

# GUADALUPE RIVER RANCH

73+/- ACRES



## Excellent homesite or weekend getaway!

This property has it all! Located 15 min. northwest of Victoria, Texas in Mission Valley, this 73+/- acre ranch has gorgeous frontage on Lower Mission Valley Road as well as the Guadalupe River.

The property has a long narrow shape, with the front 17 acres featuring a rolling terrain, large oak trees and picturesque views. The stretch of ranch leading to the Guadalupe River is level pastureland that is perfect for grazing and has good cover for deer and other wildlife. The 350+/- ft of Guadalupe River frontage is on a scenic portion of the river, lined with cypress, pecan and sycamore trees.

Improvements on the property include 2 charming farmhouses built in the 1930s and moved to the property. These houses are in good condition and would make great restoration projects; one is currently producing rental income. The property includes a well-designed 4,900+/- sq ft horse barn that is in good condition. The barn includes 6 stalls, electricity and an enclosed tack room. Enjoy fishing, hunting, ranching and horseback riding on this little piece of heaven.

**LIST PRICE \$585,000**



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

**COLDWELL  
BANKER**  
THE RON BROWN  
COMPANY

M4RANCHREALESTATE.COM  
BILLY.MURPHY@COLDWELLBANKER.COM



# GUADALUPE RIVER RANCH

73+/- ACRES - VICTORIA COUNTY



PROPERTY AERIAL

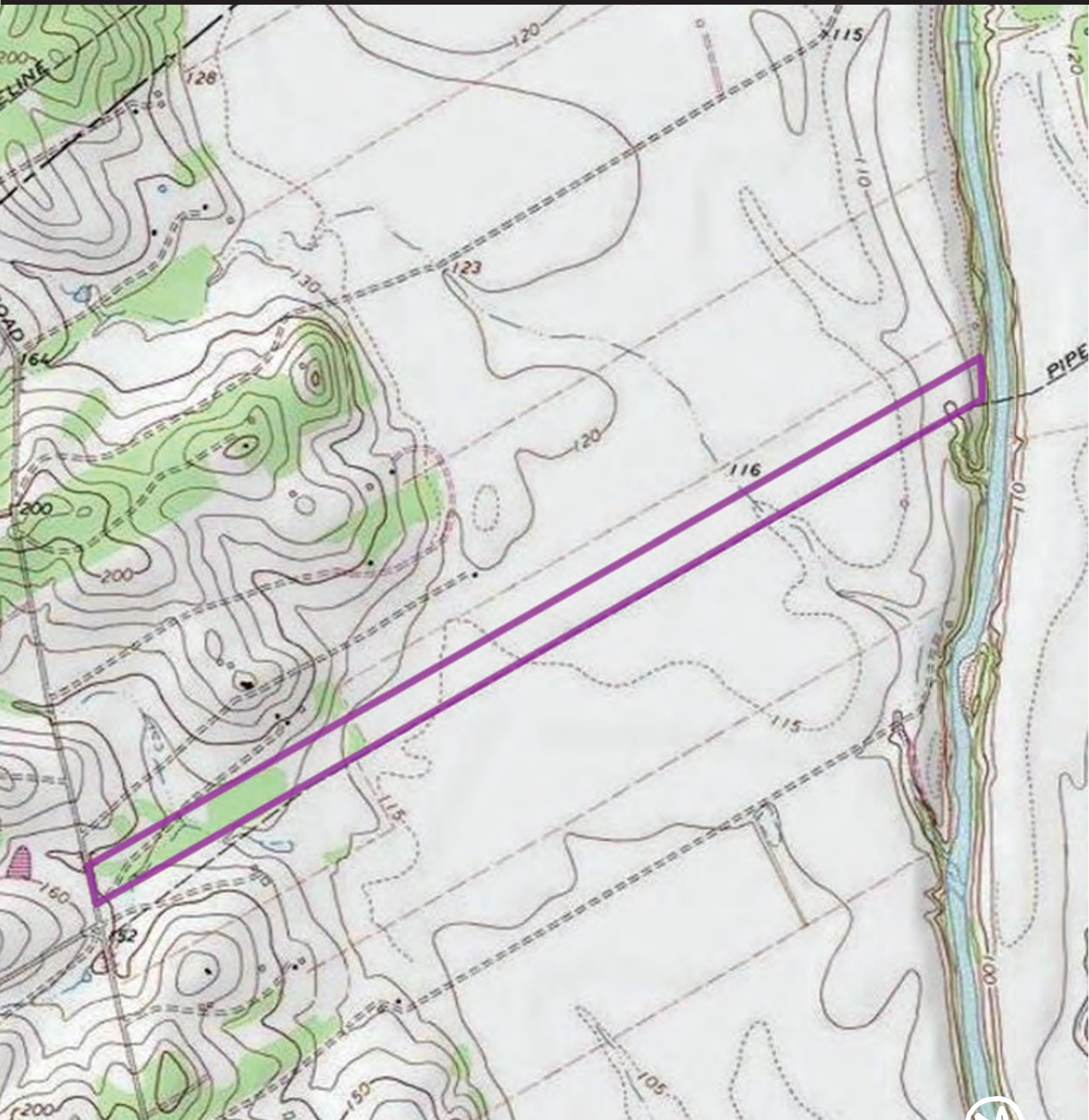


TerraStride Pro



# GUADALUPE RIVER RANCH

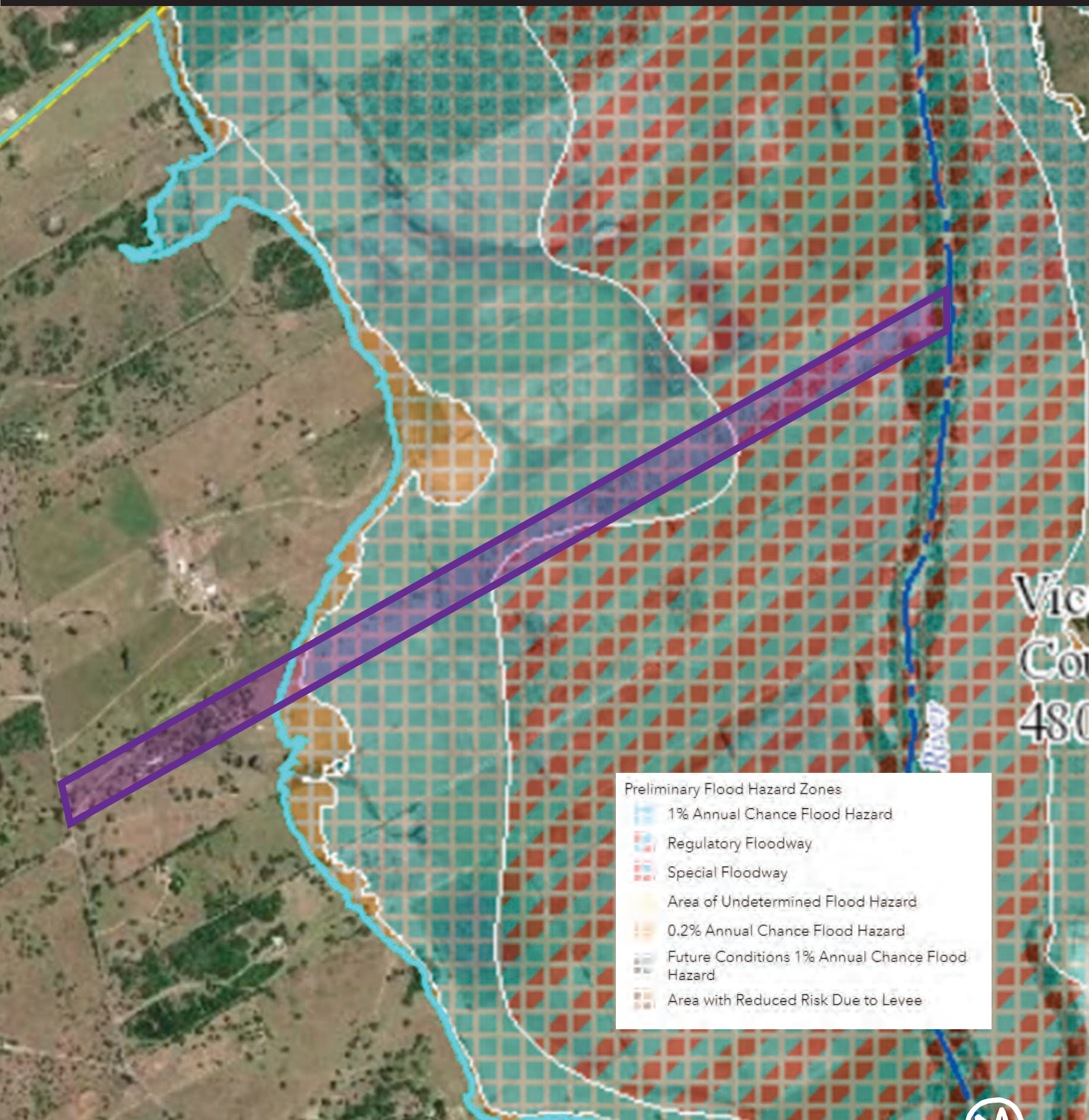
73+/- ACRES - VICTORIA COUNTY





# GUADALUPE RIVER RANCH

73+/- ACRES - VICTORIA COUNTY





# GUADALUPE RIVER RANCH

73+/- ACRES - VICTORIA COUNTY

CUERO

VICTORIA

PROPERTY LOCATION







United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Victoria County, Texas**

