

SAN ANTONIO RIVER PROPERTY

10+/- Acres – Goliad County
PROPERTY SUMMARY

LIST PRICE ~ \$250,000

ACREAGE: 10+/-

ADDRESS: 4174 US Highway 59 South

COUNTY: Goliad

TERRAIN: Level terrain w/lg. oaks & pecans, open w/some brush near river

WATER: San Antonio River Frontage - stock pond



10+/- acres located 4 miles west of Goliad off US Highway 59 South. The property has 440+/-ft of sought-after San Antonio River frontage, with most of the acreage being out of the floodplain. An excellent weekend retreat or permanent homesite, this tract

includes sprawling live oak and pecan trees and a scenic pond. This property is a short distance up river from the Goliad Paddling Trail, making it an ideal entry point and great recreational property.

Fenced on 3 sides, the property includes a large custom metal gate/cattle

guard entrance. A jetted water well on the premises is ready for a pump and existing electrical pole allows for easy hookup of new electrical line. Abundant wildlife includes whitetail deer and wild turkey. River access available via a cleared (steep) embankment entry point. Property is ideally located close to schools and shopping in charming downtown Goliad. The ranch is approx. 1-1/2 hours from San Antonio, 2-1/4 hours from Austin and 30 minutes from Victoria.



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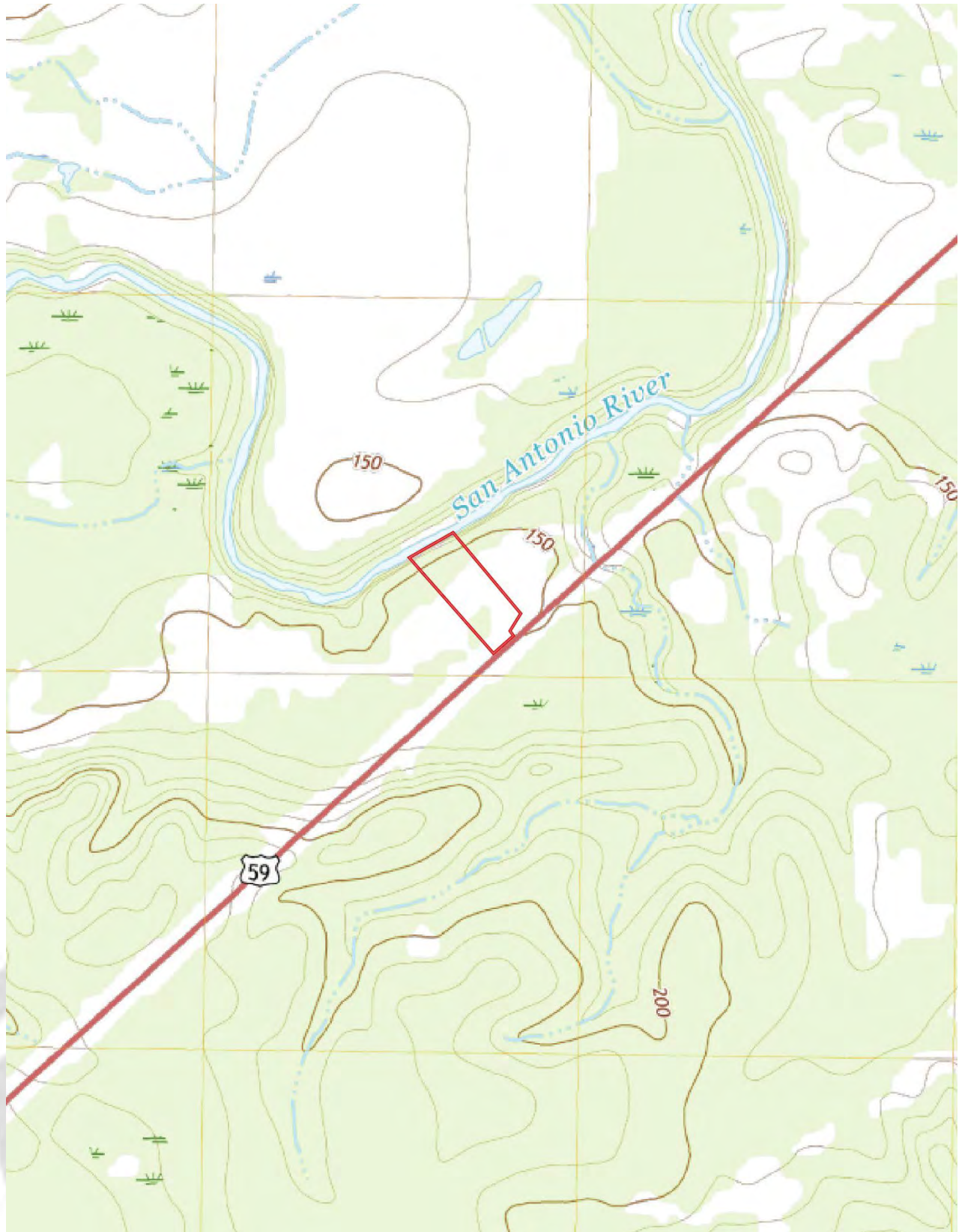
PROPERTY AERIAL



