

# GOLIAD PROPERTY

61.16+/- Acres – Goliad County

## PROPERTY SUMMARY

**LIST PRICE ~ \$525,000**

**ACREAGE:** 61.16+/-

**ADDRESS:** 3784 US Highway 183 N

**COUNTY:** Goliad

**TERRAIN:** Gently sloping terrain w/mix of large oaks w/underbrush, open pastureland and highway frontage

**WATER:** Pond, seasonal creek, trough



The 61.16+/- acre Goliad Co. property is located 4 miles north of Goliad on US Highway 183 and has approximately 1,050 ft. of highway frontage. The gently sloping terrain is a nice mix of both open pastureland and wooded areas along the seasonal creek and near the highway. and includes a pond and electricity. Substantial large oaks with underbrush line the dry creek which runs the length of the property. The seasonal creek adds contour and character to the land, while also

providing excellent habitat for plentiful wildlife, including whitetail deer, turkey, hogs and dove. A windmill is located at the well site and



there is also a pond and cattle trough. Boundary fencing is in fair condition. There are no other improvements on the property and no areas within the 100-yr floodplain. Soils mostly consist of a loamy sand with some sandy clay loam. The location of the property is ideal for a permanent homesite or weekend retreat. The ranch is approx. 2 hours from Austin, 1.5 hours from San Antonio 30 min. to Victoria and 2 hours from Houston.





# GOLIAD PROPERTY

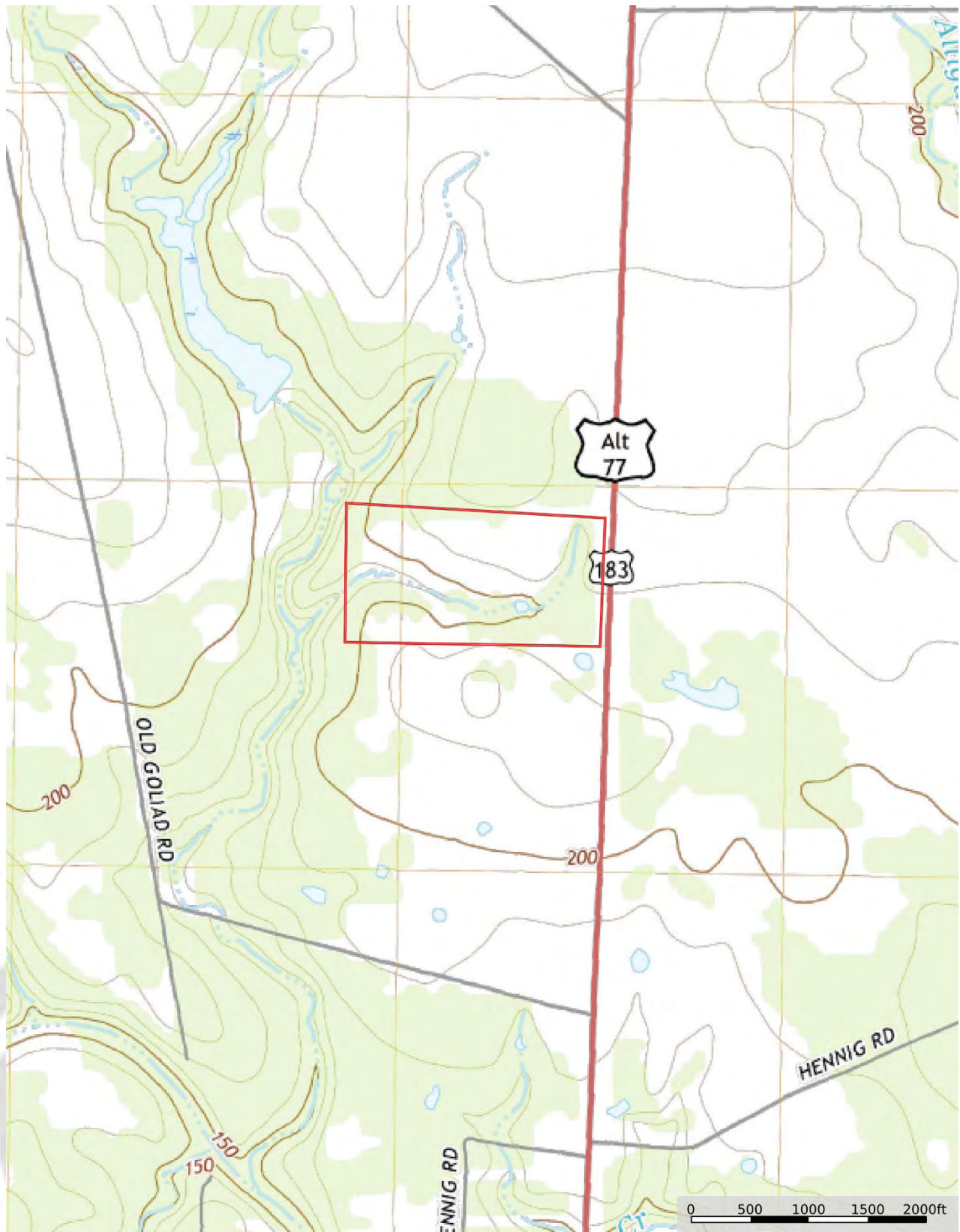
61.16+/- Acres – Goliad County  
PROPERTY AERIAL





