

LOS CABOS RANCH

468+/- Acres – Victoria County

PROPERTY SUMMARY

LIST PRICE ~ \$3,200,000

ACREAGE: 467.94+/-

ADDRESS: San Antonio River Road

COUNTY: Victoria

TERRAIN: Level terrain w/mix of brush,
and network of senderos

WATER: 4 ponds/2 wells



The 468+/- Acre Los Cabos Ranch is located in southern Victoria County off San Antonio River Road. Entirely high-fenced, the ranch is mostly wooded with some open areas. A network of senderos and clean fence lines provide good access throughout the property. The ranch has tons of wildlife including 5 breeder bucks, 44 high-end doe, 9 Texas dall sheep and 12 axis. The Los Cabos ranch comes ready to hunt! Seller is leaving 4 blinds, 4 corn feeders and 4 protein

feeders. Water on the ranch is plentiful with three ponds fed by water wells. Two ponds are stocked and a fourth pond is fed by run-off water. Ranch accommodations include a custom 4 bedroom/2 bath 30ft. x 40ft. barndominium with oversized fridge/freezer.

Included with the barndo is a walk-in cooler, cleaning



station and a large outdoor covered storage area for equipment. Among other ranch improvements is a newly built 8 stall horse barn with attached runs and pasture, another horse pasture with loafing shed, a lighted roping arena, hay trap and set of cattle working pens. Los Cabos Ranch is the ultimate recreational retreat. The ranch is only 30 minutes south of Victoria and approx. 2 hours from San Antonio, 2.5 hours from Austin and 2 hours from Houston.

