

ZORN ROAD PROPERTY

14+/- Acres – Dewitt County

PROPERTY SUMMARY

LIST PRICE ~ \$395,000

ACREAGE: 14+/-

ADDRESS: 661 Zorn Road

COUNTY: Dewitt

TERRAIN: Rolling terrain with several large oak trees, open pasture land and exceptional views

HOME: 2BD/2BA 1,838 sq. ft.



Enjoy the quiet tranquil surroundings that only country living can provide! Picturesque 12+/- acre property located off Zorn Road in Dewitt County near Yorktown. This property includes a well-maintained 1,838 sq. ft. (Dewitt CAD) home with two spacious bedrooms, two nice baths and an office with built-in desk. Built in 1997, the brick veneer home has a vaulted ceiling in the living area, open kitchen/dining, large closets and a detached covered parking space with

three enclosed storage rooms. The house sits at a high elevation point and the expansive front and back porches are perfect for taking in the exceptional views of the Yorktown



countryside. Property terrain is rolling, open pastureland with several huge oak trees. Property soils consist of a loamy fine sand. Located only minutes to Yorktown, 40 minutes to Victoria and 1.5 hrs to San Antonio, this property is a perfect weekend retreat or permanent homesite.

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PROPERTY AERIAL

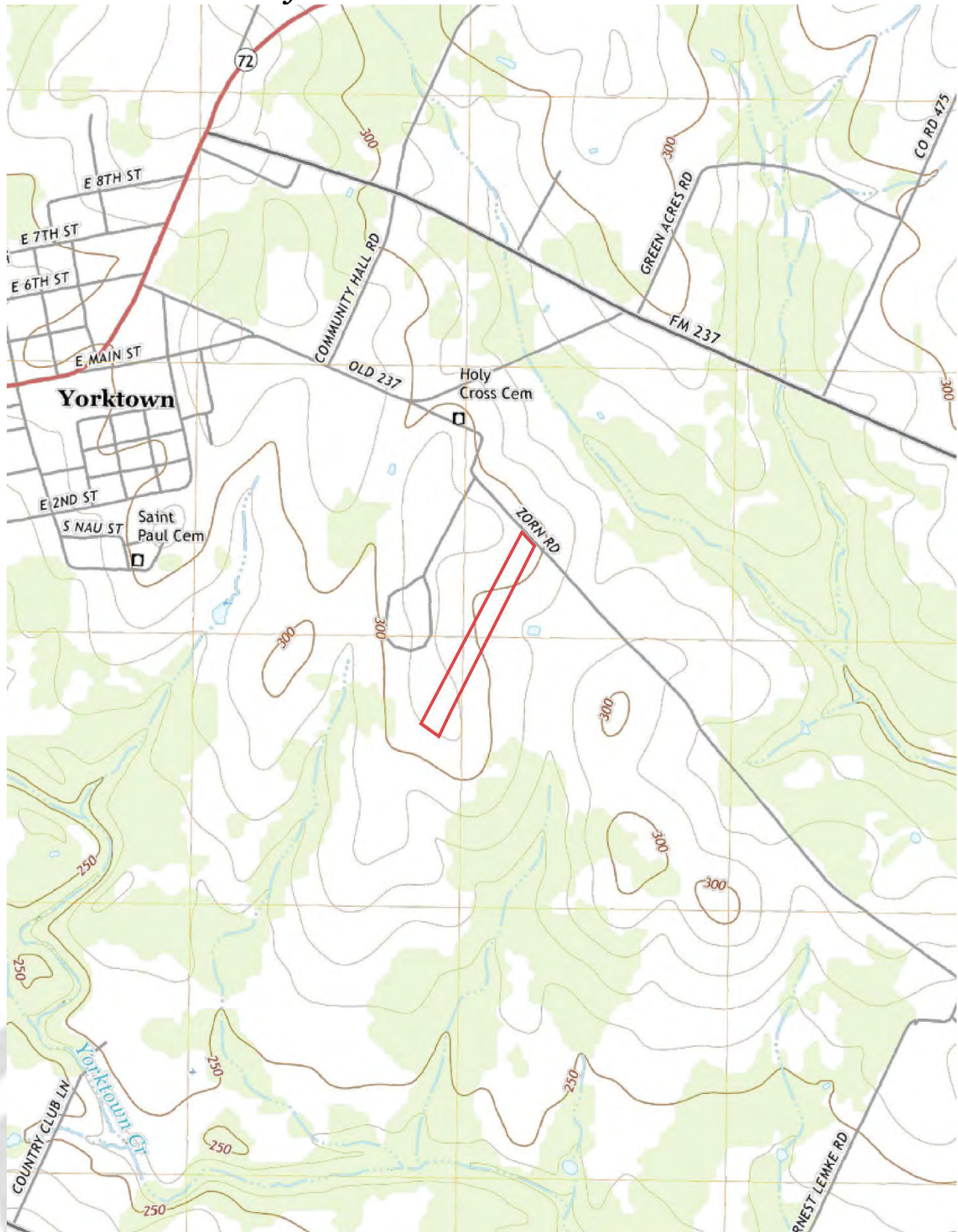


PROPERTY TOPO



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PROPERTY FLOOD

ZORN ROAD PROPERTY

14+/- Acres – Dewitt County



PROPERTY LOCATION



ZORN ROAD PROPERTY

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PROPERTY SOILS MAP

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PROPERTY SOILS MAP

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Boundary 14.12 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LmC	Leming loamy fine sand, 0 to 5 percent slopes	9.06	64.16	0	40	3e
PaB	Papalote fine sandy loam, 1 to 3 percent slopes	5.06	35.84	0	44	2e
TOTALS		14.12(*)	100%	-	41.43	2.64

(*) 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