# GOLIAD PROPERTY

61.16+/- Acres – Goliad County  
PROPERTY TOPO





# GOLIAD PROPERTY

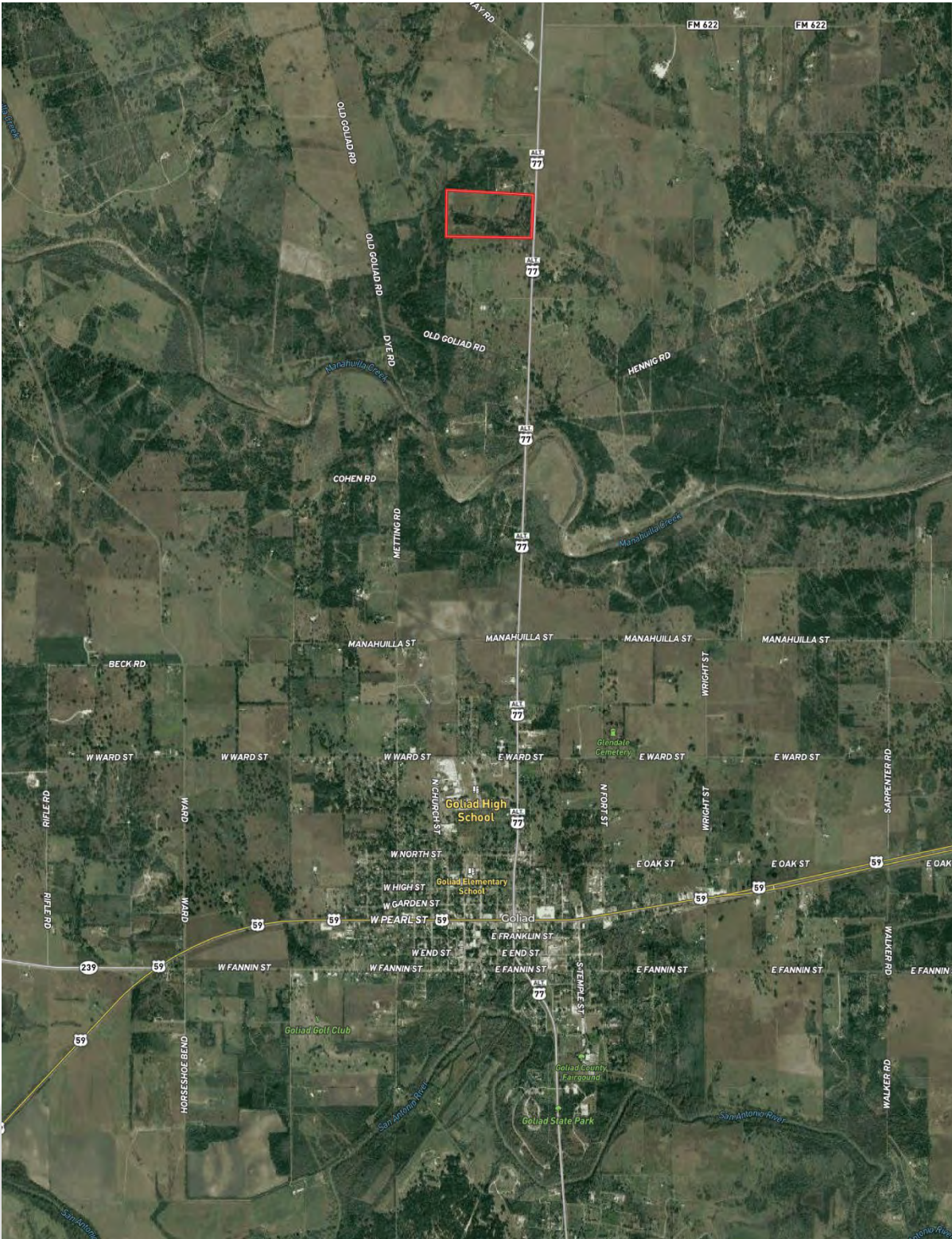
61.16+/- Acres – Goliad County  
PROPERTY FLOOD





