

# JOHNSTON RANCH

286+/- ACRES – VICTORIA COUNTY

## PROPERTY SUMMARY

**LIST PRICE ~ \$1,645,190**

**SIZE:** 286.04+/- (approx. 126 ac pasture/160 ac wooded)

**ADDRESS:** 000 Morris Town Road

**LOCATION:** Southern Victoria Co., near Refugio County line

**WILDLIFE:** deer, turkey, hogs

**UTILITIES:** Water well, electricity

**FEATURES:** Two ponds, good exterior fencing



Discover the perfect blend of open pasture and dense woodland at Johnston Ranch, a versatile 286-acre property located in southern Victoria County near the

Refugio County line. Known for its abundant wildlife and trophy native whitetail bucks, this ranch offers approximately 126 acres of productive pastureland and 160 acres of heavily wooded terrain—ideal for both grazing and recreational hunting.

Surrounded by large neighboring properties,

Johnston Ranch provides a private and serene environment for deer, turkey, and other game. The land is well-equipped with a water well, electricity, two ponds, and solid exterior fencing, making it ready for immediate use.



Whether you're looking

to expand your cattle operation or secure a premier hunting retreat, Johnston Ranch delivers the space, resources, and location to make it happen.

Located approximately 30 minutes from Victoria, 2 hours from Houston, 2 hours from San Antonio and 1 hour 15 minutes from Corpus Christi.



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PROPERTY AERIAL



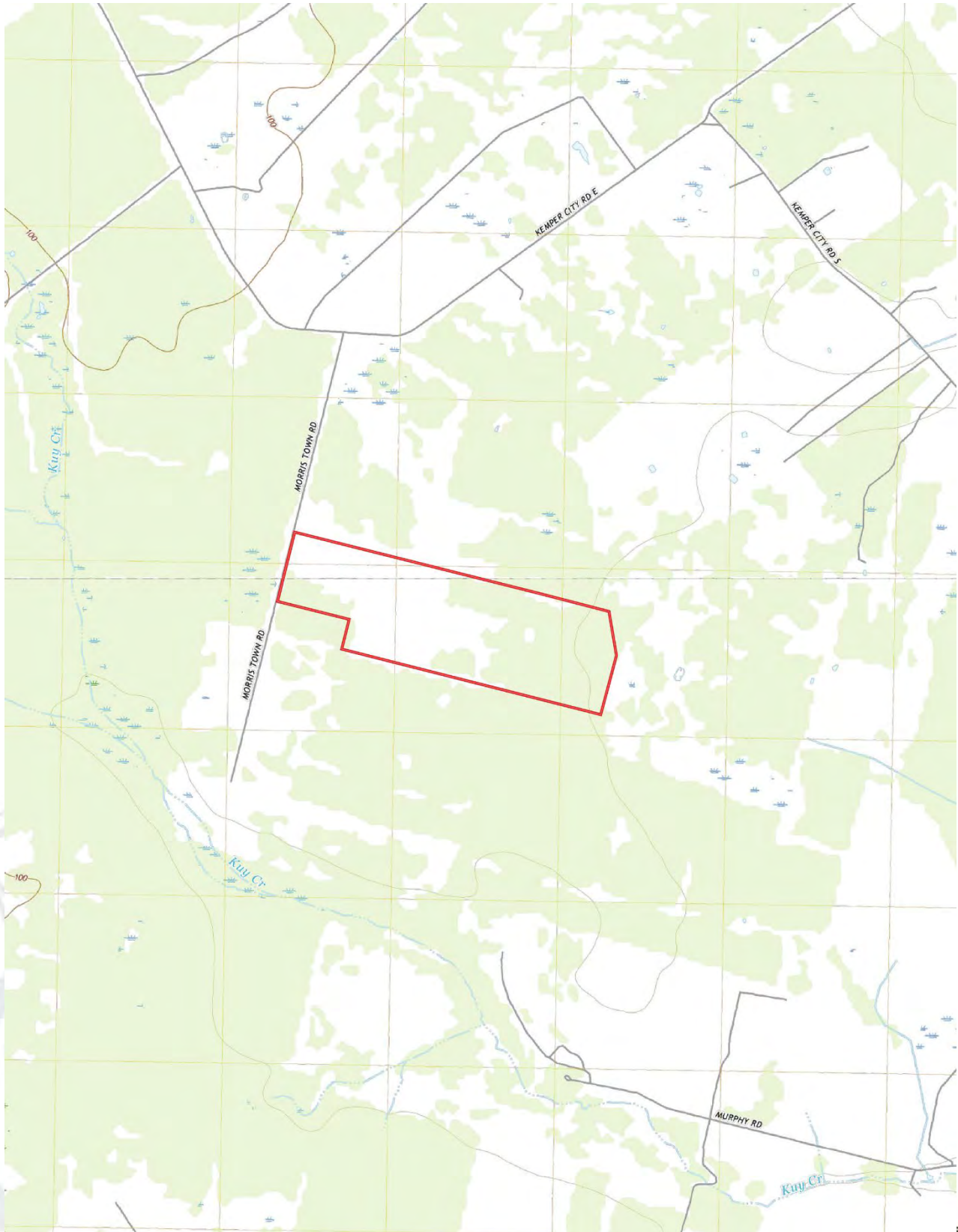
ESTATE \* M4 LAND GROUP \* SO TX FARM & RANCH REAL ESTATE