SAN ANTONIO RIVER PROPERTY

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PROPERTY TOPO



SAN ANTONIO RIVER PROPERTY

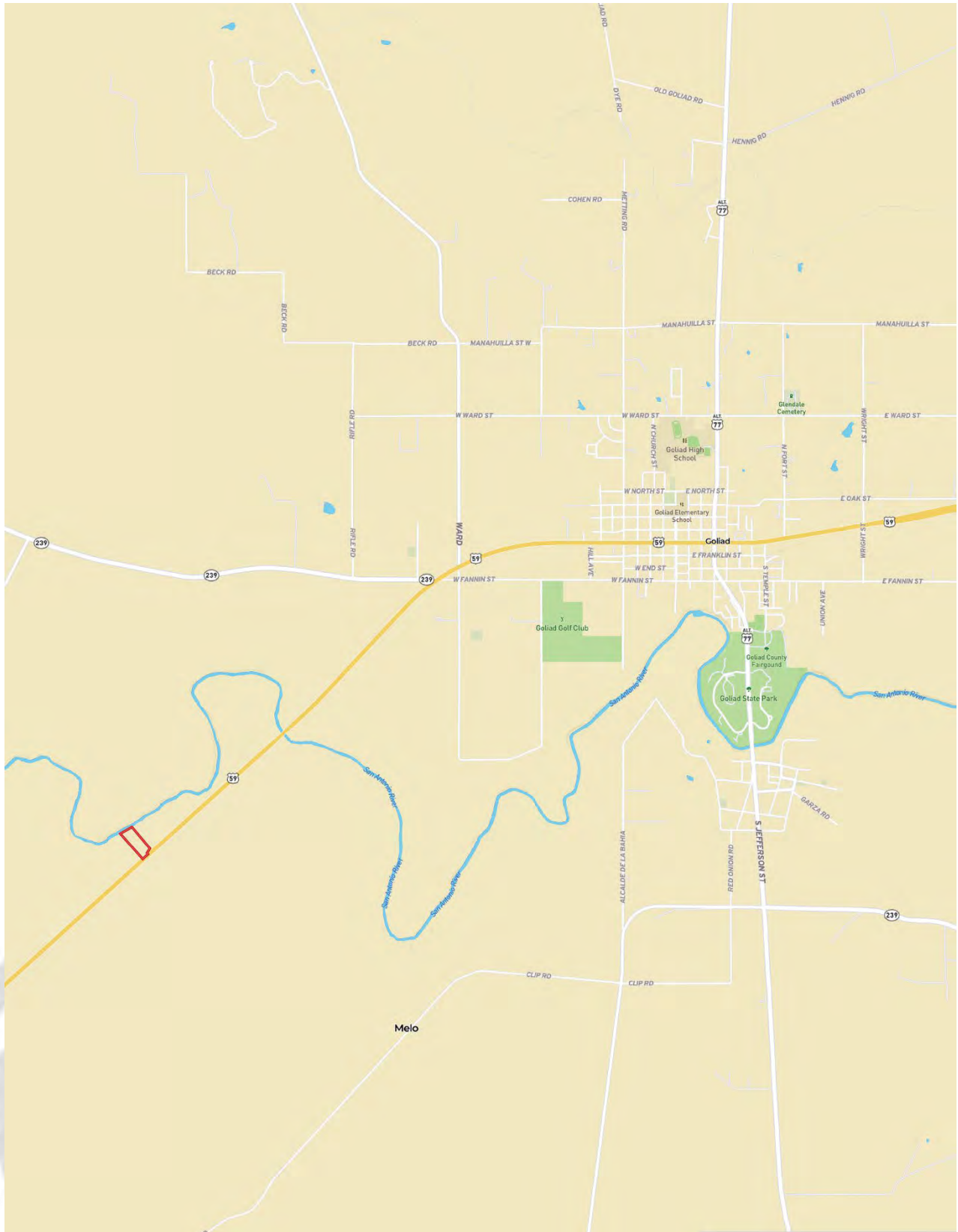
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PROPERTY FLOOD



