



C.E. Muegge
Real Estate



0000 CR 4, Brazoria County, TX

\$460,128 - \$4800 per acre

Acres:	95.86	Current Use:	Grazing/Hunting	Topography:	Flat with slope along Varner Creek
Shape:	Rectangular	Drainage:	Fair	Soil Type:	70% fertile Black Land/30% Sandy Loam
Improvements:	Fencing	Road Frontage:	1152' CR 4	School District:	Columbia-Brazoria ISD
Mineral:	None	Flood Zone:	Zone X, except creek Zone A		

Very nice getaway near Damon, Texas just 45 minutes from SW Houston.
Huge live oaks shade the banks of seasonal Varner Creek. Nice paved road
frontage on County Rd. 4. This tract would make a wonderful
homesite or recreational retreat. Some deer and hogs.

Directions: From Sugar Land, TX, Hwy 59-S. Exit W Grand Pkwy. Turn left and continue to Crabb River Rd. Left on to FM 762 to Whaley-Long Point Rd. (3.7 mi). Left on FM 361 (0.05 mi). Right on to FM 1994 (3.94 mi). Left on Hwy 36 (5.14 mi). Turn right on to Bryan St. (0.35 mi). Take 1st left at Sinclair Rd. (0.12 mi). Sinclair Rd. becomes the Damon Loop (1.83 mi). Left on County Road 4 (3.11 mi). Property will be on your left almost directly across from Anderson Rd.

