ARNECKE RANCH

293+/- ACRES

VICTORIA COUNTY
PROPERTY DESCRIPTION

The Arnecke Ranch is approximately 293+/- acres located in southern Victoria County near the Refugio and Goliad County lines. The property is rectangular in shape with 1500+/- ft. of frontage. The terrain is level and primarily consist of mesquite and huisache. This area is known for strong pastureland and good hunting. Wildlife includes deer, hogs and occasional turkey. The property has a good all-weather gravel road running the length of the property, one solar water well, one electric well and an older mobile home (hunting camp) with aerobic septic system. There is an old irrigation well located on the property and a good set of cattle pens. The ranch is conveniently located just 30 minutes south of Victoria and approximately 2.5 hours from Houston and Austin, and 2 hours from San Antonio.

Property Directions:
From Victoria, take Business Hwy 77 South toward Refugio. Take right on FM 446 for 9 miles. Turn right on San Antonio River Road - ranch entrance is approx. 5 miles on the left.

LIST PRICE $1,391,750

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

COLDWELL BANKER
THE RON BROWN COMPANY

M4RANCHREALESTATE.COM
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ARNECKE RANCH

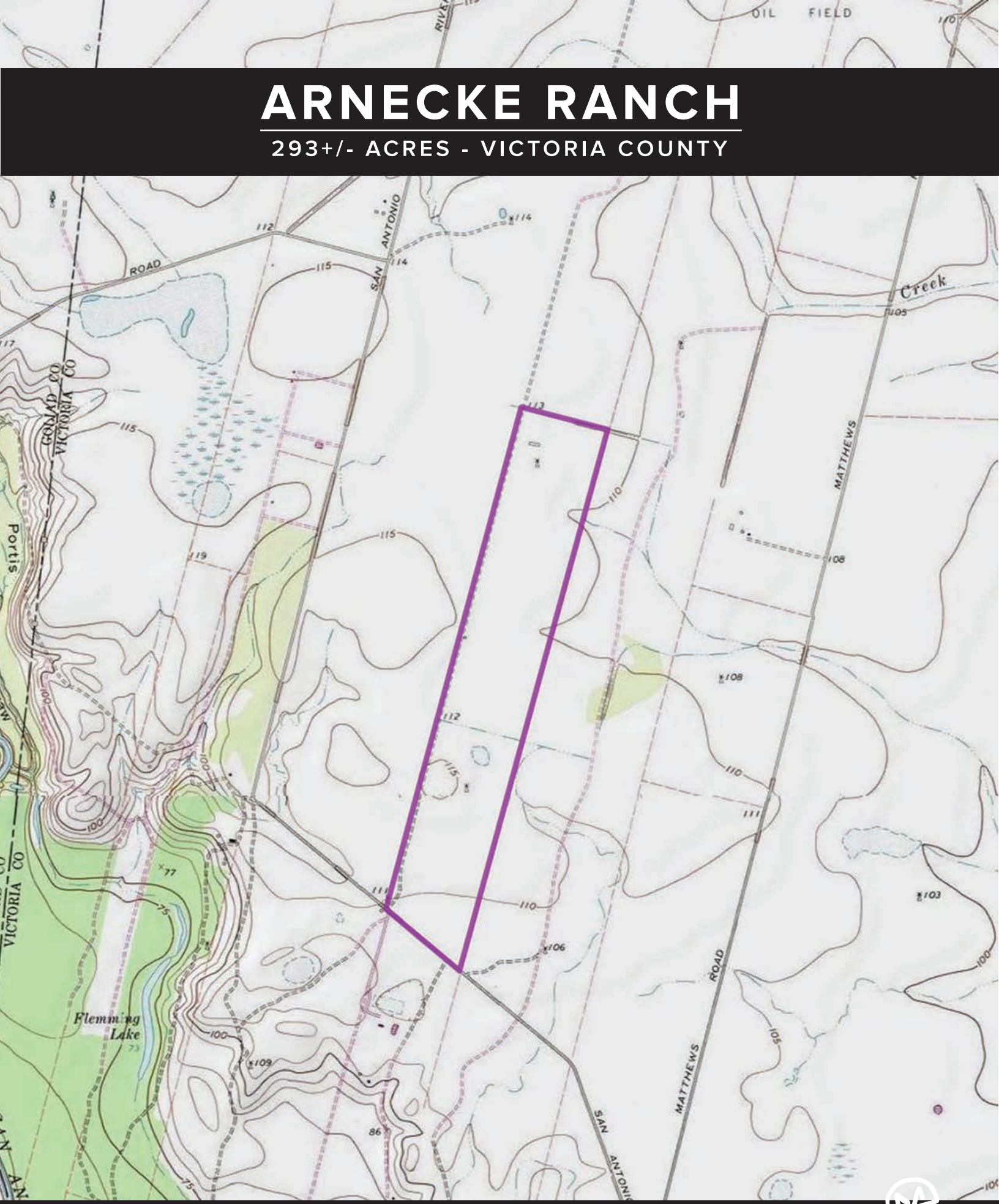
293+/- ACRES - VICTORIA COUNTY

PROPERTY AERIAL

TerraStride Pro

ARNECKE RANCH

293+/- ACRES - VICTORIA COUNTY



PROPERTY TOPO

TerraStride Pro

ARNECKE RANCH

293+/- ACRES - VICTORIA COUNTY

PROPERTY FLOOD

United States Department of Agriculture

