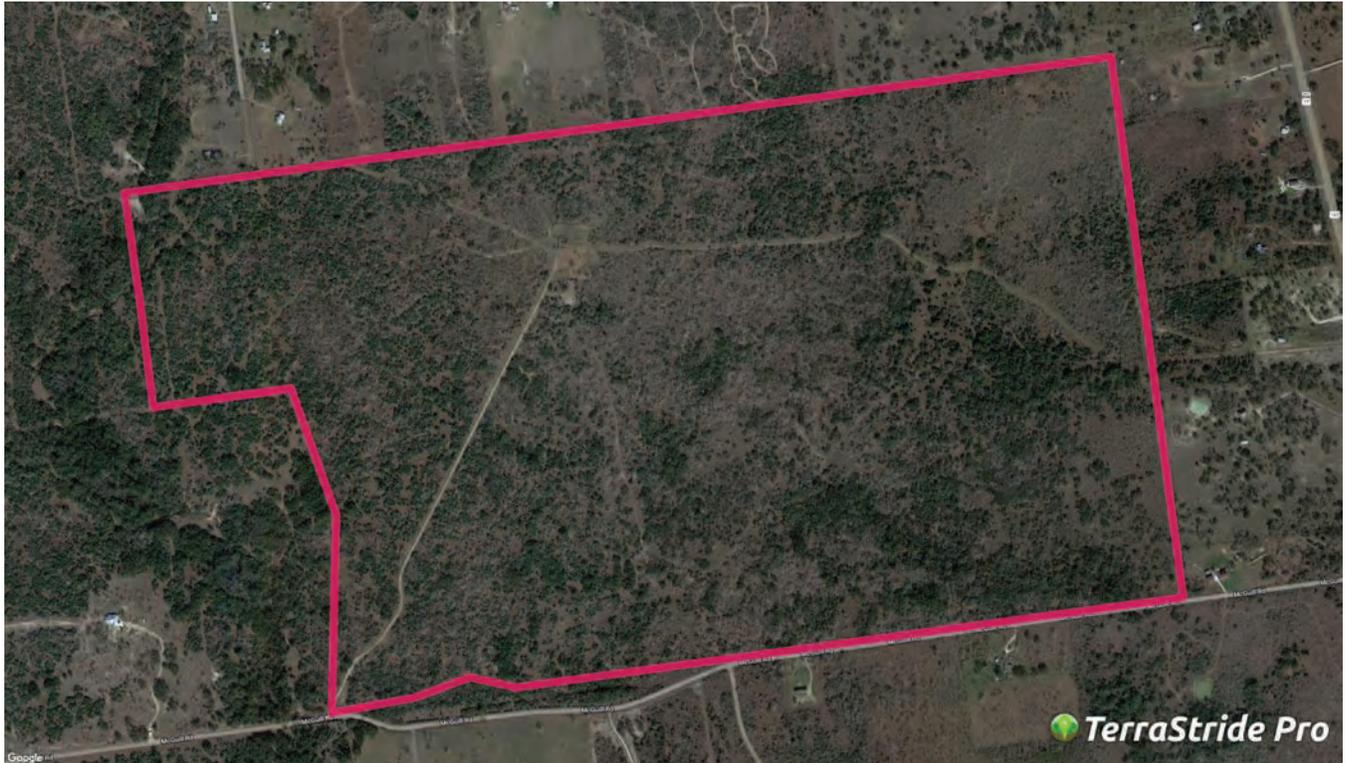


# SHELLY RANCH

439.22+/- ACRES

GOLIAD/REFUGIO COUNTY  
PROPERTY DESCRIPTION



The Shelly Ranch, located between Goliad and Refugio, is approximately six miles north of Refugio off HWY 183 and has approximately 1/2 mile of road frontage/access along McGill Rd. The Shelly Ranch terrain is mostly level with numerous oak trees and underbrush creating good wildlife habitat. One good all weather gravel road and numerous trails and senderos throughout the property create good access. There is electricity and a water well on the property. Ranch soils are mostly fine loamy sand - only a small portion of the ranch on the west boundary line is located within the 100-yr floodplain. The property has a few draws that help drain certain areas of the ranch. Excellent location being so close to Refugio and Goliad. Located approx. 2 hours from San Antonio and 15 miles from Goliad, this ideal property would make the ultimate homesite or weekend retreat.

#### Property Directions:

From Goliad, take HWY 183 south 16 miles to McGill Road, take right on McGill Rd, property entrance is approximately 1.3 miles down McGill Rd. on the right.

