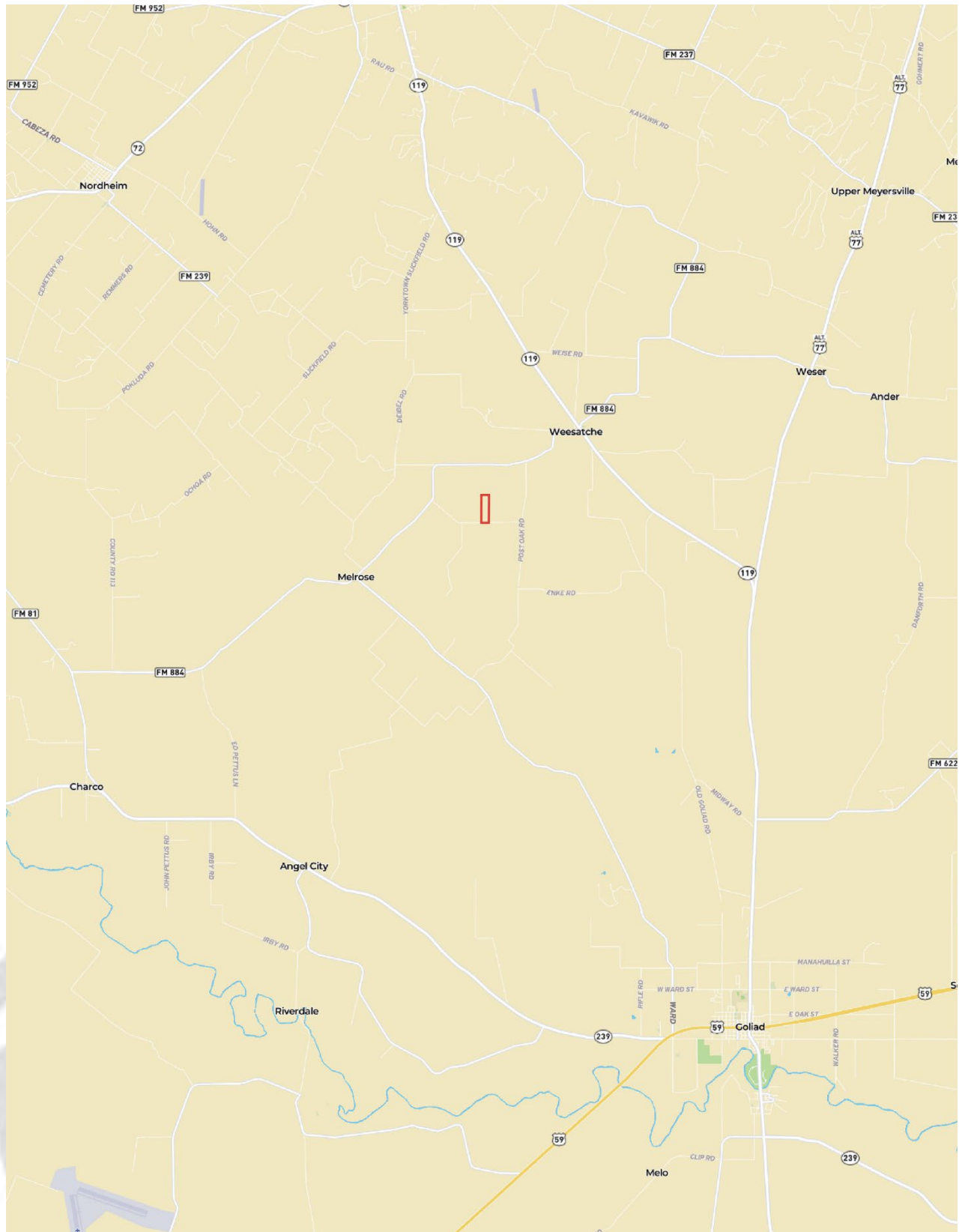
ARNECKE ROAD RANCH

57.81+/- Acres – Goliad County
PROPERTY FLOOD



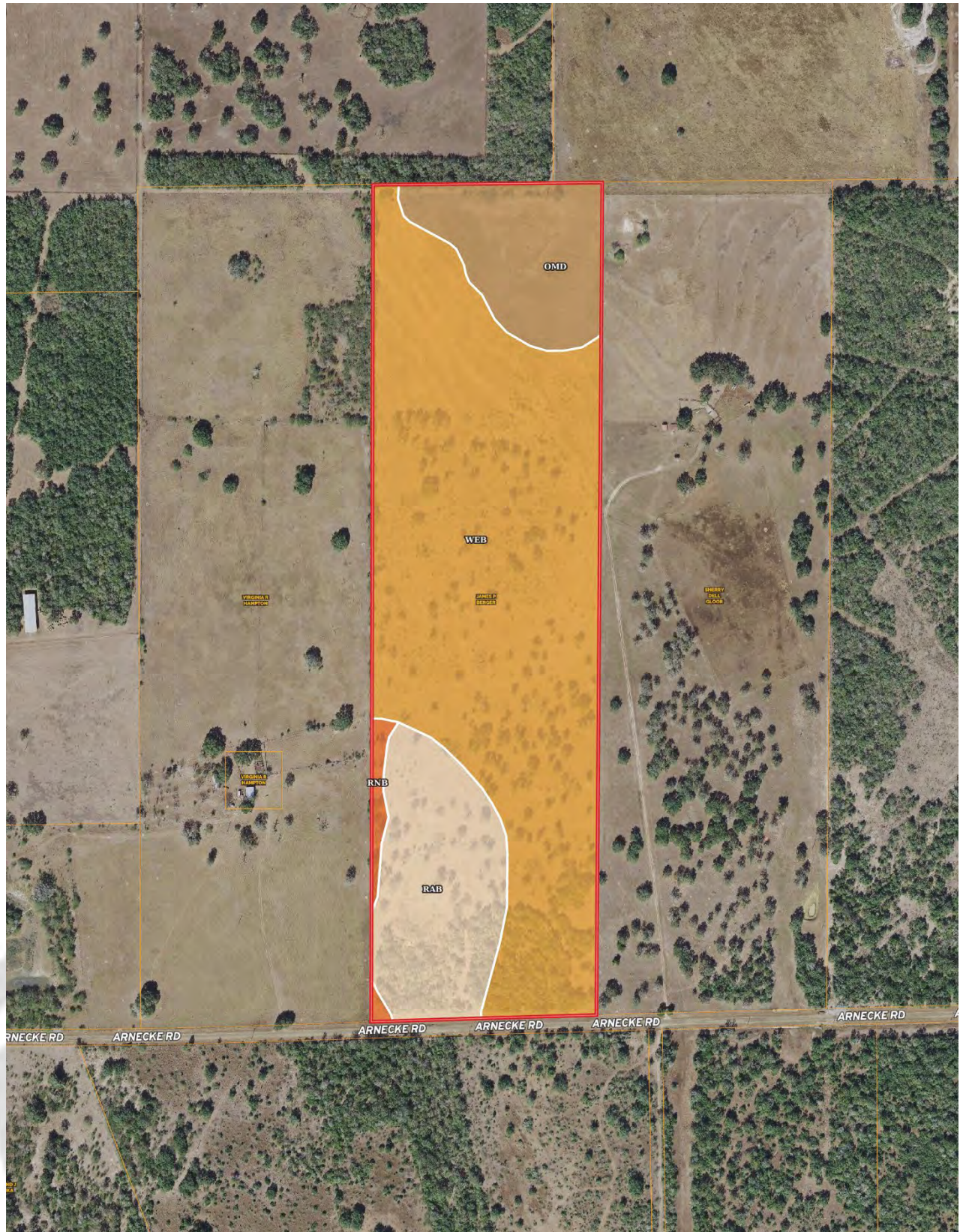
ARNECKE ROAD RANCH

57.81+/- Acres – Goliad County
PROPERTY LOCATION



ARNECKE ROAD RANCH

57.81+/- Acres – Goliad County
PROPERTY SOILS MAP



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PROPERTY SOILS MAP

Boundary 58.51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	40.52	69.26	0	49	2e
RaB	Raisin loamy fine sand, 0 to 3 percent slopes	9.8	16.75	0	43	2e
OmD	Olmedo very gravelly loam, 1 to 8 percent slopes	7.32	12.51	0	12	7s
RnB	Raisin fine sandy loam, 1 to 3 percent slopes	0.87	1.49	0	45	2c
TOTALS		58.51(*)	100%	-	43.31	2.63

(*) 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