

OAKHILL RANCH

136+/- Acres – Goliad & Refugio County

PROPERTY SUMMARY

LIST PRICE ~ \$955,253

ACREAGE: 136.66+/-

ADDRESS: 228 McGill Road

COUNTY: Goliad

TERRAIN: mostly level terrain with large oak trees and underbrush – good all-weather road and clean fence lines



The Oak Hill Ranch is a hunter's paradise located on McGill Road with acreage in both Goliad and Refugio Counties. Covered with an impressive array of live and post oaks, the ranch has 136+/- acres of raw land offering an idyllic retreat for both outdoor enthusiasts and avid hunters alike. Property terrain is mostly level with large oak trees and dense underbrush providing excellent habitat for the many deer, turkey and small game in the area. A

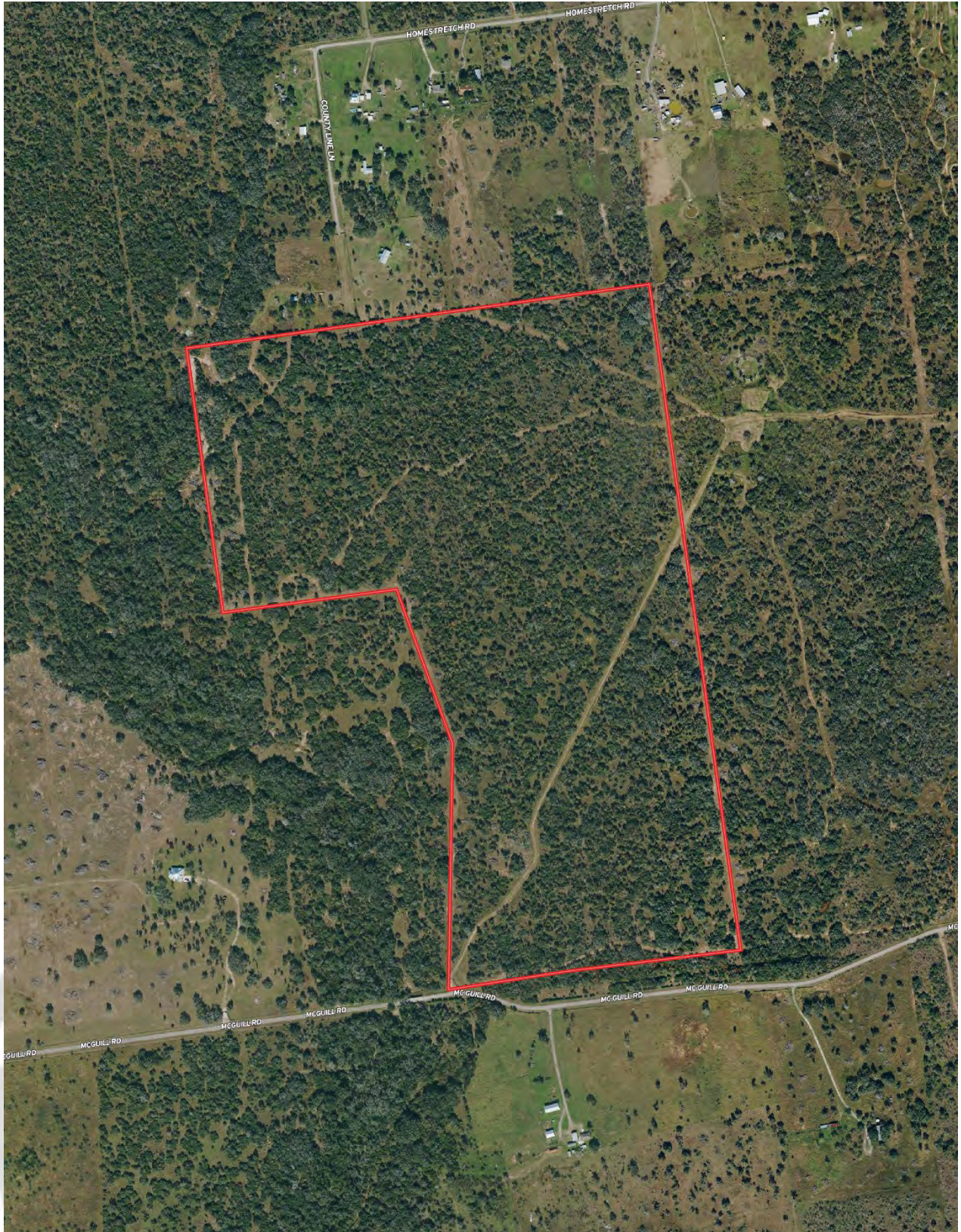
small creek runs through the north corner of the property. A good all-weather road, several open trails and clear fencelines create access throughout.



