

# RUSTIC OAKS RANCH

*180+/- Acres – Victoria County*

## PROPERTY SUMMARY

**LIST PRICE ~ \$1,278,000**

**ACREAGE:** 180+/-

**ADDRESS:** Nursery Road

**COUNTY:** Victoria

**TERRAIN:** mostly level terrain with a mix of open pastureland, native grasses and large oak trees

**WATER:** two seasonal creeks



Welcome to the Rustic Oaks Ranch, an untamed wilderness waiting to be explored. Fantastic hunting ranch situated on 180+/- acres of pristine land only a short drive north of Victoria, Texas. This raw land hunting ranch offers an opportunity for outdoor enthusiasts and avid hunters alike to immerse themselves in the rugged beauty of nature. Property terrain is gently rolling with the highest elevations providing scenic views of the nearby

countryside. Huge oak trees, dense brush and cleared open areas create the perfect wildlife habitat for the many deer, turkey and small game in the area. Two small creeks run through the property and drain into nearby Garcitas Creek.

Several good sites exist for

developing ponds or other water features. While the land remains raw and undeveloped, the potential is limitless.

Whether you envision building your dream hunting lodge, permanent residence or simply preserving the natural beauty of the landscape, the Rustic Oaks Ranch offers a blank canvas for your wildest dreams. Approximately 2 hours from Houston, Austin or San Antonio and conveniently located 20 minutes from Victoria, the Rustic Oaks

Ranch strikes the perfect balance between accessibility and seclusion. Co-Listed with Republic Ranches.



