

MEYERSVILLE PROPERTY

16.793+/- Acres – Dewitt County

PROPERTY SUMMARY

LIST PRICE ~ \$199,500

ACREAGE: 16.793+/-

ADDRESS: FM 237

COUNTY: Dewitt

TERRAIN: gently sloping terrain with a mix of open pasture land and large oak trees

WATER: pond



Build your dream home on this gorgeous 16.793+/- acre property located off FM 237 in Dewitt County near Meyersville. Easily accessed by 862 ft. of FM 237 frontage, the property terrain is gently rolling and includes a great mix of open pasture land, native grasses and huge oak trees. A charming pond, surrounded by large trees and underbrush provide great cover for the whitetail deer and turkey in the area. None of the property is located in the 100-yr.

floodplain and soils consist of a loamy fine sand.

The property

has no

restrictions in

place and is

located in the

desirable

Meyersville

Elementary



School District. Electricity is available. Located approx. 22 minutes from Victoria, 22 miles from Goliad and 18 miles from Cuero, this property is a perfect weekend retreat or permanent homesite.

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PROPERTY AERIAL



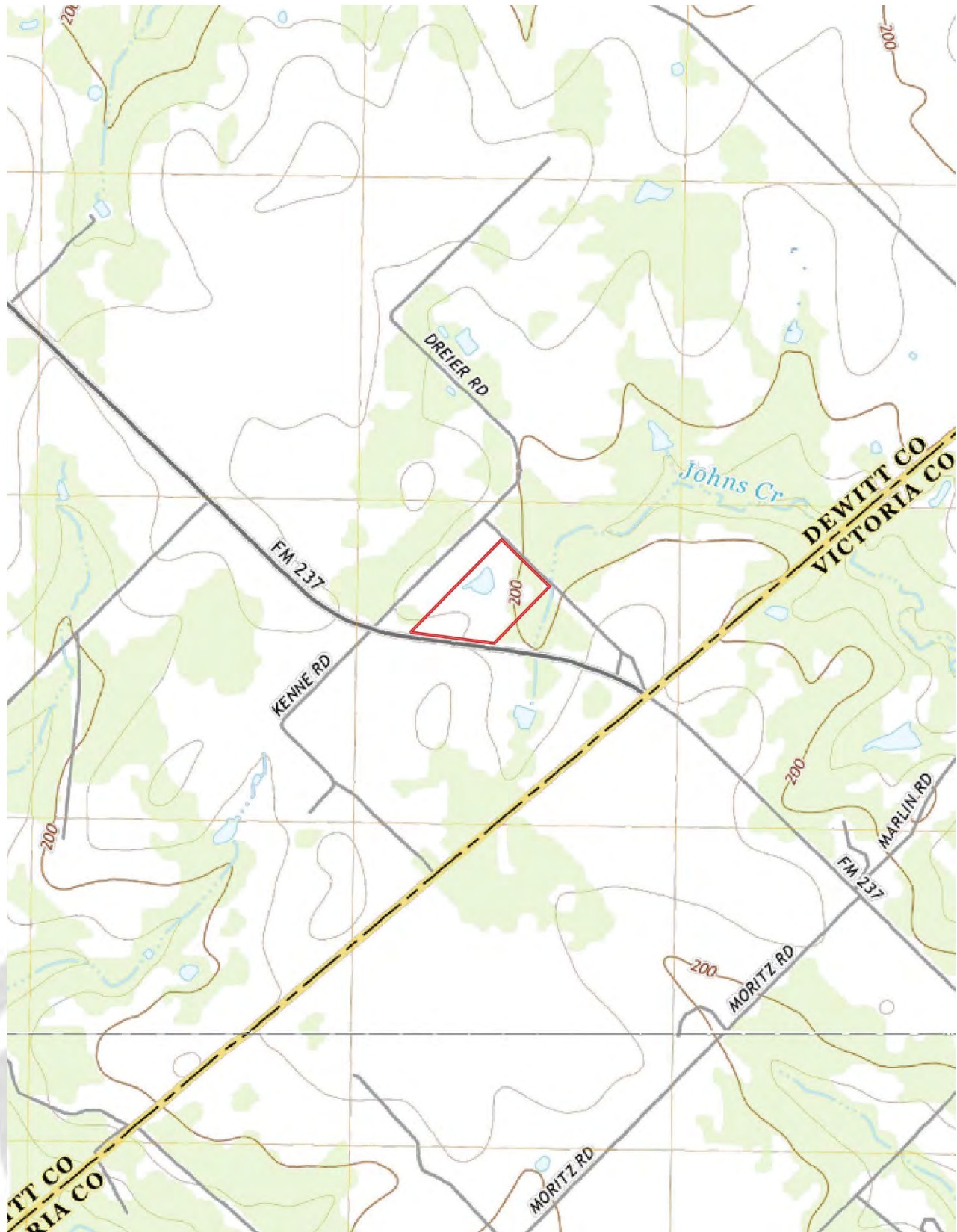
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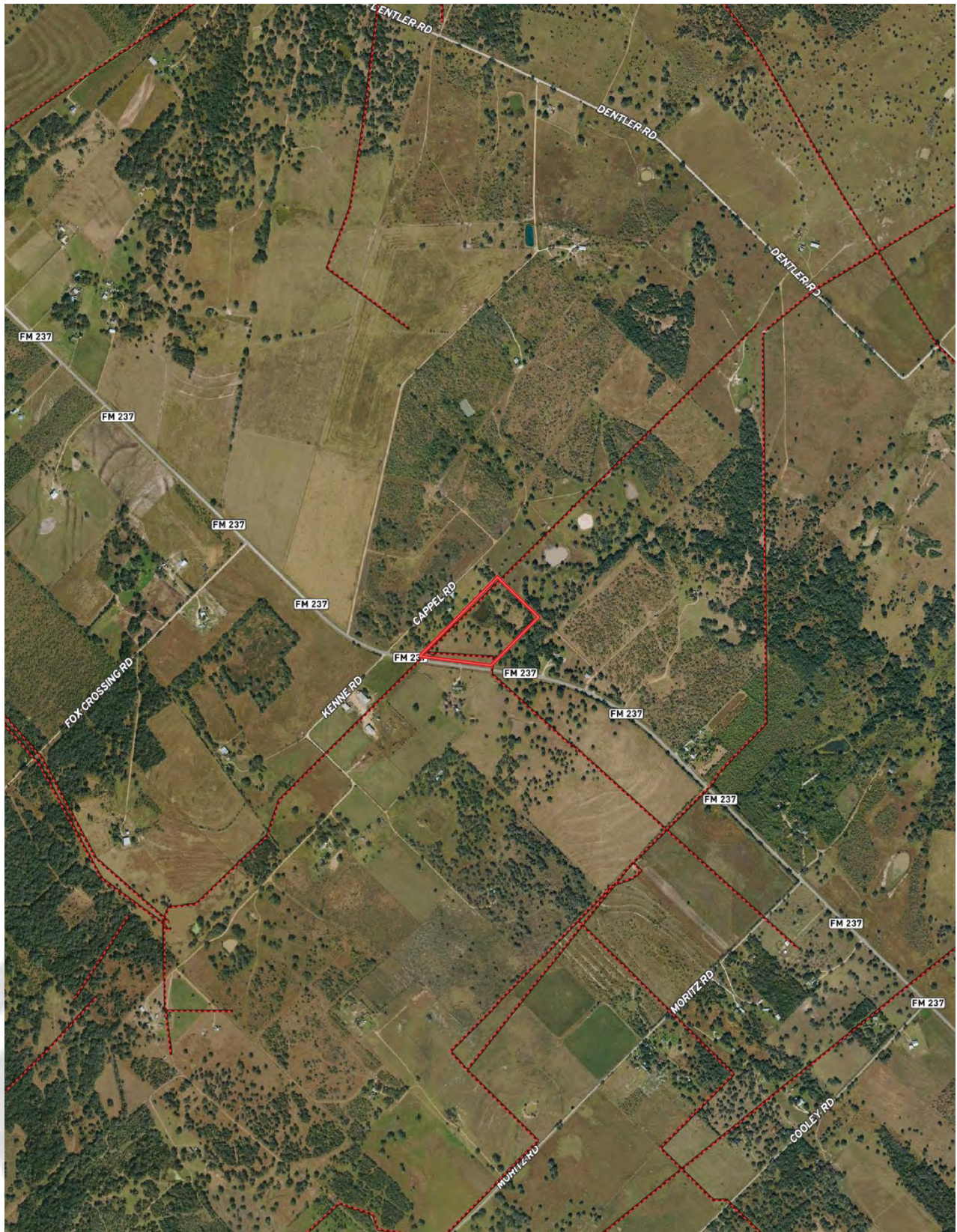
MEYERSVILLE PROPERTY