Soils are mostly a loamy fine sand. Whether you envision building your dream hunting lodge, permanent residence or simply preserving the natural beauty of the landscape, the Oak Hill Ranch offers a blank canvas for your wildest dreams. Approximately 2 hours from San Antonio, 2.5 hours from Houston or Austin and conveniently located 20 minutes from Goliad, the Oak Hill Ranch strikes the perfect balance between accessibility and seclusion.

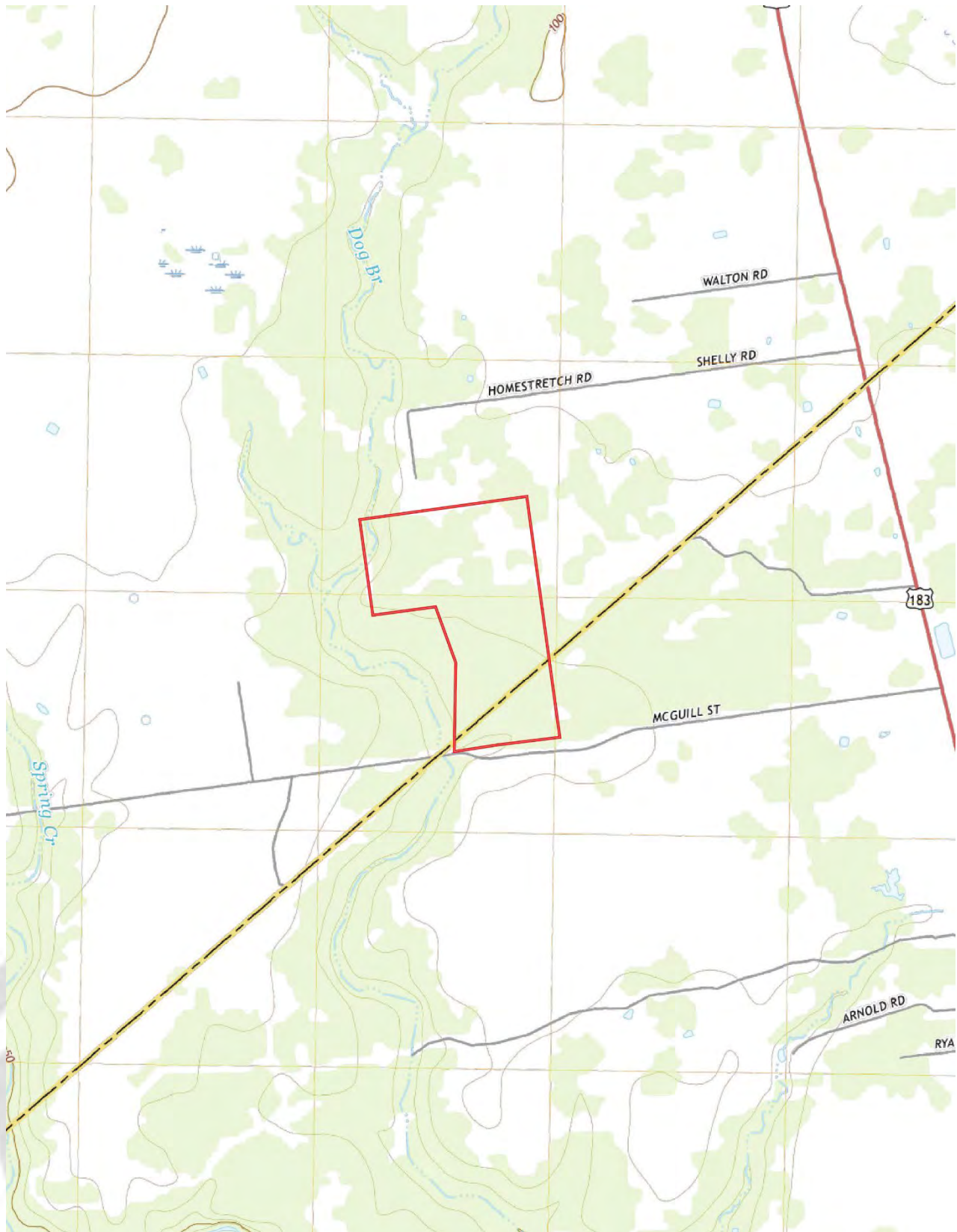
OAKHILL RANCH

136+/- Acres – Goliad & Refugio County
PROPERTY AERIAL



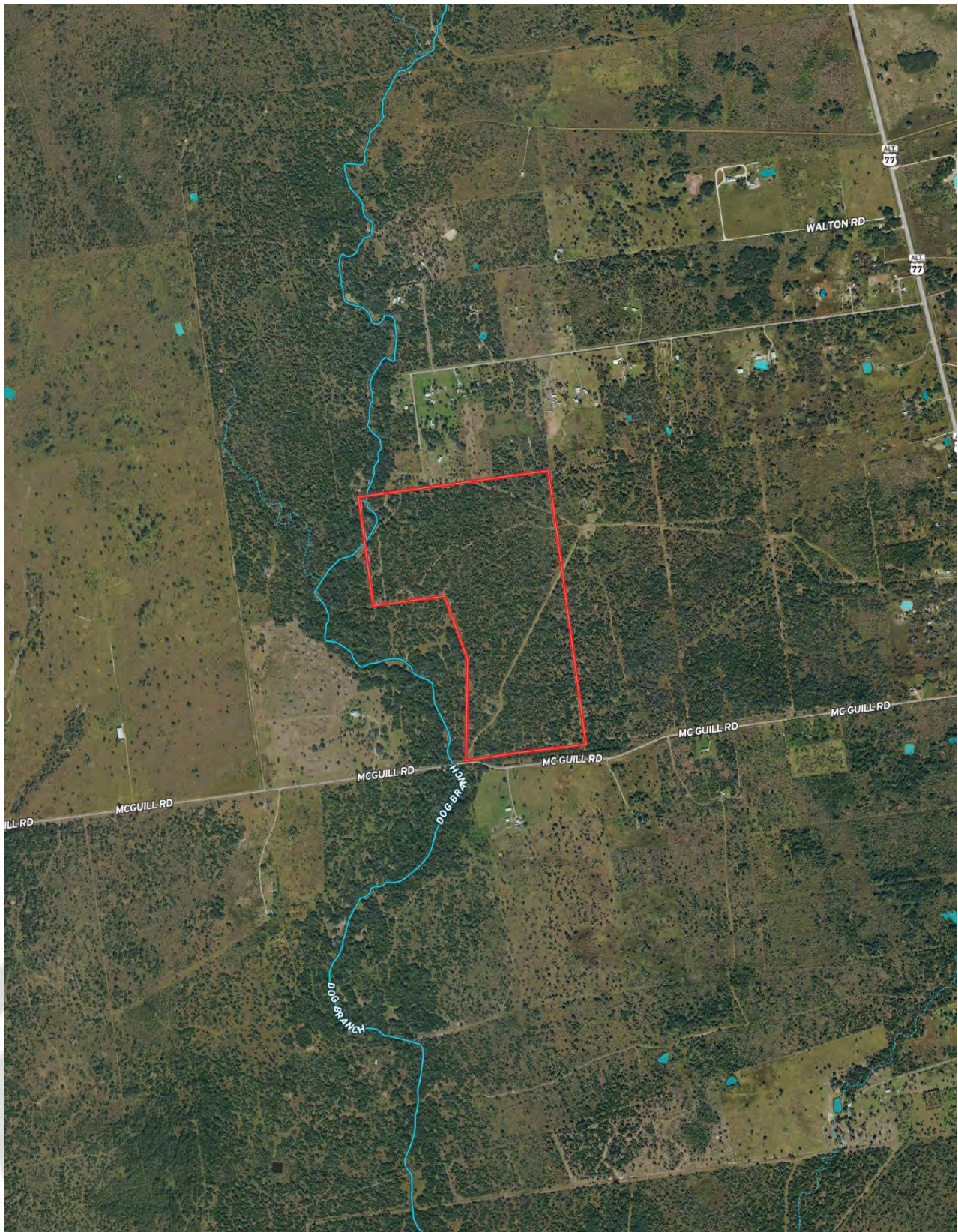
OAKHILL RANCH

136+/- Acres – Goliad & Refugio County
PROPERTY TOPO



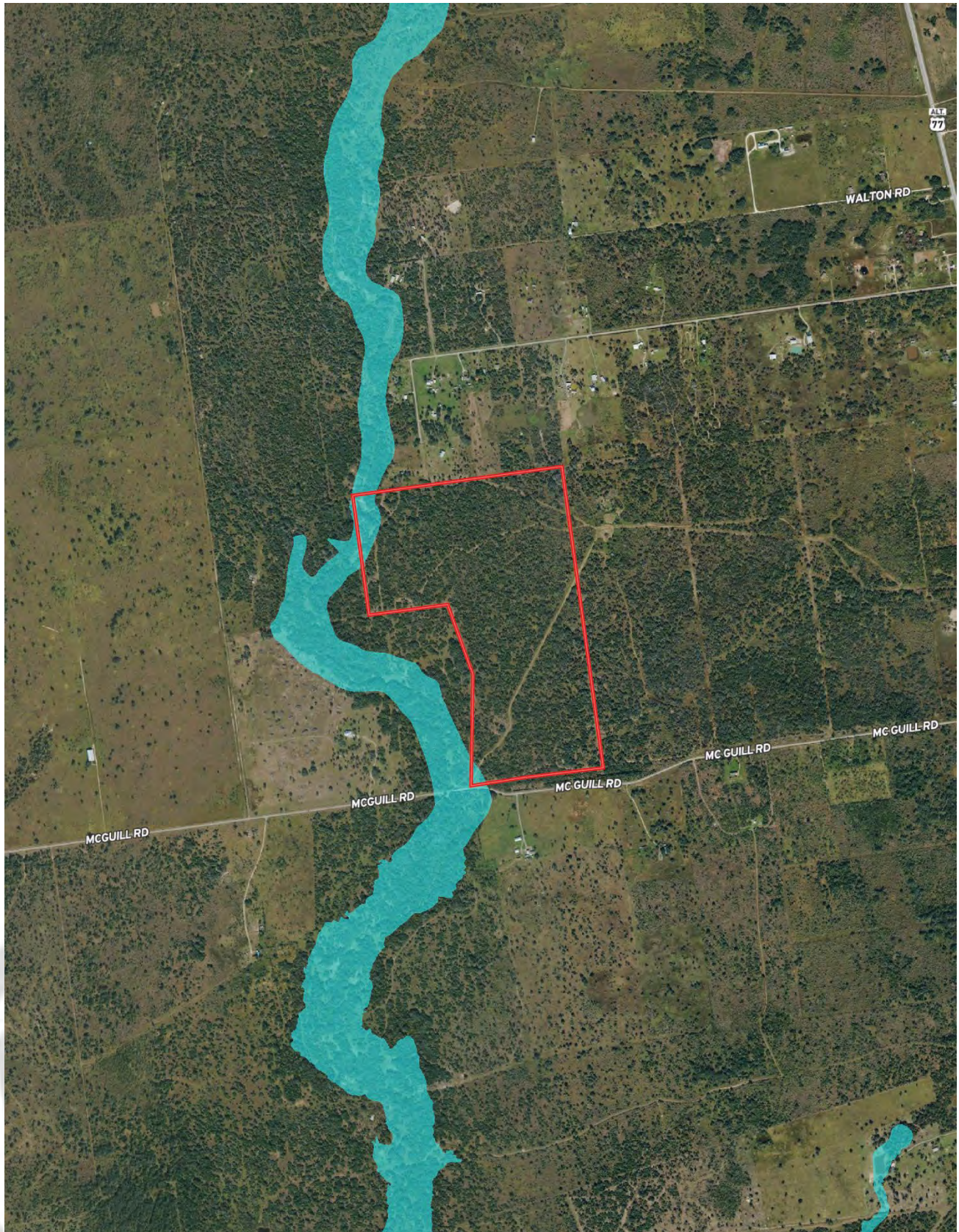
OAKHILL RANCH

136+/- Acres – Goliad & Refugio County
SURFACE WATER

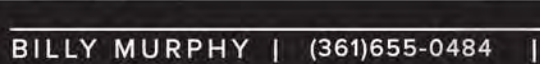


OAKHILL RANCH

