

COTTONPATCH RD. RANCH

190+/- Acres – Dewitt County

PROPERTY SUMMARY

LIST PRICE ~ \$1,235,000

ACREAGE: 190+/-

ADDRESS: 1522 Cottonpatch Road

COUNTY: Dewitt

TERRAIN: Gently sloping terrain – 30+/-
acre hay pasture, 100+/- acre pastureland
and 60+/- wooded acres

WATER: 2 ponds, seasonal creek, trough



The 190+/- acre Cottonpatch Road Ranch is located 8 miles west of Yorktown and has approximately 2,000 ft. of paved Cottonpatch Road frontage. The gently sloping terrain begins with a 30+/- acre hay pasture along the road frontage, with 100+/- acres of open pastureland in the center of the property and 60+/- wooded acres along the back of the ranch. The wooded back acreage features a dry creek and pond, providing good habitat for wildlife. The central pasture includes

another pond and a cattle trough. Ranch improvements include a small metal barn with slab, a water well and electricity. An oil/gas production site is located on



the west fenceline and is accessed through a neighboring property. Boundary fencing is in fair condition. Some areas along the dry creek lie within the 100-yr floodplain. Soils mostly consist of a fine loamy sand. The ranch is approx. 2 hours from Austin, 1.5 hours from San Antonio and 10 min. from Yorktown.