# GOLIAD PROPERTY

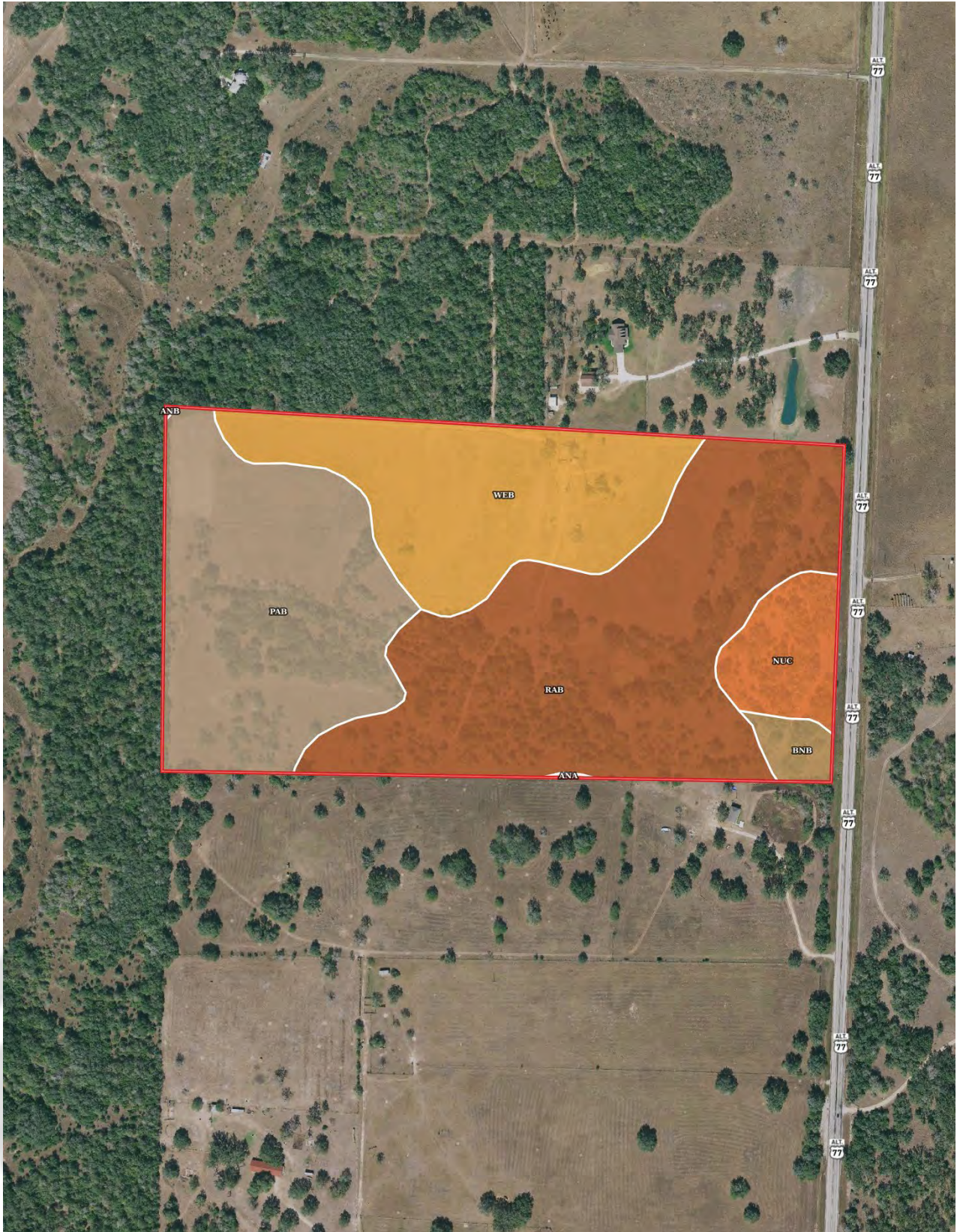
61.16+/- Acres – Goliad County  
PROPERTY LOCATION





# GOLIAD PROPERTY

61.16+/- Acres – Goliad County  
PROPERTY SOILS MAP





# GOLIAD PROPERTY

## 61.16+/- Acres – Goliad County PROPERTY SOILS MAP

Boundary 57.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RaB	Raisin loamy fine sand, 0 to 3 percent slopes	23.41	40.94	0	43	2e
PaB	Papalote loamy fine sand, 0 to 3 percent slopes	16.37	28.63	0	41	3e
WeB	Weesatche sandy clay loam, 1 to 3 percent slopes	12.89	22.54	0	49	2e
NuC	Nusil fine sand, 1 to 5 percent slopes	3.39	5.93	0	36	4e
BnB	Blanconia loamy fine sand, 0 to 2 percent slopes	1.07	1.87	0	32	3e
AnA	Ander fine sandy loam, 0 to 1 percent slopes	0.04	0.07	0	47	2e
AnB	Ander fine sandy loam, 1 to 3 percent slopes	0.02	0.03	0	47	2e
TOTALS		57.19(*)	100%	-	43.17	2.42

(\*) 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