LOS CABOS RANCH

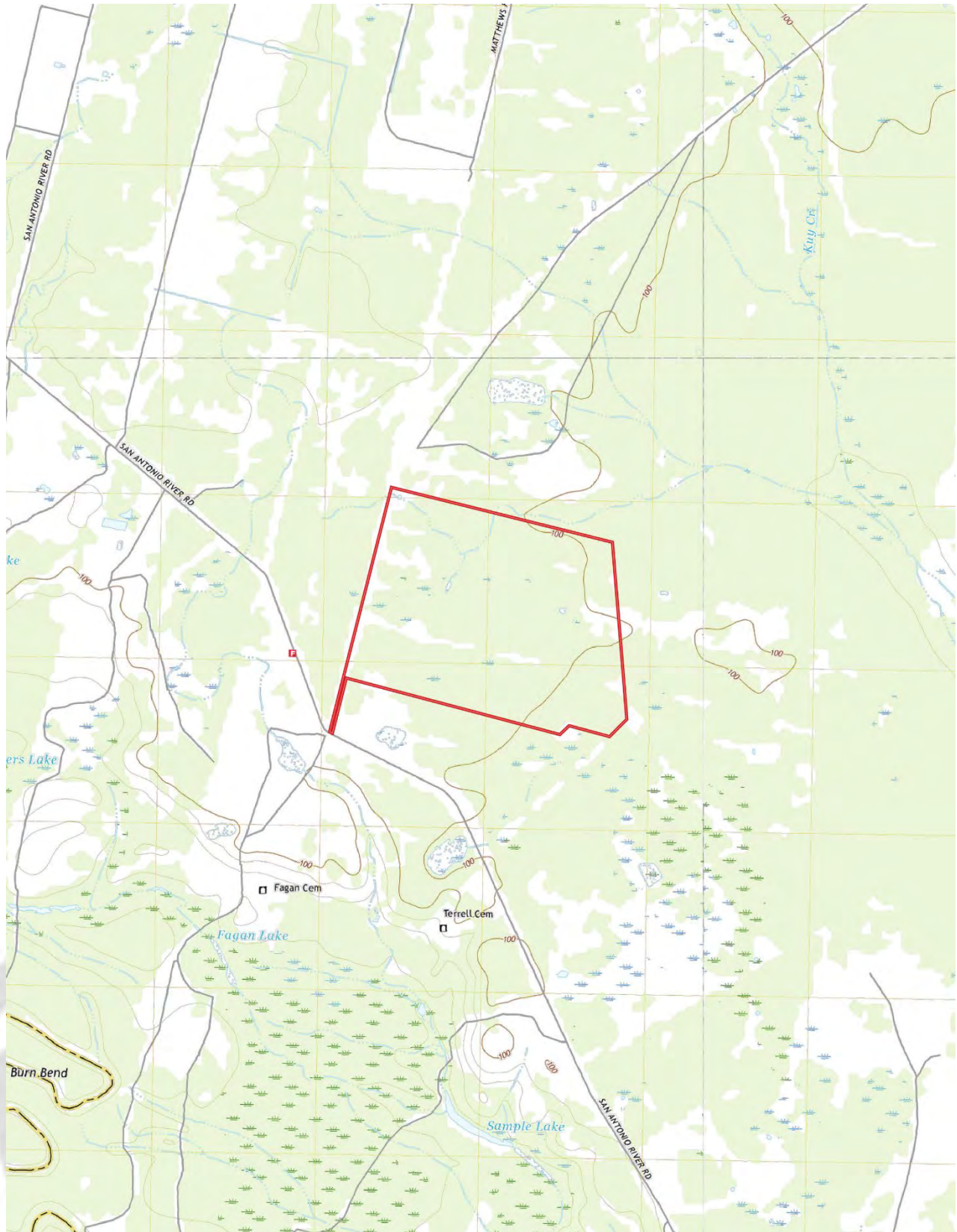
468+/- Acres – Victoria County

PROPERTY AERIAL



LOS CABOS RANCH

468+/- Acres – Victoria County
PROPERTY TOPO



LOS CABOS RANCH

468+/- Acres – Victoria County
PROPERTY FLOOD



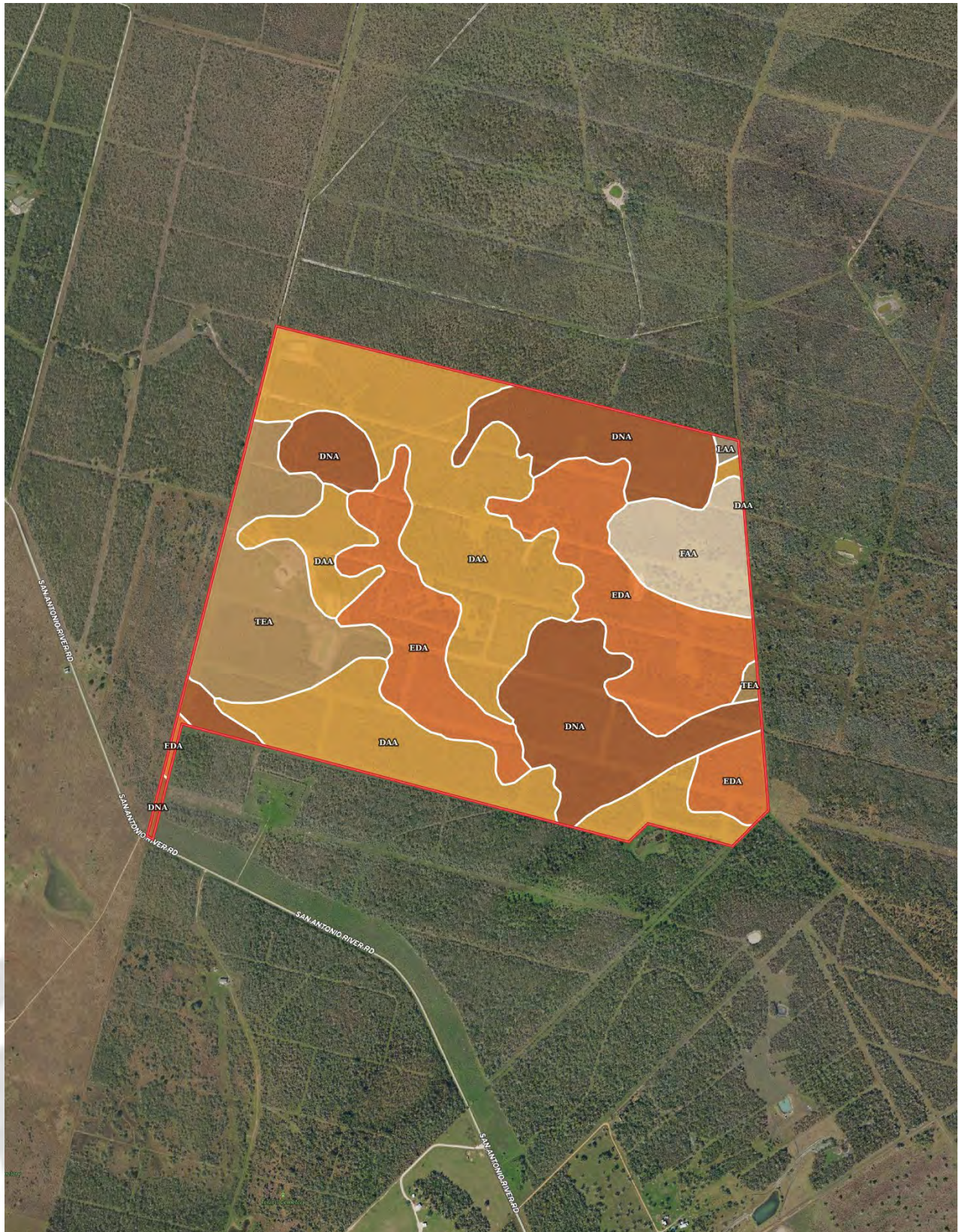
LOS CABOS RANCH

468+/- Acres – Victoria County
PROPERTY LOCATION



LOS CABOS RANCH


468+/- Acres – Victoria County
PROPERTY SOILS MAP



LOS CABOS RANCH

468+/- Acres – Victoria County

PROPERTY SOILS MAP

|  Boundary 468.97 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	169.6 6	36.18	0	36	3s
EdA	Edna loam, 0 to 1 percent slopes	111.5 2	23.78	0	32	3w
DnA	Dacosta-Contee complex, 0 to 1 percent slopes	102.1 9	21.79	0	37	3s
TeA	Telferner fine sandy loam, 0 to 1 percent slopes	56.36	12.02	0	41	2w
FaA	Faddin very fine sandy loam, 0 to 1 percent slopes	28.14	6.0	0	46	3s
LaA	Laewest clay, 0 to 1 percent slopes	1.1	0.23	0	50	2s
TOTALS		468.9 7(*)	100%	-	36.5	2.88









(*) 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