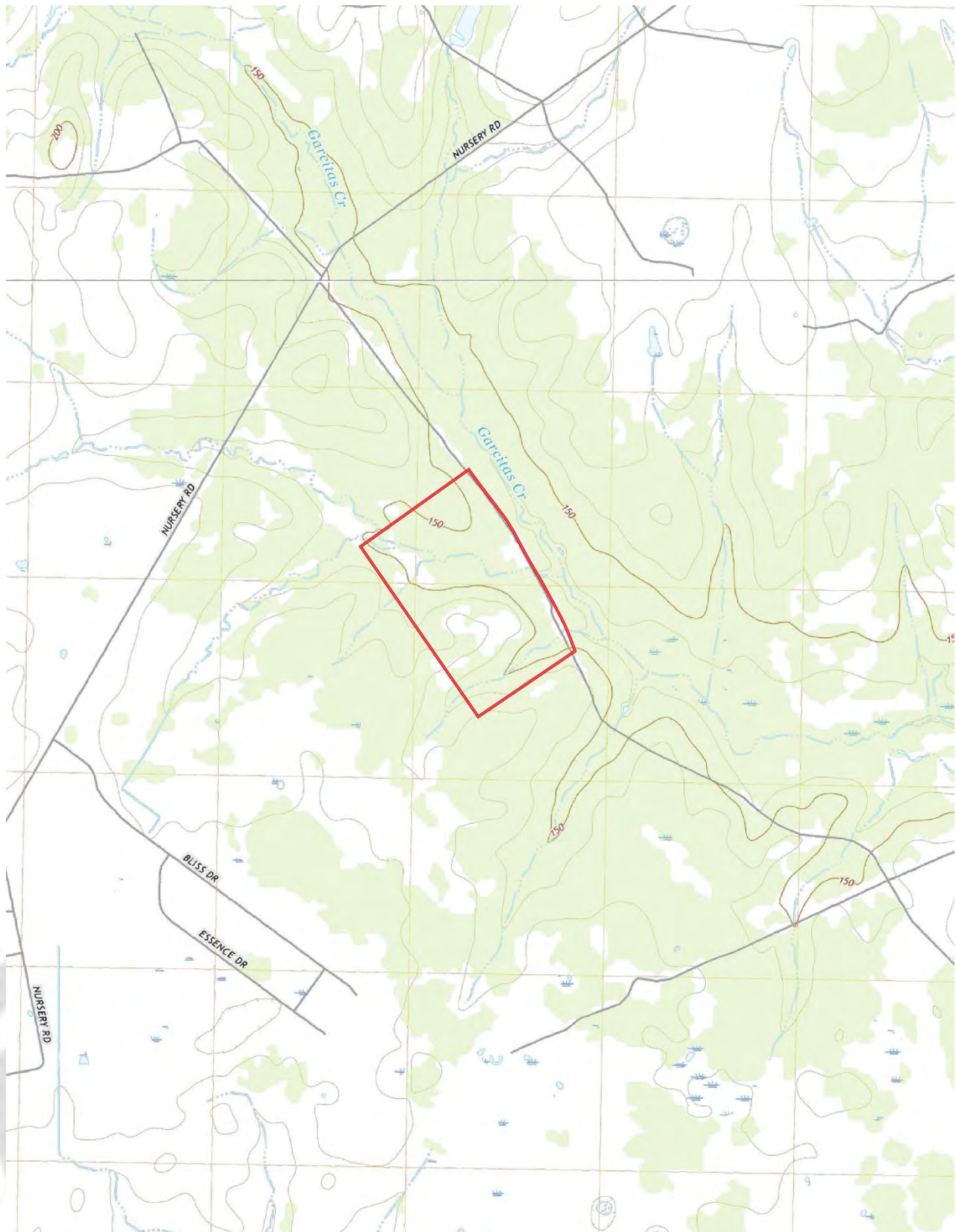
# RUSTIC OAKS RANCH

*180+/- Acres – Victoria County*  
**PROPERTY AERIAL**



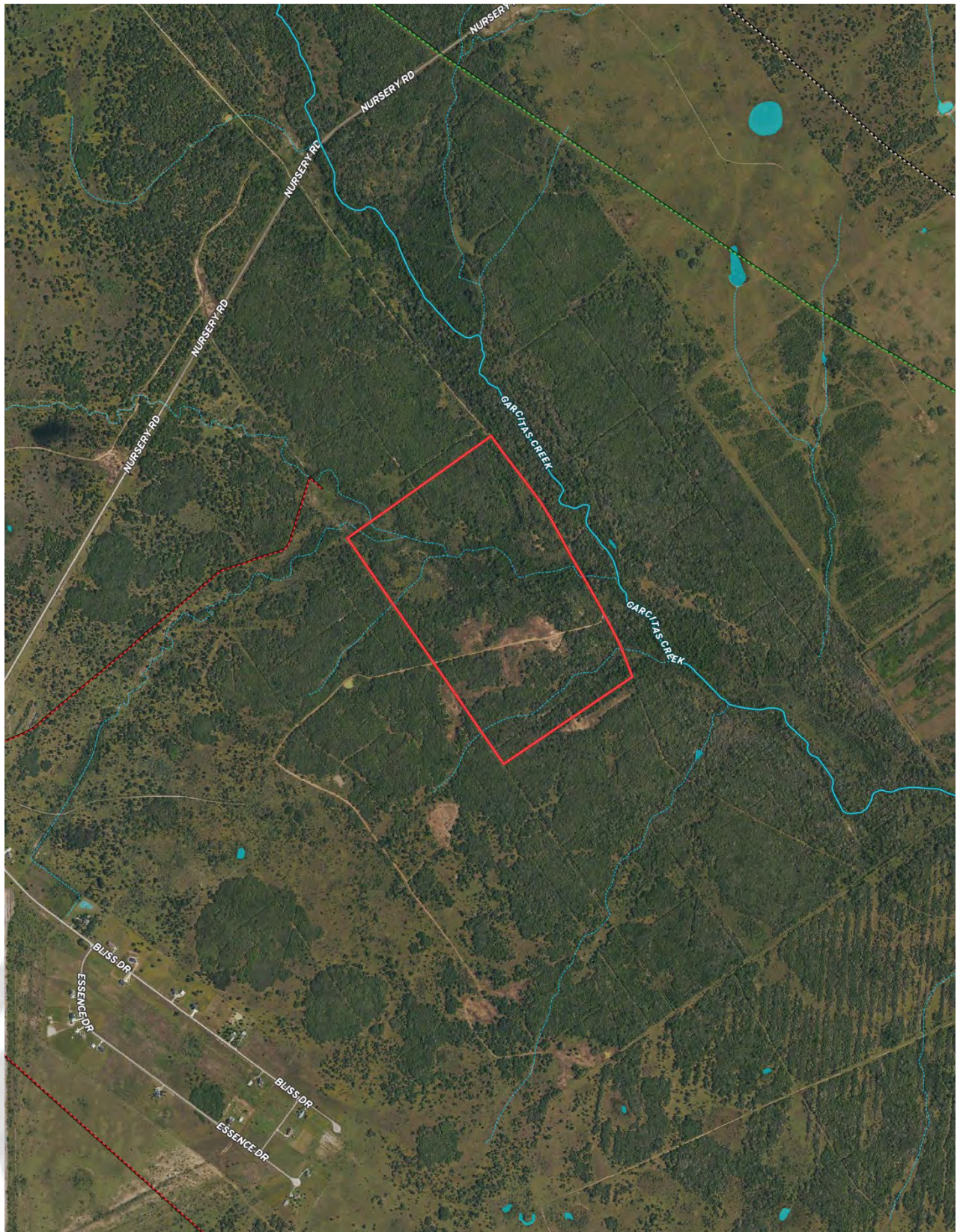
# RUSTIC OAKS RANCH

180+/- Acres – Victoria County  