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PROPERTY TOPO



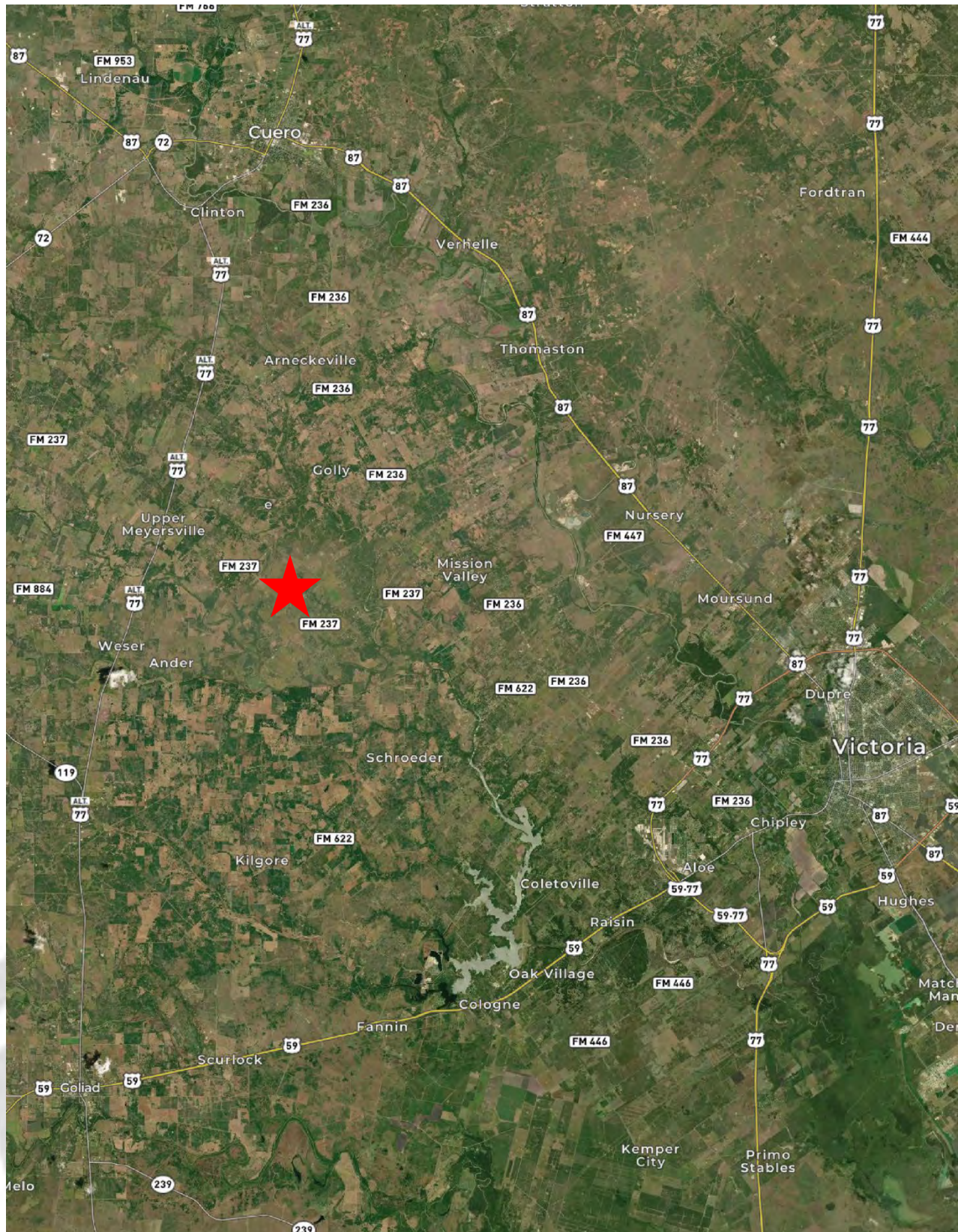
MEYERSVILLE PROPERTY

16.793+/- Acres – Dewitt County
PROPERTY PIPELINES



MEYERSVILLE PROPERTY

16.793+/- Acres – Dewitt County
PROPERTY LOCATION



MEYERSVILLE PROPERTY

16.793+/- Acres – Dewitt County
PROPERTY SOILS MAP



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PROPERTY SOILS MAP

Boundary 1 16.76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RuB	Runge fine sandy loam, 1 to 3 percent slopes	7.47	44.57	0	49	2e
StC	Straber loamy fine sand, 1 to 5 percent slopes	3.66	21.84	0	45	4e
PaB	Papalote fine sandy loam, 1 to 3 percent slopes	2.77	16.53	0	44	2e
DuB	Denhawken-Elmendorf complex, 0 to 3 percent slopes	1.93	11.52	0	36	3e
TeC	Tremona loamy fine sand, 1 to 5 percent slopes	0.93	5.55	0	46	4e
TOTALS		16.76(*)	100%	-	45.64	2.66

(*) 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



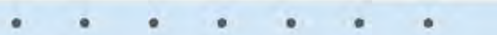
'Wild Life'



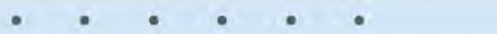
Forestry



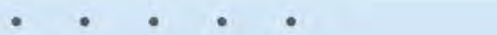
Limited



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

