

# GARCITAS RANCH

245 +/- ACRES  
**REDUCED-\$1,290,000**

VICTORIA COUNTY



Truly a rare find for the avid hunter and fisherman, this 245+/- acre ranch is located near Victoria Texas along a 3/4 mile stretch of the Garcitas River. The property is teeming with wildlife, including whitetail deer with some scoring 170-220 B&C, black buck, turkey, hogs, ducks and dove. Enjoy the diversified terrain of heavily wooded areas with massive live oaks and hardwood trees and open pasture areas currently used for food plots. The ranch has approx. 205 acres under high fence with the remaining under low fence along the river. Several nice home sites exist with easy access and electricity nearby.

The brackish waters of the Garcitas River are known for excellent fresh and saltwater fishing and are navigable 365 days of the year providing access into Lavaca Bay. The river frontage is easily accessed by an all-weather road. There are several open areas along the river that could be developed into excellent duck hunting sites.

The property is conveniently located just 20 minutes from downtown Victoria, 1.5 hours from Houston and 2 hours from Austin and San Antonio. The ranch is accessed from an all-weather private gravel road.

Dont miss out on this rare find!

LIST PRICE ~~\$1,400,000~~  
**\$1,290,000**



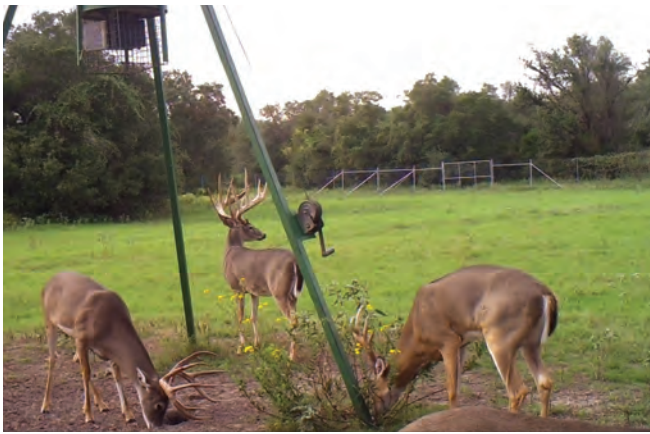
**BILLY MURPHY**  
FARM & RANCH REAL ESTATE  
(361) 655-0484