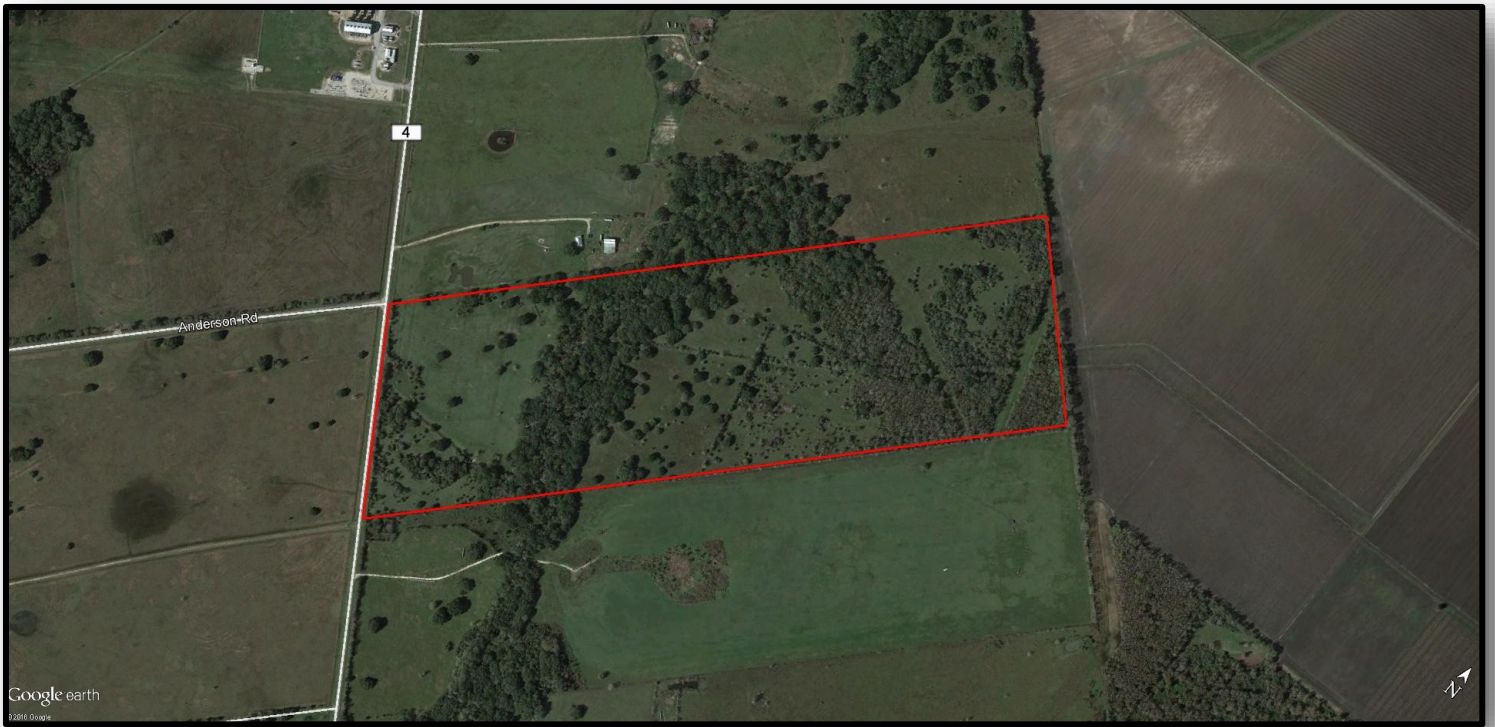
C.E. MUEGGE REAL ESTATE

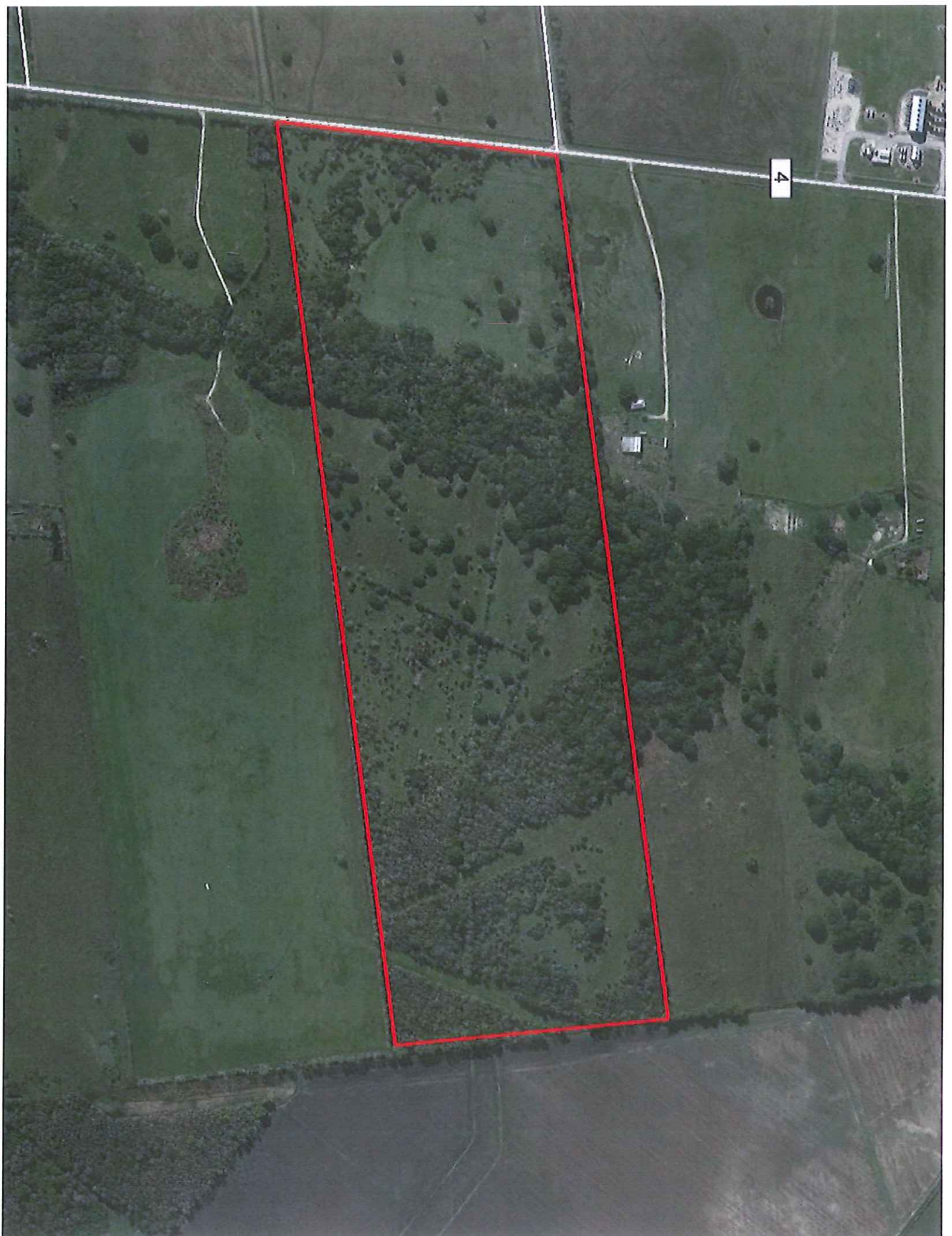
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Soil Map—Brazoria County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey





































5/26/2016
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Map Unit Legend

Brazoria County, Texas (TX039)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Bernard-Edna complex, 0 to 1 percent slopes	10.1	10.1%
13	Edna loam, 0 to 1 percent slopes	19.5	19.7%
24	Lake Charles clay, 0 to 1 percent slopes	69.6	70.2%
Totals for Area of Interest		99.2	100.0%

Soil Map—Brazoria County, Texas

MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features		 Other
	 Blowout	 Special Line Features
	 Borrow Pit	Water Features
	 Clay Spot	 Streams and Canals
	 Closed Depression	Transportation
	 Gravel Pit	 Rails
	 Gravelly Spot	 Interstate Highways
	 Landfill	 US Routes
	 Lava Flow	 Major Roads
	 Marsh or swamp	 Local Roads
	 Mine or Quarry	Background
	 Miscellaneous Water	 Aerial Photography
	 Perennial Water	
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Brazoria County, Texas
Survey Area Data: Version 12, Sep 24, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 26, 2011—Mar 6, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.