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PROPERTY TOPO



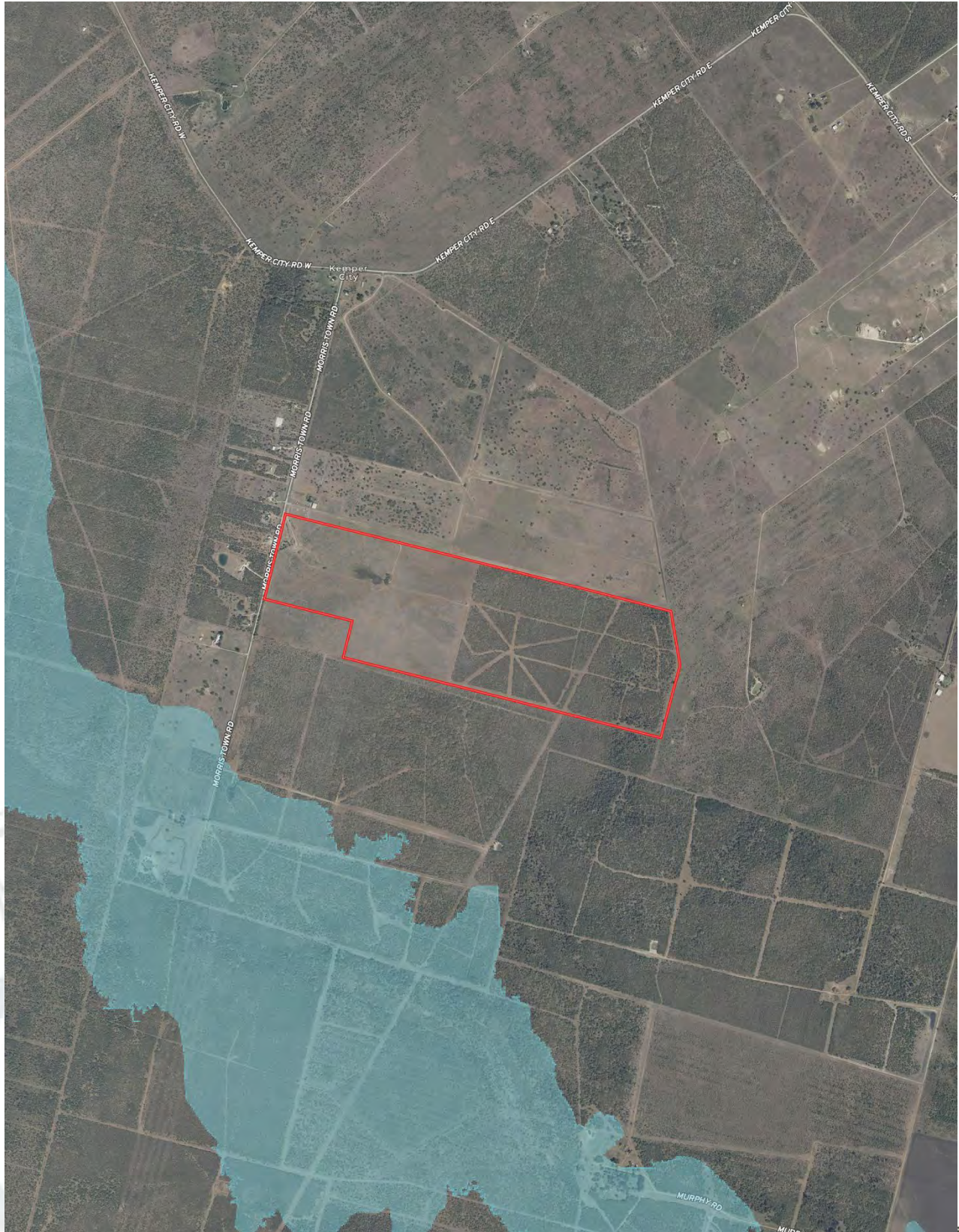
ESTATE \* M4 LAND