PROPERTY TOPO



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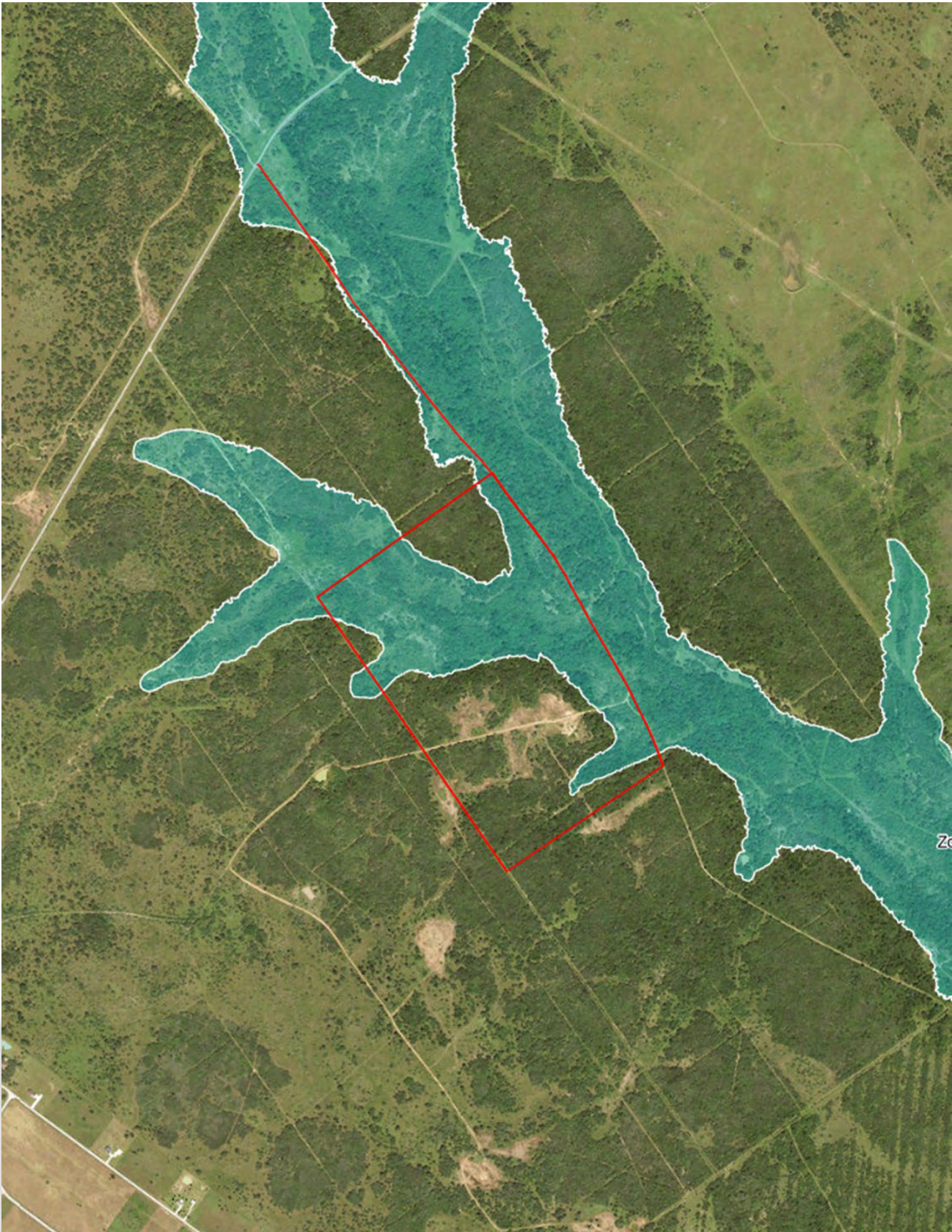
*180+/- Acres – Victoria County*  
**SURFACE WATER**