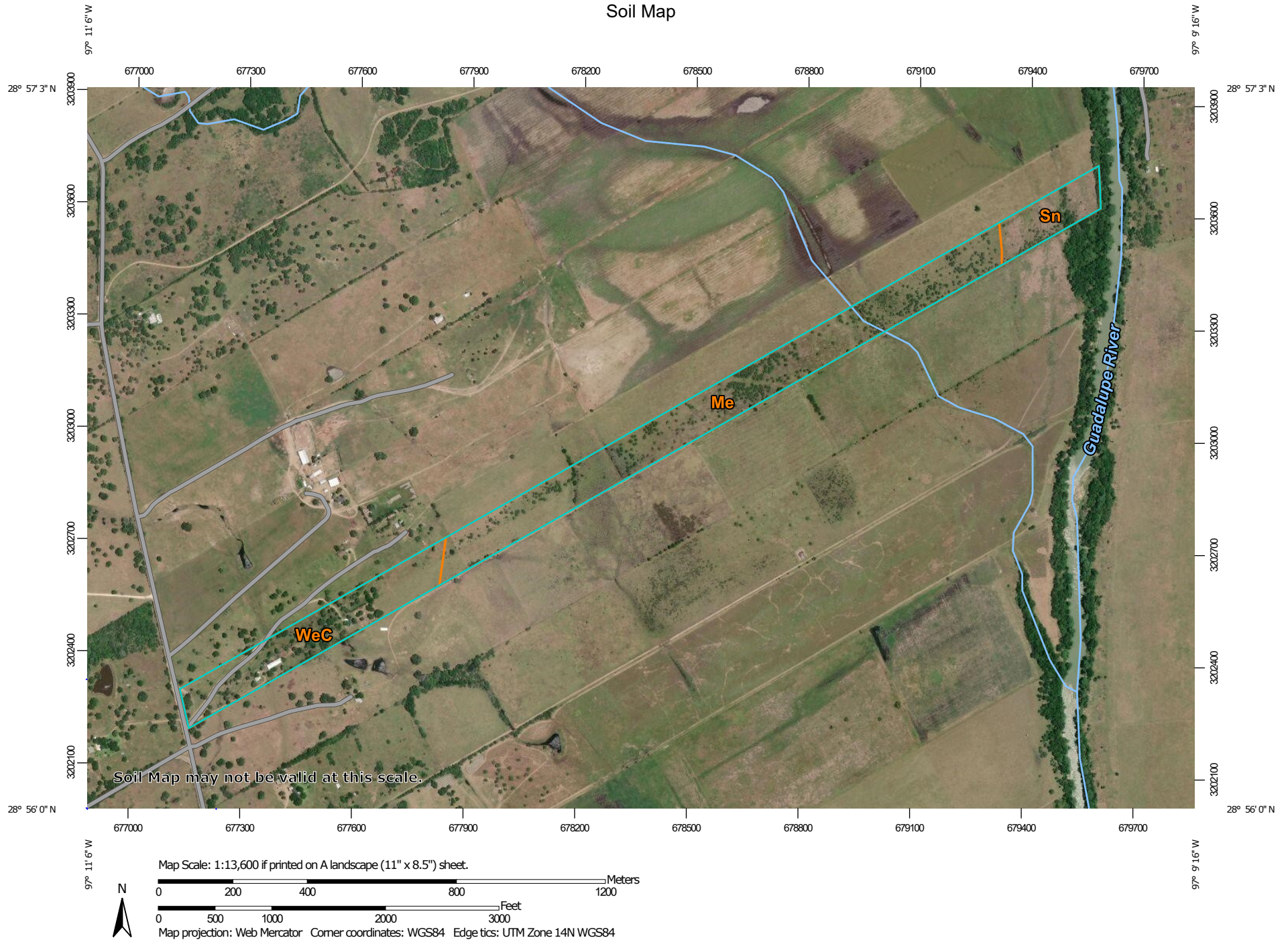
**M4 Ranch Real Estate**



June 1, 2020



# Custom Soil Resource Report Soil Map



# Custom Soil Resource Report

## 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:  
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 17, Sep 12, 2019

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

Date(s) aerial images were photographed: Aug 19, 2012—Oct 17, 2017

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Me	Meguina silty clay, occasionally flooded	43.8	60.9%
Sn	Sinton loam, 0 to 1 percent slopes, occasionally flooded	7.7	10.8%
WeC	Weesatche sandy clay loam, 3 to 5 percent slopes	20.4	28.3%
<b>Totals for Area of Interest</b>		<b>71.9</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 contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or