# JOHNSTON RANCH

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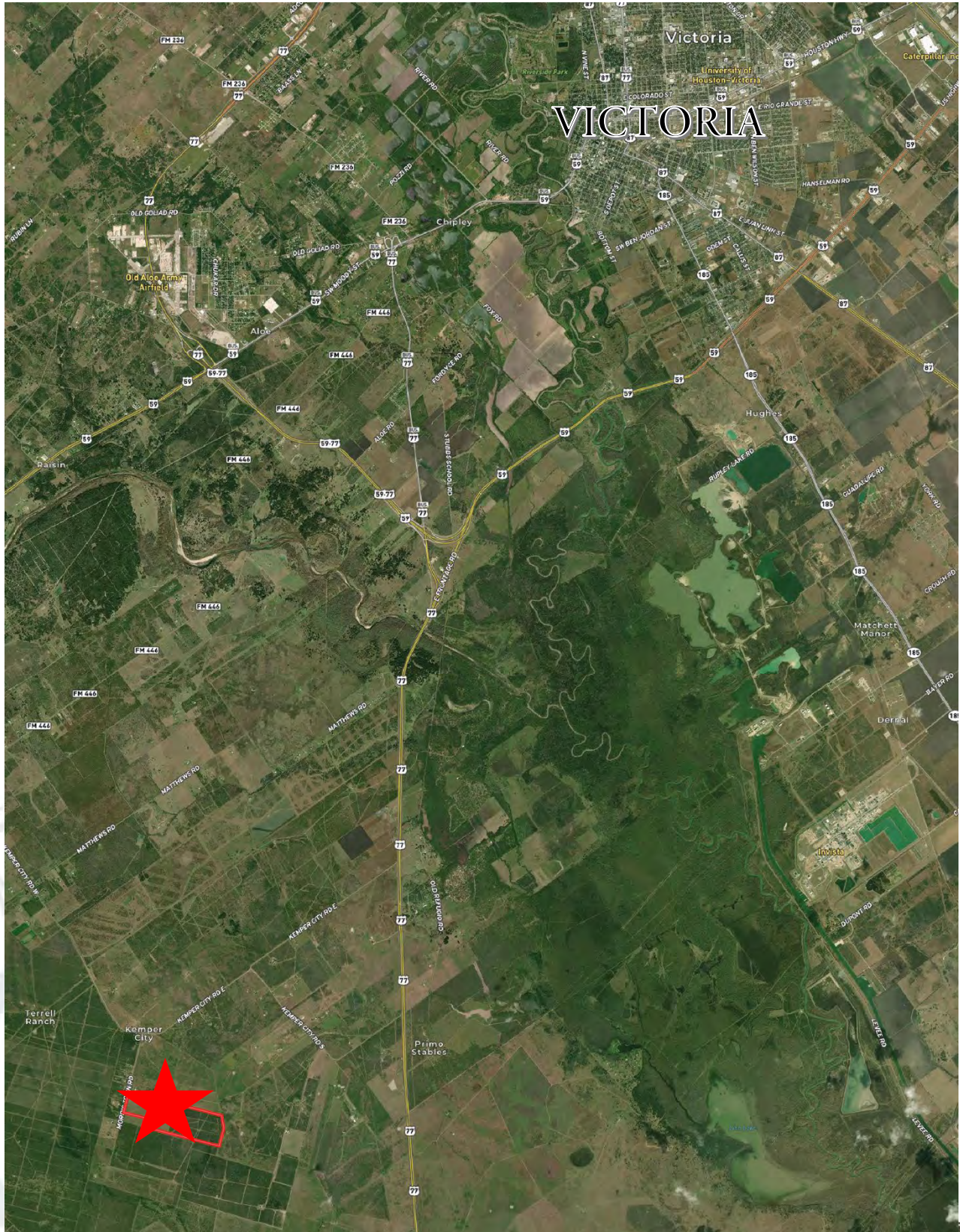
PROPERTY FLOOD MAP