# RUSTIC OAKS RANCH

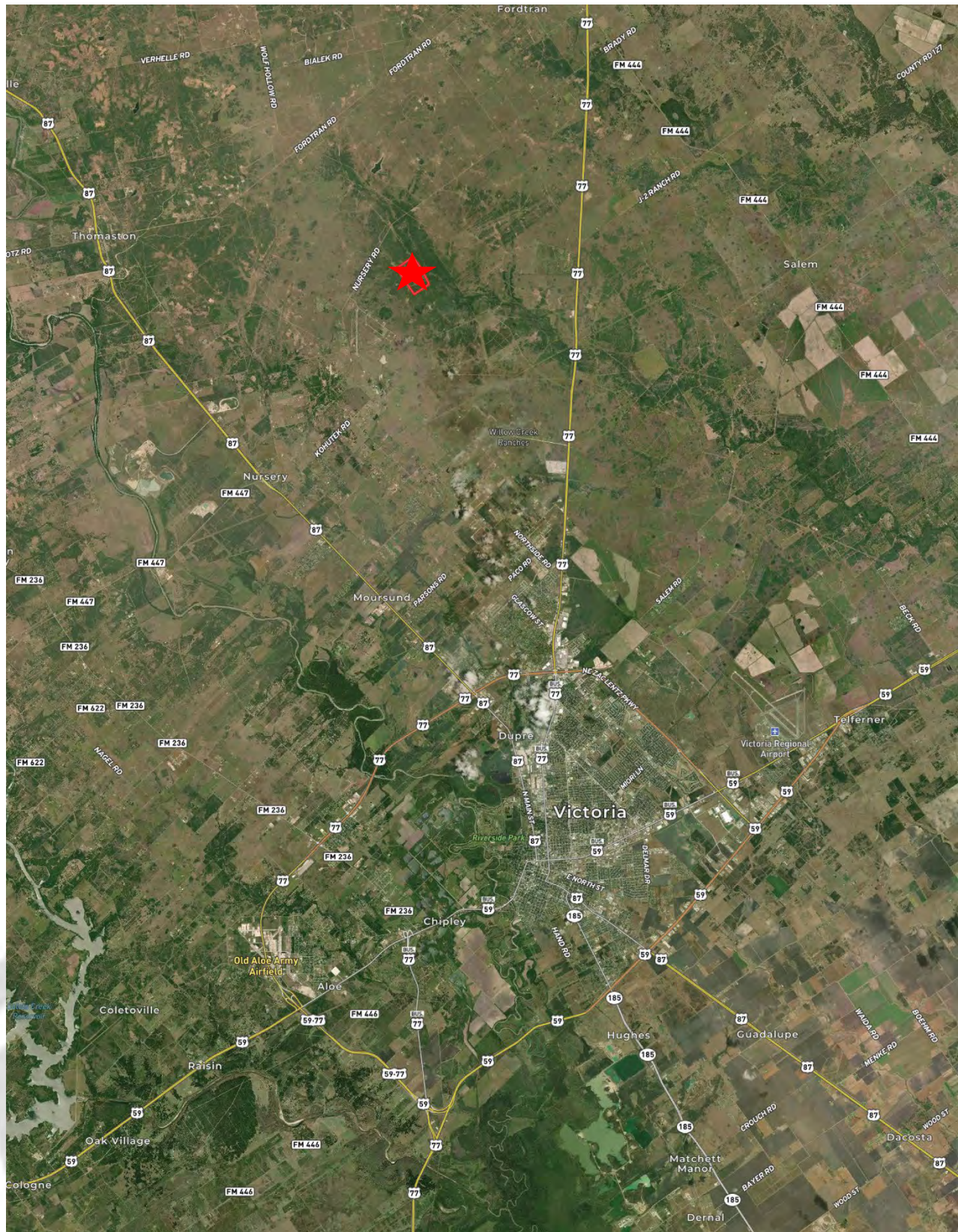
*180+/- Acres – Victoria County*

## PROPERTY FLOOD



# RUSTIC OAKS RANCH

*180+/- Acres – Victoria County*  
**PROPERTY LOCATION**




# RUSTIC OAKS RANCH

*180+/- Acres – Victoria County*  
**PROPERTY SOILS MAP**



# RUSTIC OAKS RANCH

180+/- Acres – Victoria County  
PROPERTY SOILS MAP

|  Boundary 177.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GaC	Garcitas gravelly loamy fine sand, 1 to 5 percent slopes	118.98	67.2	0	35	4e
Dw	Degola sandy clay loam, frequently flooded	58.08	32.8	0	47	5w
TOTALS		177.06(*)	100%	-	38.94	4.33

(\*) 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

