DANIEL PROPERTY

310.55 +/- ACRES

CALHOUN COUNTY
PROPERTY DESCRIPTION

310.55 +/- acres located on FM 1289 near the future Powderhorn Ranch State Park, the Daniel Property is an exceptional grazing and recreational ranch.
The ranch has 3 ponds that provide good duck hunting, and a GBRA canal that runs through the property supplying water to the ponds and cattle. In times of drought, additional water can be purchased for flood irrigation. The property has excellent fencing, water well, electricity, and a nice set of stout cattle pens. Several all-weather roads allow access to most areas of the ranch.
The ranch is conveniently located just 12 minutes from excellent fishing in Port O' Connor and is only 14 minutes from Port Lavaca and 20 minutes from Seadrift.
The owner has received 2-3 alligator permits in the past and has captured several large alligators.
A portion of minerals owned will convey with the sale.

LIST PRICE $885,068

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

COLDWELL BANKER
THE RON BROWN COMPANY

M4RANCHREALESTATE.COM
BILLY.MURPHY@COLDWELLBANKER.COM

DANIEL PROPERTY

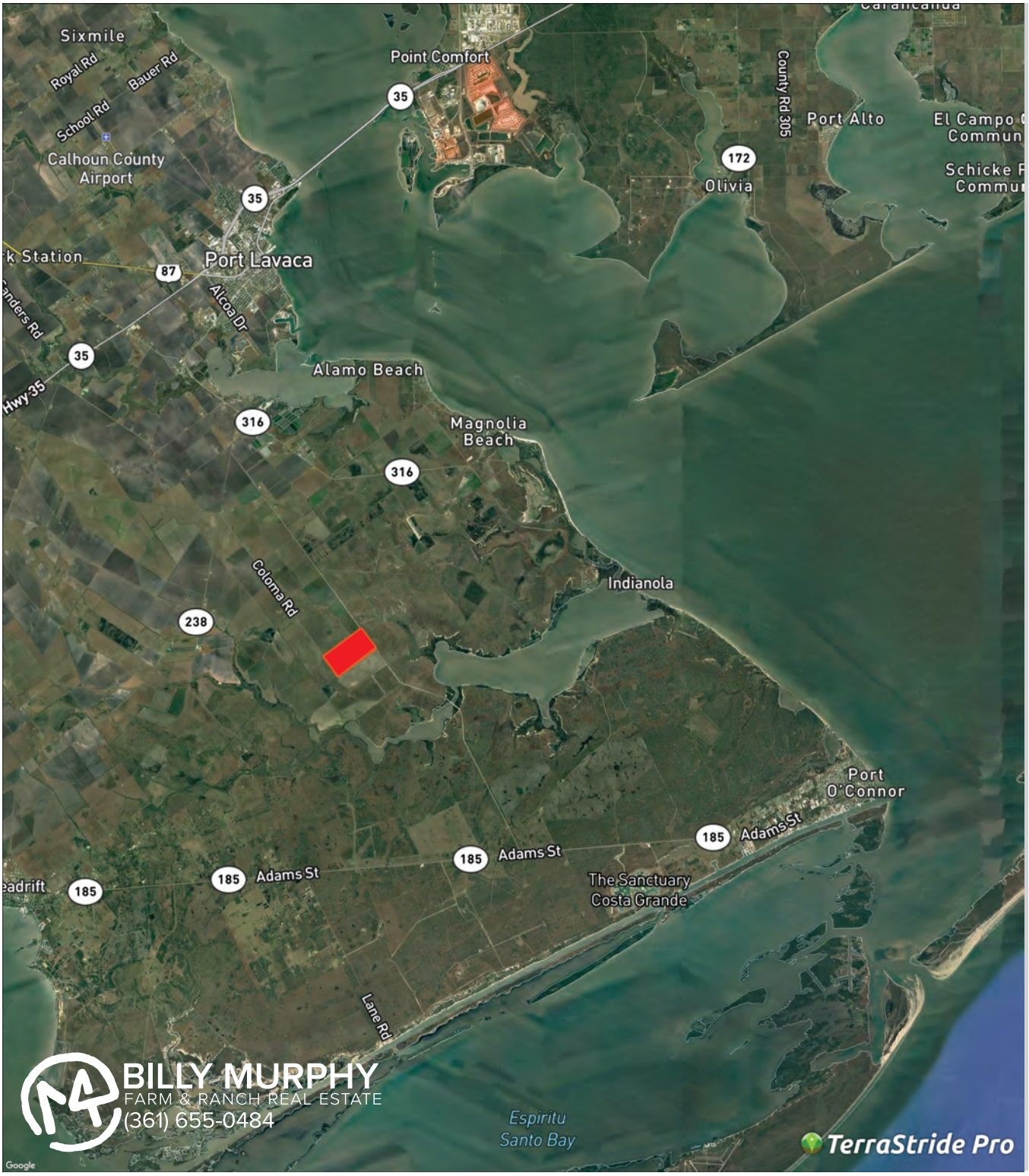
310.55 +/- ACRES

CALHOUN COUNTY PROPERTY AERIAL

DANIEL PROPERTY

310.55 +/- ACRES

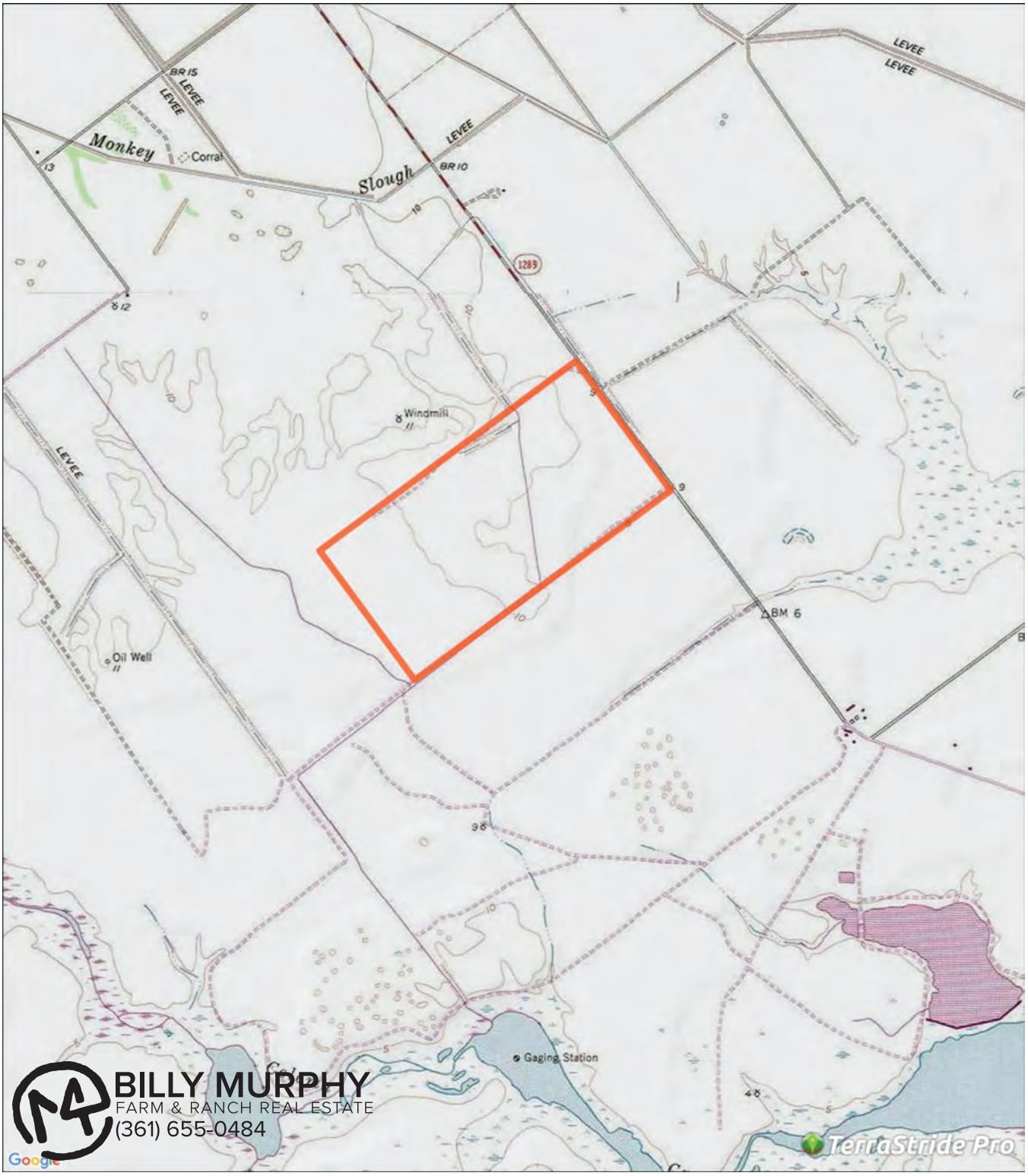
CALHOUN COUNTY PROPERTY LOCATION



DANIEL PROPERTY

310.55 +/- ACRES

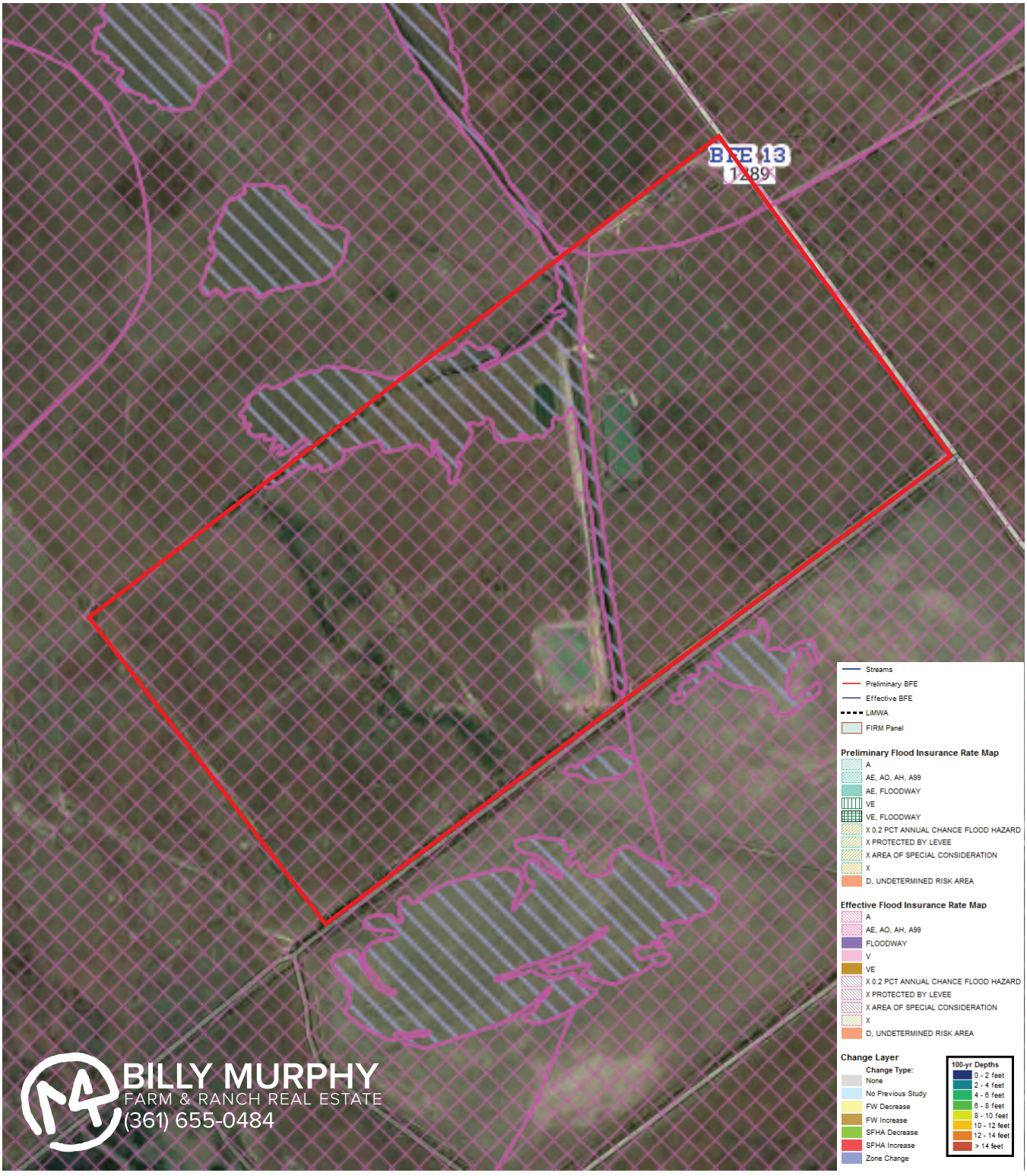
CALHOUN COUNTY
PROPERTY TOPO



DANIEL PROPERTY

310.55 +/- ACRES

CALHOUN COUNTY PROPERTY AERIAL



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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 Calhoun County, Texas

M4 Ranch Real Estate - Billy Murphy

March 14, 2018

Custom Soil Resource Report
Soil Map

Map Scale: 1:13,500 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 200 400 800 1200

Feet
0 500 1000 2000 3000

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 1:20,000.

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: Calhoun County, Texas
Survey Area Data: Version 14, Nov 7, 2017

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Da	Palacios loam, 0 to 1 percent slopes, rarely flooded	1.5	0.5%
Lo	Livia silt loam, 0 to 1 percent slopes, rarely flooded	238.9	75.7%
Lv	Livia clay loam, 0 to 1 percent slopes	64.9	20.6%
Ma	Matagorda very fine sandy loam, occasionally flooded	10.4	3.3%
Totals for Area of Interest		**315.7**	**100.0%**

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.