SAN ANTONIO RIVER PROPERTY

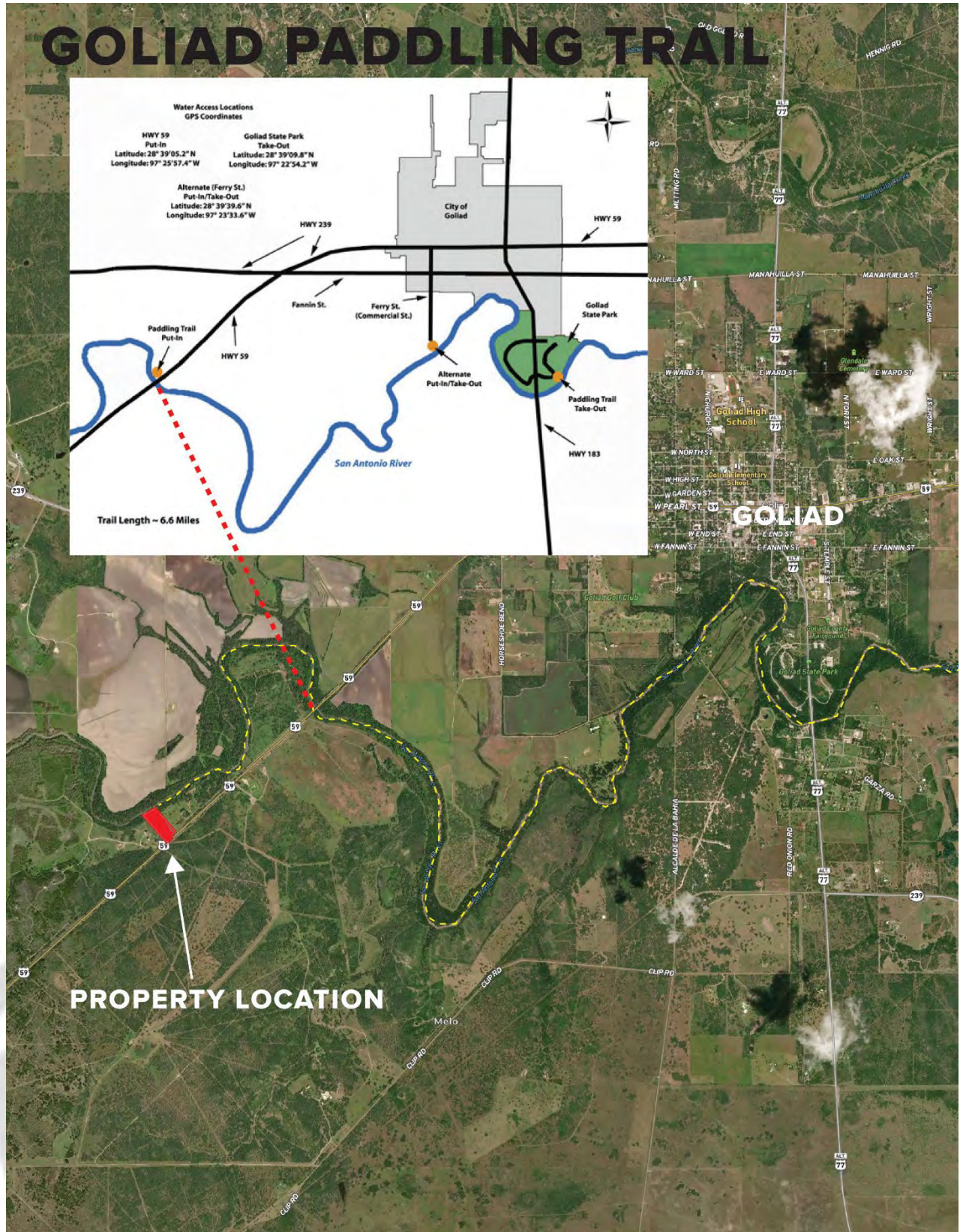
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PROPERTY LOCATION



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GOLIAD PADDLING TRAIL



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PROPERTY SOILS MAP



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PROPERTY SOILS MAP

Boundary 9.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BsA	Buchel clay, 0 to 1 percent slopes, occasionally flooded	7.04	70.54	0	34	3w
MgA	Meguinn silty clay loam, 0 to 1 percent slopes, frequently flooded	2.4	24.05	0	52	3w
CrA	Clareville sandy clay loam, 0 to 1 percent slopes, rarely flooded	0.51	5.11	0	50	2s
W	Water	0.03	0.3	0	-	8
TOTALS		9.98(*)	100%	-	39.04	2.96

(*) 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								