INEZ PROPERTY

21+/- Acres – Victoria County
PROPERTY SUMMARY

LIST PRICE ~ $483,000

ACREAGE: 21+/-

ADDRESS: Tipton Road

COUNTY: Victoria

TERRAIN: Level w/slope toward creek

WATER: Small creek feeding into Casa Blanca Creek

Unique 21+/- acre property located in the highly desirable Inez/Industrial ISD area with easy access to Hwy 59. The property entrance is at a bend in paved Tipton Road. Huge scattered oak trees, a seasonal creek and rustic views make this property a perfect homesite. A concentration of large trees and underbrush along the edges of the creek provide good cover for wildlife.

Portions of the property along the creek are located in the 100-year floodplain and soils consist mostly of sandy loam. The propery has electricity nearby.
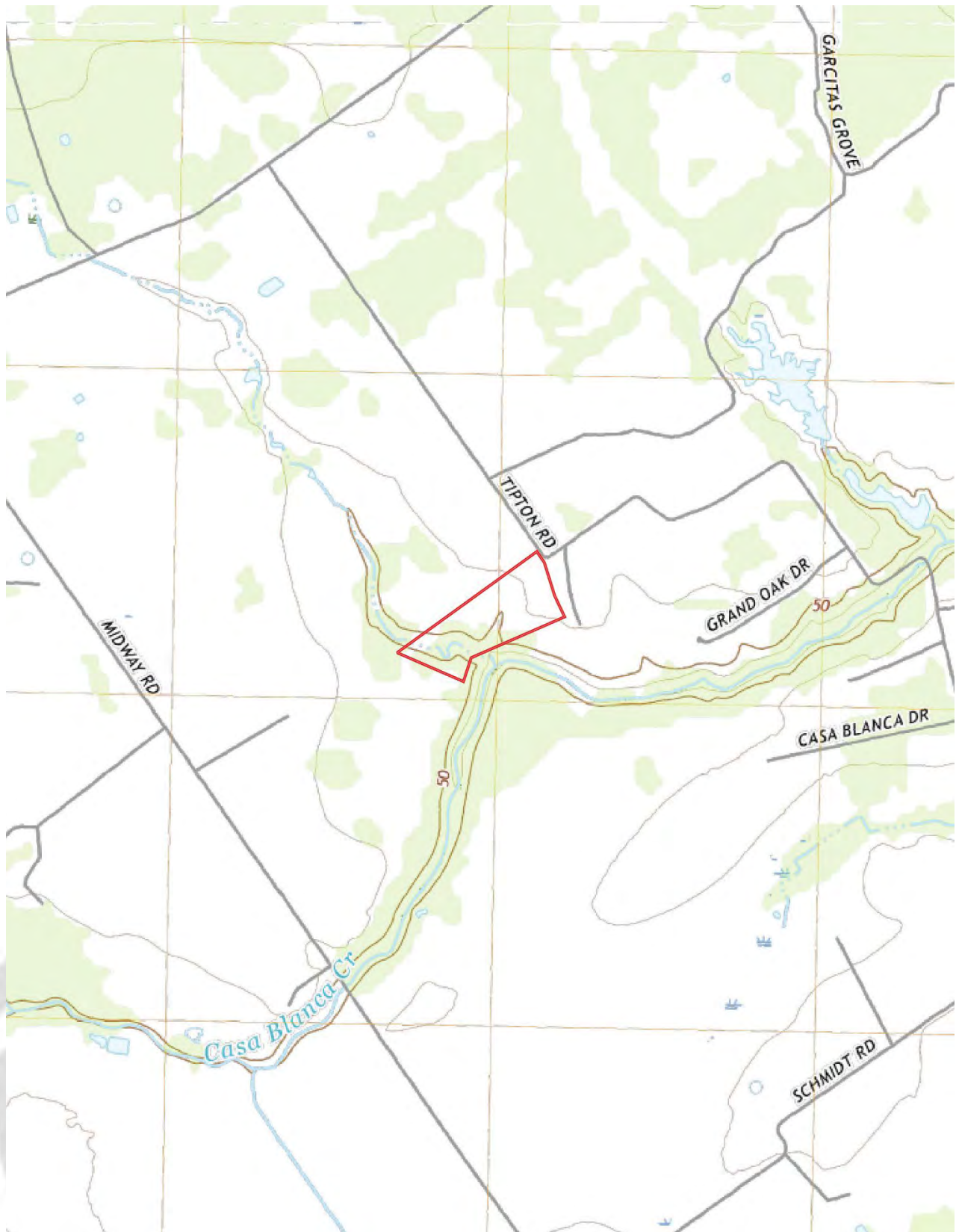
INEZ PROPERTY

21+/- Acres – Victoria County
PROPERTY AERIAL

INEZ PROPERTY

21+/- Acres – Victoria County

PROPERTY TOPO

INEZ PROPERTY

21+/- Acres – Victoria County

PROPERTY FLOOD

INEZ PROPERTY
21+/- Acres – Victoria County
PROPERTY LOCATION

INEZ PROPERTY

21+/- Acres – Victoria County

PROPERTY SOILS MAP

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21+/- Acres – Victoria County
PROPERTY SOILS MAP

| Boundary 20.24 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
TeA	Telferner fine sandy loam, 0 to 1 percent slopes	12.28	60.67	0	41	2w
InB	Inez fine sandy loam, 0 to 2 percent slopes	4.8	23.72	0	37	3s
DvC	Dacosta and Telferner soils, 2 to 5 percent slopes, moderately eroded	3.01	14.87	0	34	3e
EdA	Edna loam, 0 to 1 percent slopes	0.15	0.74	0	32	3w
TOTALS		20.24(*)	100%	-	38.94	2.39

(*) 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