136+/- Acres – Goliad & Refugio County
PROPERTY FLOOD

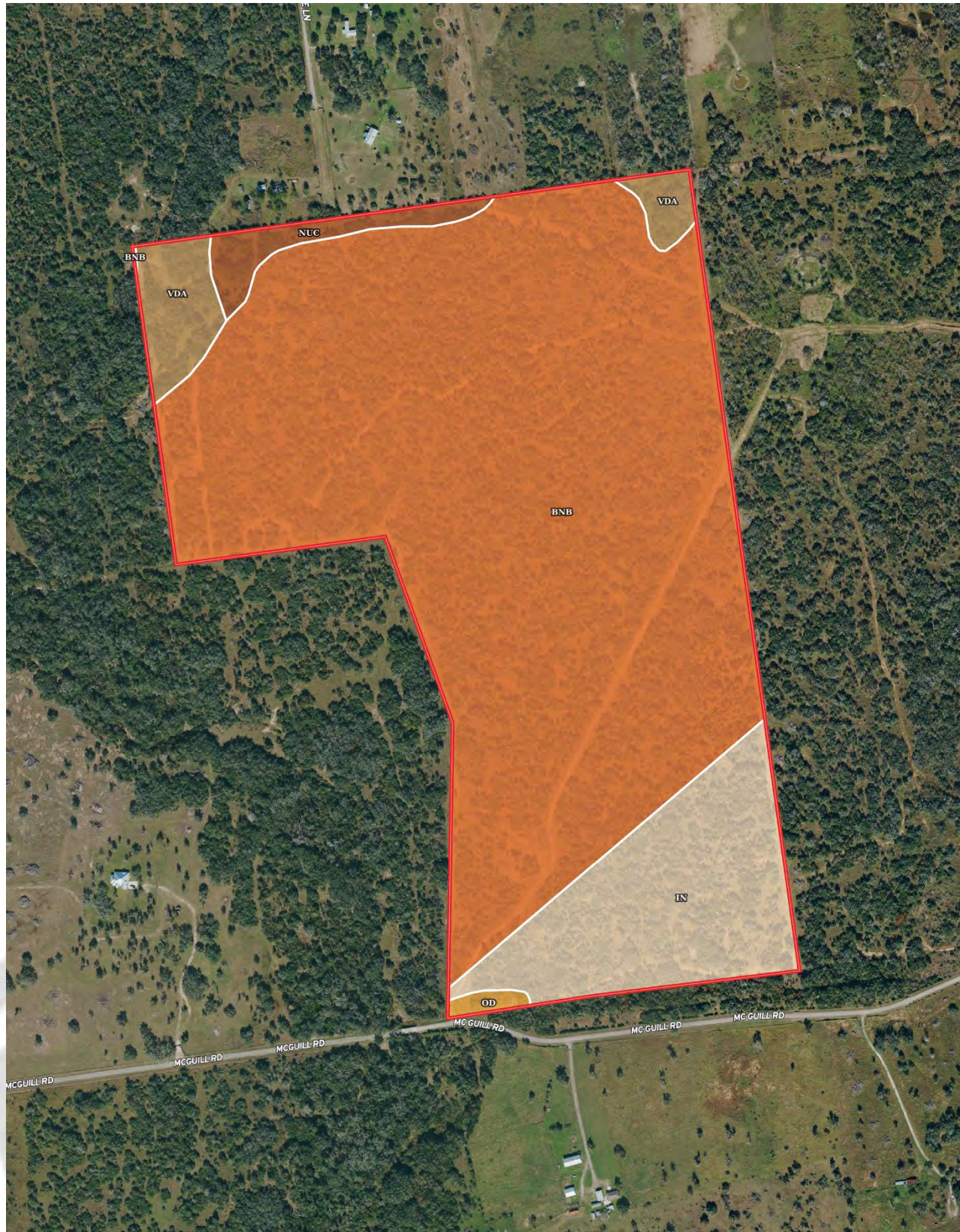


136+/- Acres – Goliad & Refugio County
PROPERTY LOCATION




OAKHILL RANCH

136+/- Acres – Goliad & Refugio County
PROPERTY SOILS MAP



OAKHILL RANCH

136+/- Acres – Goliad & Refugio County
PROPERTY SOILS MAP

|  Boundary 136.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BnB	Blanconia loamy fine sand, 0 to 2 percent slopes	108.48	79.25	0	37	3e
In	Blanconia loamy fine sand, 0 to 2 percent slopes	19.13	13.97	0	37	3e
VdA	Vidauri fine sandy loam, 0 to 1 percent slopes	5.56	4.06	0	37	3s
NuC	Nusil fine sand, 1 to 5 percent slopes	3.07	2.24	0	37	4e
Od	Odem fine sandy loam, 0 to 3 percent slopes, occasionally flooded	0.64	0.47	0	41	3e
TOTALS		136.88(*)	100%	-	37.02	3.02









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water