**LIST PRICE \$1,976,490**



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



**COLDWELL  
BANKER**  
THE RON BROWN  
COMPANY

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BILLY.MURPHY@COLDWELLBANKER.COM

# SHELLY RANCH

439.22+/- ACRES - GOLIAD/REFUGIO COUNTY



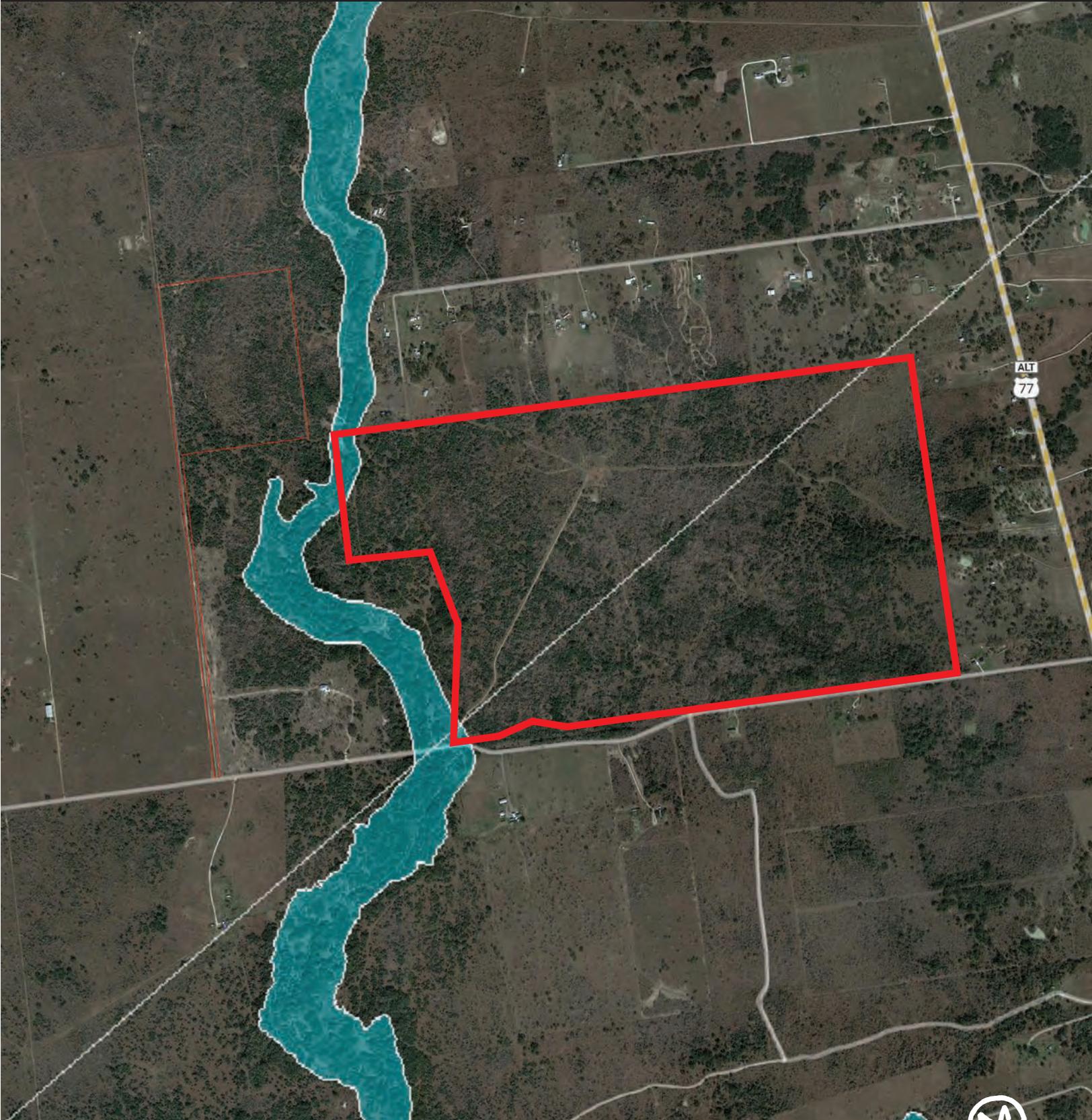
# SHELLY RANCH

439.22+/- ACRES - GOLIAD/REFUGIO COUNTY



# SHELLY RANCH

439.22+/- ACRES - GOLIAD/REFUGIO COUNTY





United States  
Department of  
Agriculture

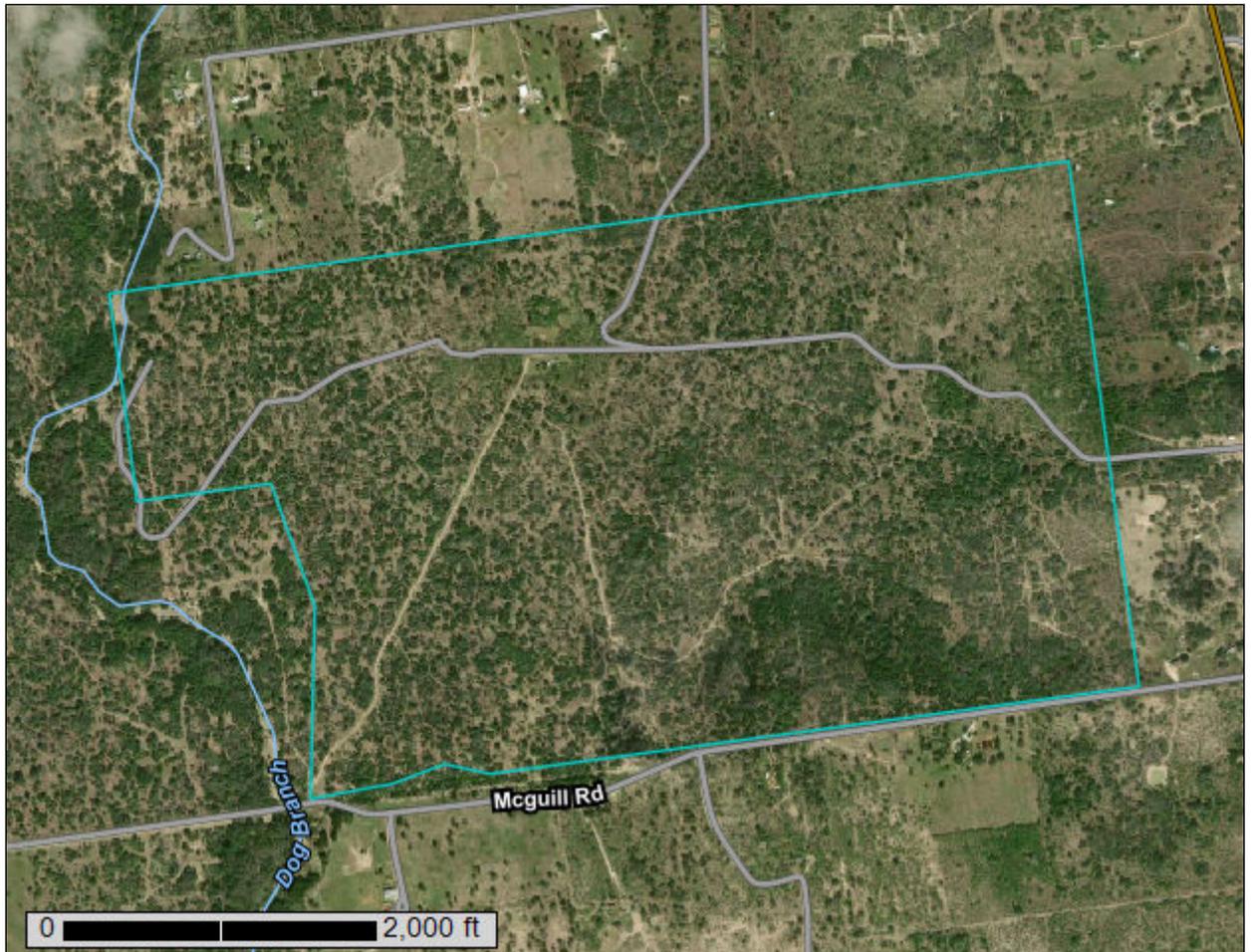
**NRCS**

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 Goliad County, Texas, and Refugio County, Texas

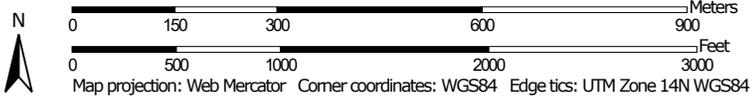
**M4 Ranch Real Estate**



# Custom Soil Resource Report Soil Map



Map Scale: 1:11,000 if printed on A landscape (11" x 8.5") sheet.



### 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: Goliad County, Texas  
 Survey Area Data: Version 28, Sep 8, 2021

Soil Survey Area: Refugio County, Texas  
 Survey Area Data: Version 22, Sep 13, 2021

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

**MAP LEGEND**

**MAP INFORMATION**

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

Date(s) aerial images were photographed: May 28, 2010—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
BnB	Blanconia loamy fine sand, 0 to 2 percent slopes	197.4	45.5%
NuC	Nusil fine sand, 1 to 5 percent slopes	2.8	0.6%
PbA	Papalote fine sandy loam, 0 to 1 percent slopes	3.7	0.8%
VdA	Vidauri fine sandy loam, 0 to 1 percent slopes	6.4	1.5%
<b>Subtotals for Soil Survey Area</b>		<b>210.3</b>	<b>48.5%</b>
<b>Totals for Area of Interest</b>		<b>433.7</b>	<b>100.0%</b>

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ec	Banquete clay, 0 to 1 percent slopes	41.8	9.6%
In	Blanconia loamy fine sand, 0 to 2 percent slopes	146.1	33.7%
Od	Odem fine sandy loam, 0 to 3 percent slopes, occasionally flooded	0.6	0.1%
PtA	Papalote fine sandy loam, 0 to 1 percent slopes	34.9	8.1%
<b>Subtotals for Soil Survey Area</b>		<b>223.4</b>	<b>51.5%</b>
<b>Totals for Area of Interest</b>		<b>433.7</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.