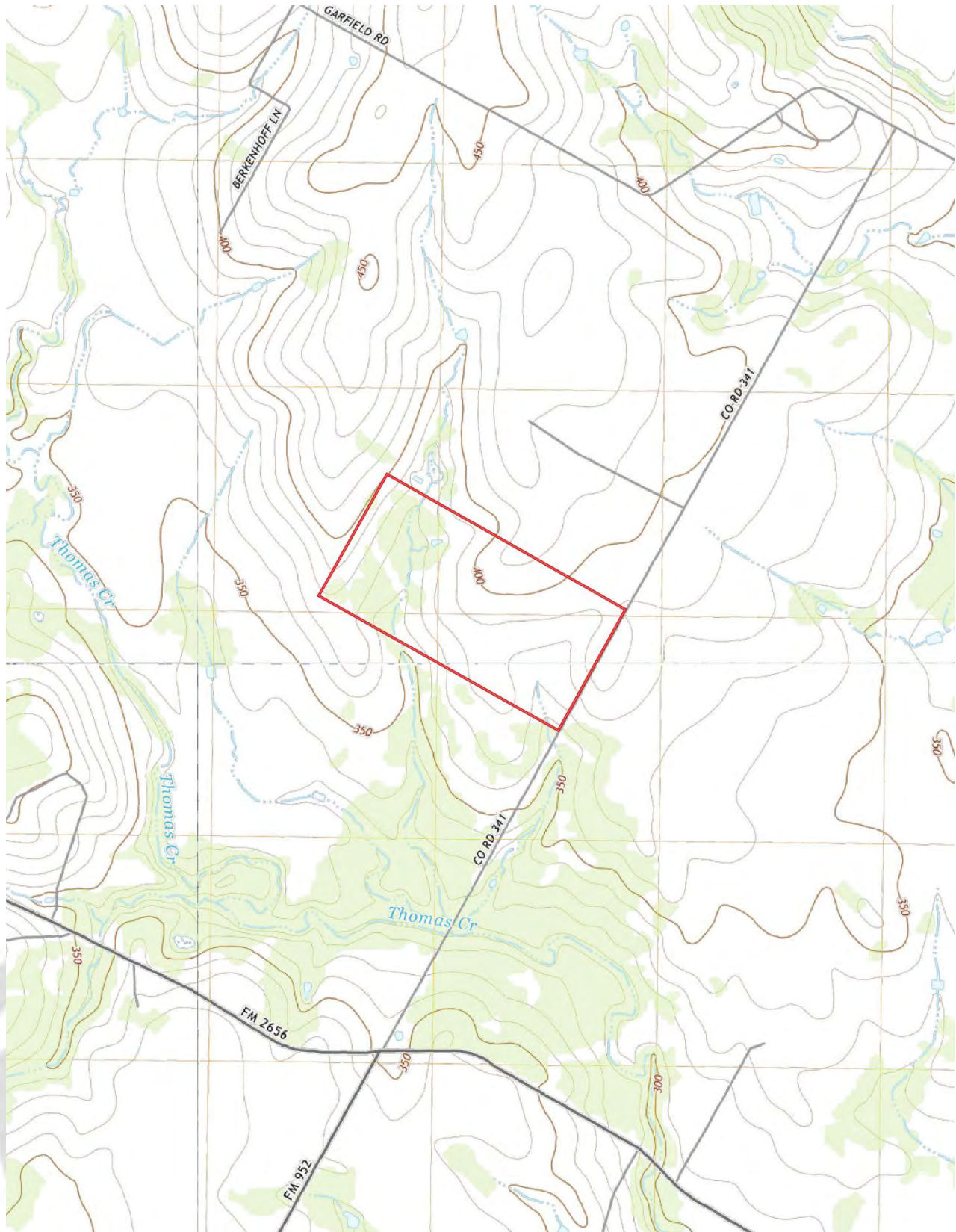
COTTONPATCH RD. RANCH

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PROPERTY AERIAL



COTTONPATCH RD. RANCH

190+/- Acres – Dewitt County
PROPERTY TOPO



COTTONPATCH RD. RANCH

190+/- Acres – Dewitt County
PROPERTY FLOOD



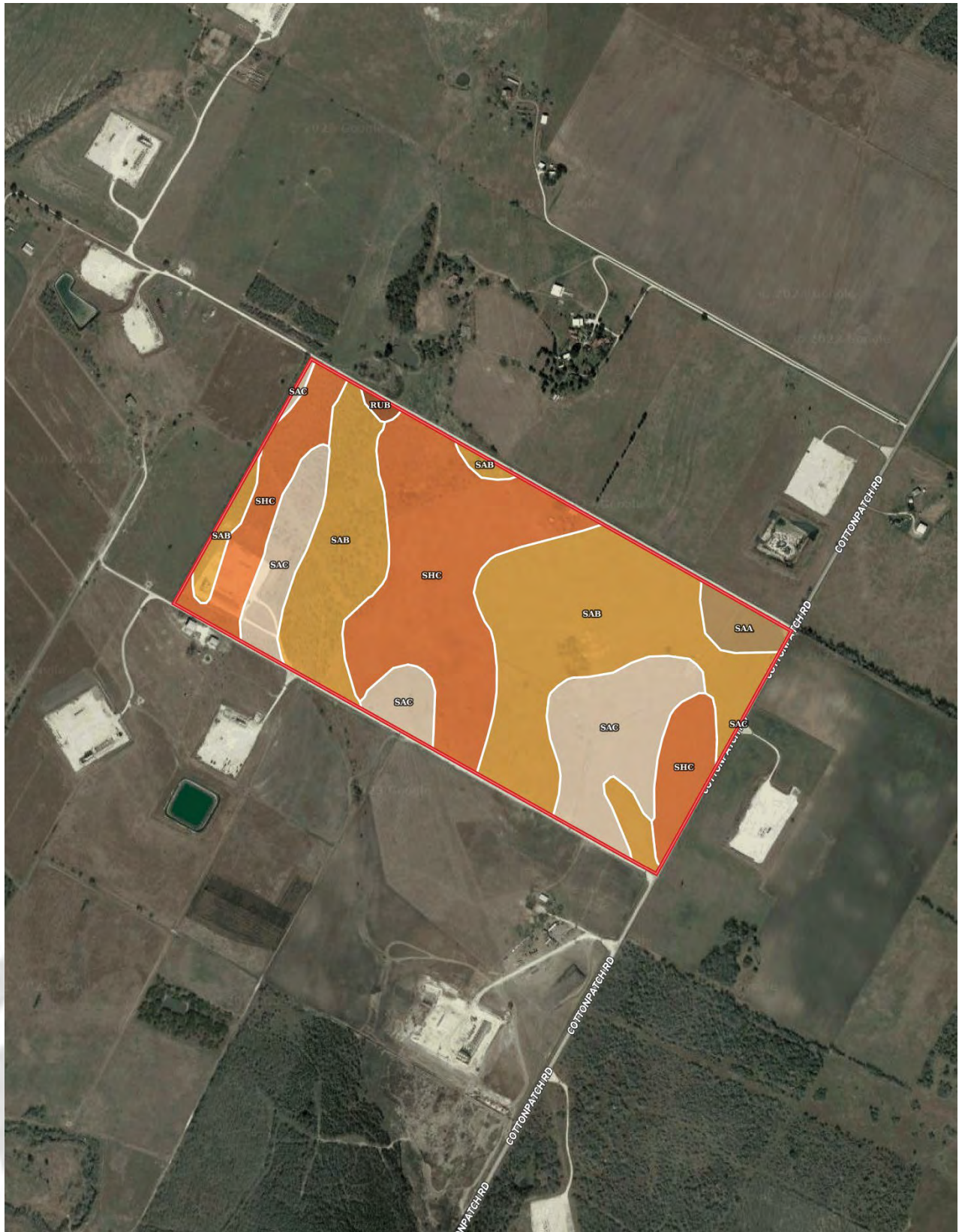
COTTONPATCH RD. RANCH

190+/- Acres – Dewitt County
PIPELINE LOCATION



COTTONPATCH RD. RANCH

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PROPERTY SOILS MAP



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PROPERTY SOILS MAP

Boundary 187.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SaB	Sarnosa fine sandy loam, 1 to 3 percent slopes	77.59	41.46	0	41	2e
ShC	Shiner fine sandy loam, 1 to 5 percent slopes	67.76	36.2	0	22	4e
SaC	Sarnosa fine sandy loam, 2 to 5 percent slopes	36.44	19.47	0	41	3e
SaA	Sarnosa fine sandy loam, 0 to 1 percent slopes	4.63	2.47	0	44	2c
RuB	Runge fine sandy loam, 1 to 3 percent slopes	0.75	0.4	0	49	2e
TOTALS		187.17(*)	100%	-	34.23	2.92

(*) 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'



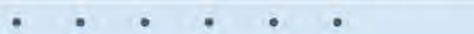
Forestry



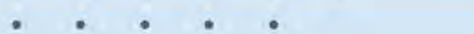
Limited



Moderate



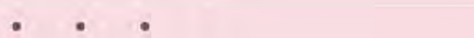
Intense



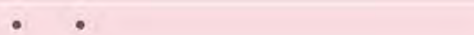
Limited



Moderate



Intense



Very Intense



Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