The Ron Brown  
Company



M4RANCHREALESTATE.COM  
BILLY.MURPHY@COLDWELLBANKER.COM







# GARCITAS RANCH

245+/- ACRES

VICTORIA COUNTY



**BILLY MURPHY**  
FARM & RANCH REAL ESTATE  
(361) 655-0484

The Ron Brown  
Company



M4RANCHREALESTATE.COM  
BILLY.MURPHY@COLDWELLBANKER.COM



# GARCITAS RANCH

245+/- ACRES

VICTORIA COUNTY



**BILLY MURPHY**  
FARM & RANCH REAL ESTATE  
(361) 655-0484

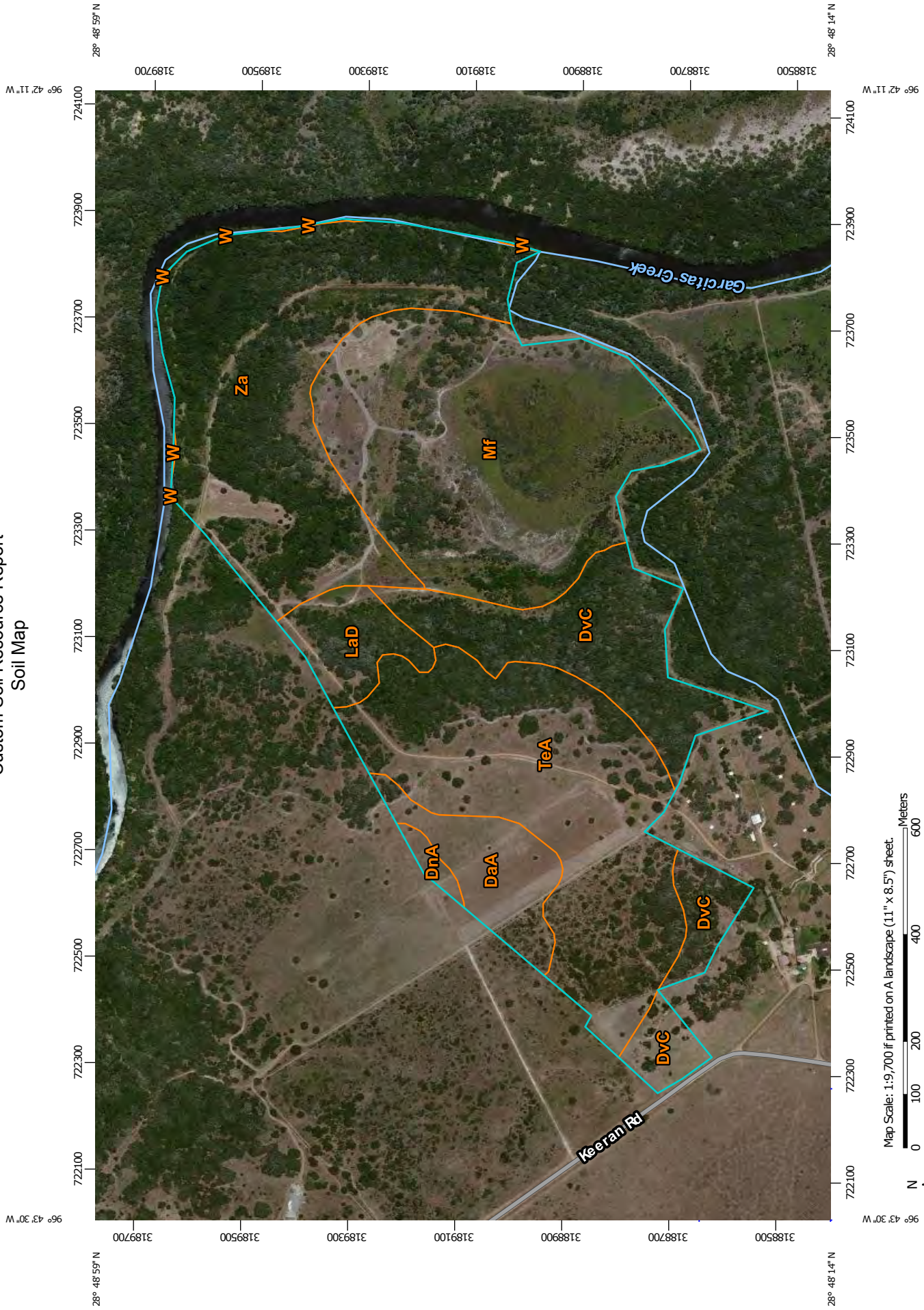
The Ron Brown  
Company



M4RANCHREALESTATE.COM  
BILLY.MURPHY@COLDWELLBANKER.COM



# Custom Soil Resource Report Soil Map



Map Scale: 1:9,700 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84




### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Victoria County, Texas  
 Survey Area Data: Version 11, Sep 29, 2014

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

Date(s) aerial images were photographed: Jun 1, 2011—Jun 29, 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.

## Map Unit Legend

Victoria County, Texas (TX469)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	12.2	4.9%
DnA	Dacosta-Contee complex, 0 to 1 percent slopes	1.5	0.6%
DvC	Dacosta and Telferner soils, 2 to 5 percent slopes, eroded	34.7	14.0%
LaD	Laewest clay, 3 to 8 percent slopes, eroded	9.1	3.7%
Mf	Meguín silty clay, frequently flooded	67.2	27.1%
TeA	Telferner fine sandy loam, 0 to 1 percent slopes	57.2	23.1%
W	Water	0.3	0.1%
Za	Zalco fine sand, frequently flooded	65.4	26.4%
<b>Totals for Area of Interest</b>		<b>247.6</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the