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## PROPERTY LOCATION



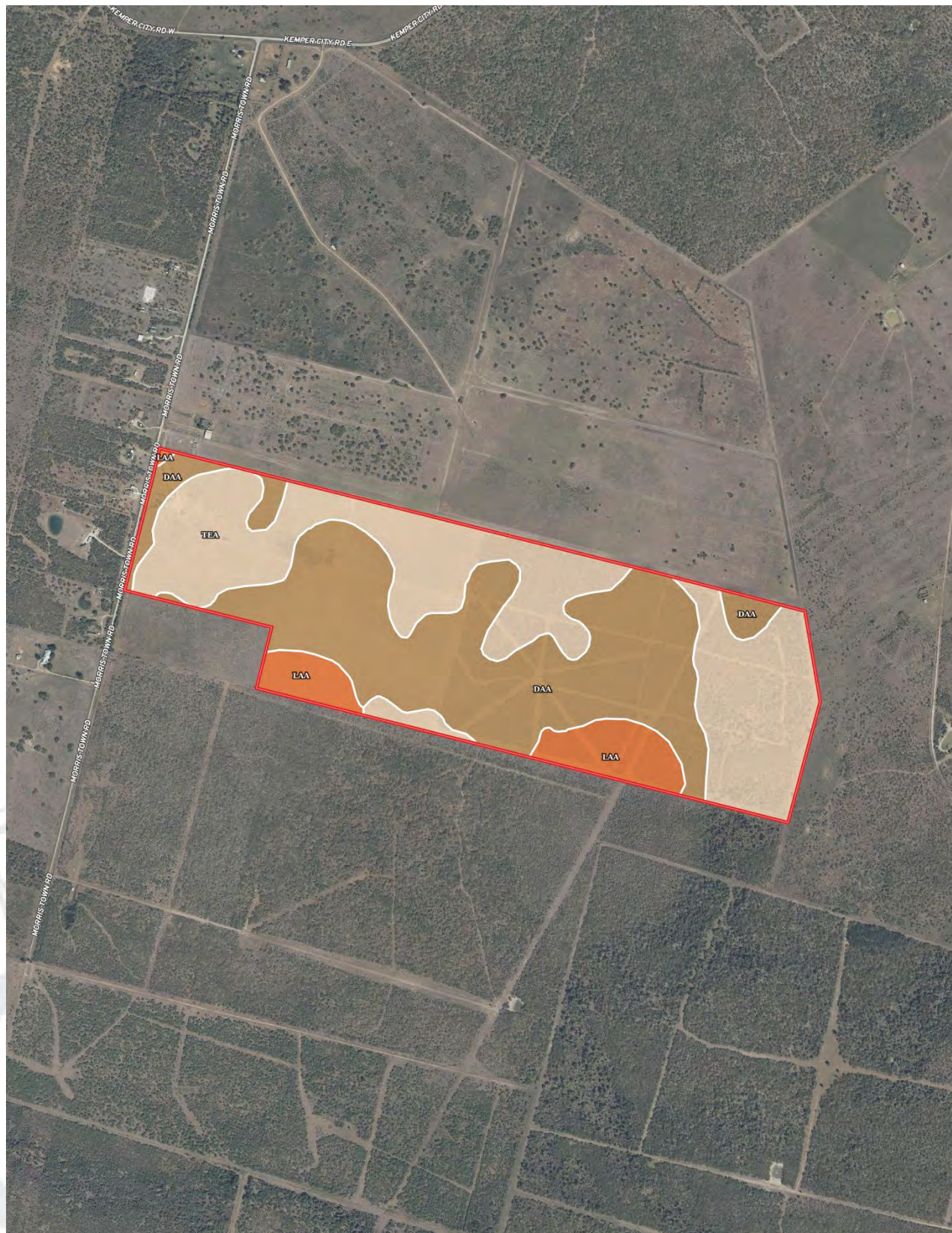
ESTATE \* M4 L



# JOHNSTON RANCH

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## PROPERTY SOILS MAP




ESTATE \* M4 L



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## PROPERTY SOILS MAP

 Boundary 287.82 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	135.04	46.92	0	40	3s
TeA	Telferner fine sandy loam, 0 to 1 percent slopes	128.22	44.55	0	41	2w
LaA	Laewest clay, 0 to 1 percent slopes	24.56	8.53	0	53	2s
TOTALS		287.82(*)	100%	-	41.55	2.47

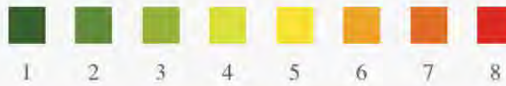
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### 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