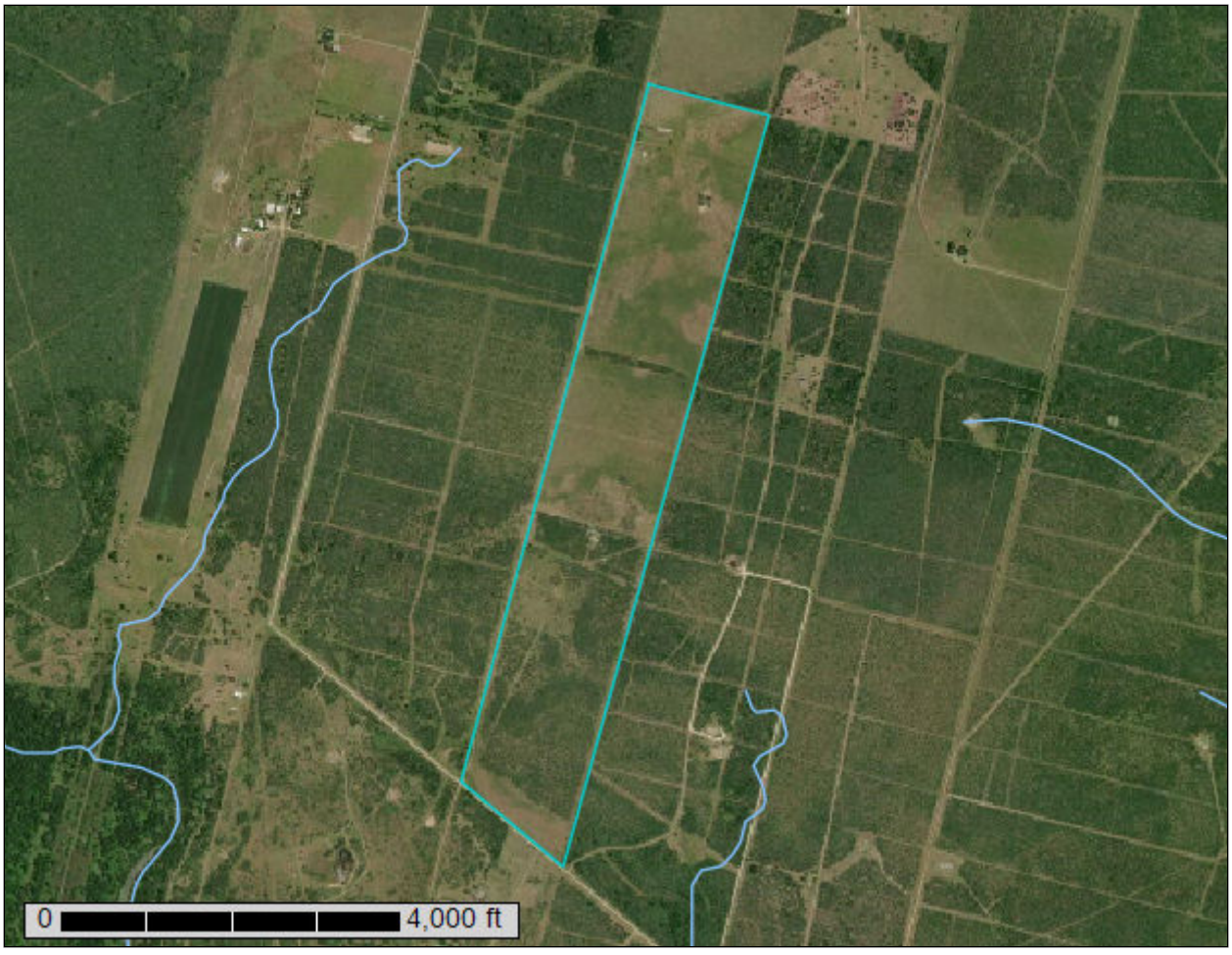
NRCS

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

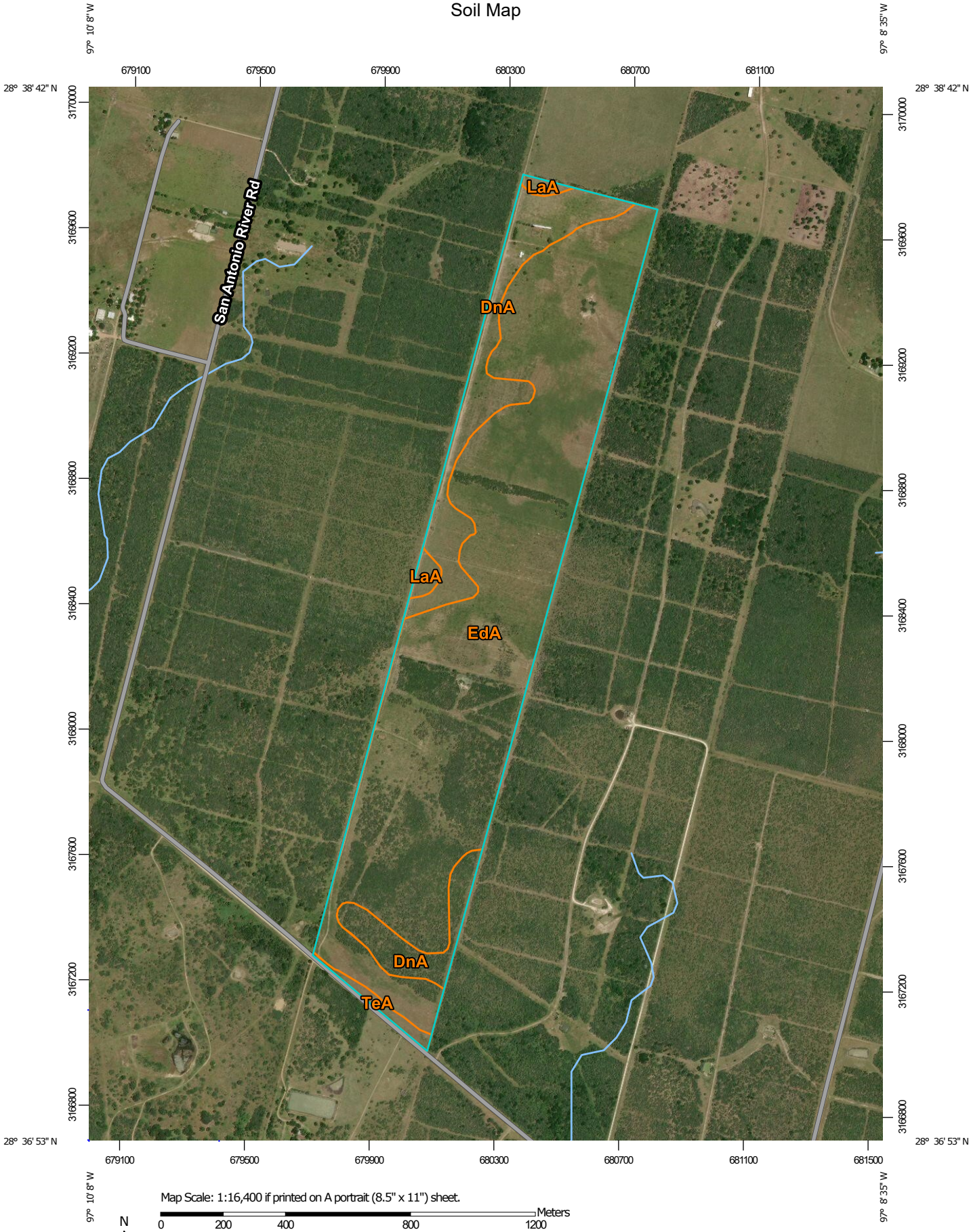
Custom Soil Resource Report for Victoria County, Texas

M4 Ranch Real Estate



April 4, 2022

Custom Soil Resource Report
Soil Map



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.

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 19, Sep 10, 2021

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
DnA	Dacosta-Contee complex , 0 to 1 percent slopes	51.2	17.5%
EdA	Edna loam, 0 to 1 percent slopes	234.3	80.1%
LaA	Laewest clay, 0 to 1 percent slopes	3.9	1.3%
TeA	Telferner fine sandy loam, 0 to 1 percent slopes	3.1	1.1%
Totals for Area of Interest		**292.5**	**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.