

BARBER ROAD RANCH

155.35+/- ACRES – REFUGIO COUNTY

PROPERTY SUMMARY

LIST PRICE ~ \$1,500,000

ACREAGE: 155.35+/-

ADDRESS: 308 Aloe Road

COUNTY: Refugio

IMPROVEMENTS: 3 BD/2 BA 2,052 sq
ft. home , pond, cattle pens, mix of
pastureland and wooded acreage



The **Barber Road Ranch** spans **approximately 155.35 acres** along HWY 183 in Refugio County, offering a balanced blend of open pasture and classic South Texas brush country.

The front **42 acres** are fully fenced pastureland equipped with **electricity**, a **water well**, **cattle pens**, a **small pond**, and **scattered oak trees**—ideal for livestock or light agricultural use. The remaining **113± acres** are also fully fenced and feature **large live oaks**, **healthy native brush**, and **well-maintained senderos**, creating excellent habitat for **deer**, **hogs**, and the occasional **turkey**, making it a strong recreational and hunting property.

The ranch includes a **2,052 sq. ft. home** with **3 bedrooms** and **2 bathrooms**. The original structure retains its **hardwood floors**, while the addition features **vinyl flooring**. A spacious **screened-in back porch** and a **20k Generac generator** add comfort and reliability.. The **all-weather caliche road** provides **easy, dependable access** to the property year-round. It also serves as an **access easement** for the neighboring ranch located behind this property.



Adjacent to the home is a **625 sq. ft. insulated workspace/game room** complete with **electricity**, a **sink**, **mini-split unit**, and an entire wall of built-in storage—perfect for projects, hobbies, or entertaining. The property also offers **two RV hookups**.

Located just **10 minutes from Refugio** and **20 minutes from Goliad**, the ranch delivers peaceful country living with convenient access to town. Whether you're looking for a **full-time residence** or a **weekend retreat**, this property is ideally set up to enjoy the best of South Texas ranch life.



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PROPERTY AERIAL



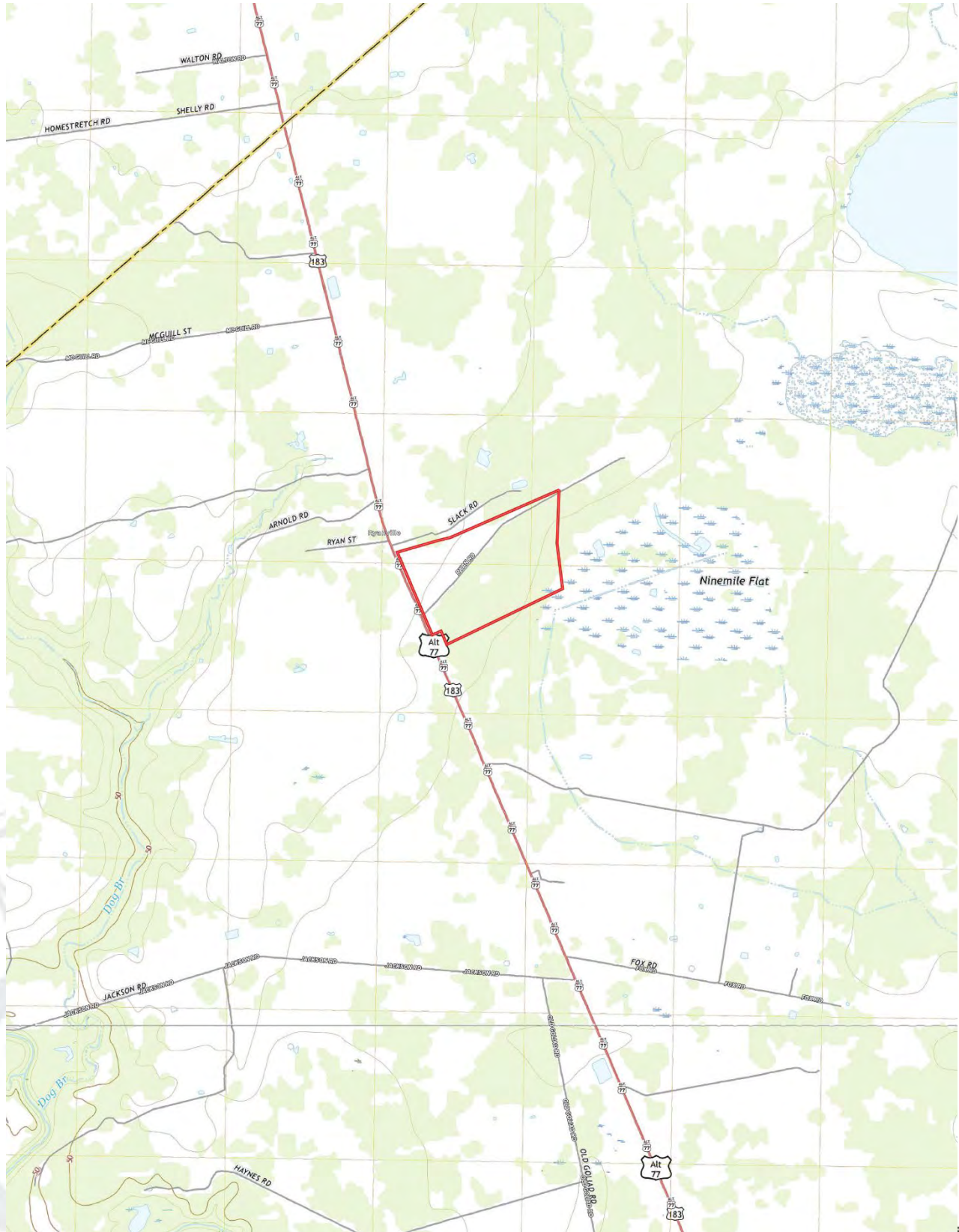
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BARBER ROAD RANCH

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PROPERTY TOPO



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PROPERTY FLOOD



Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/ Not Included

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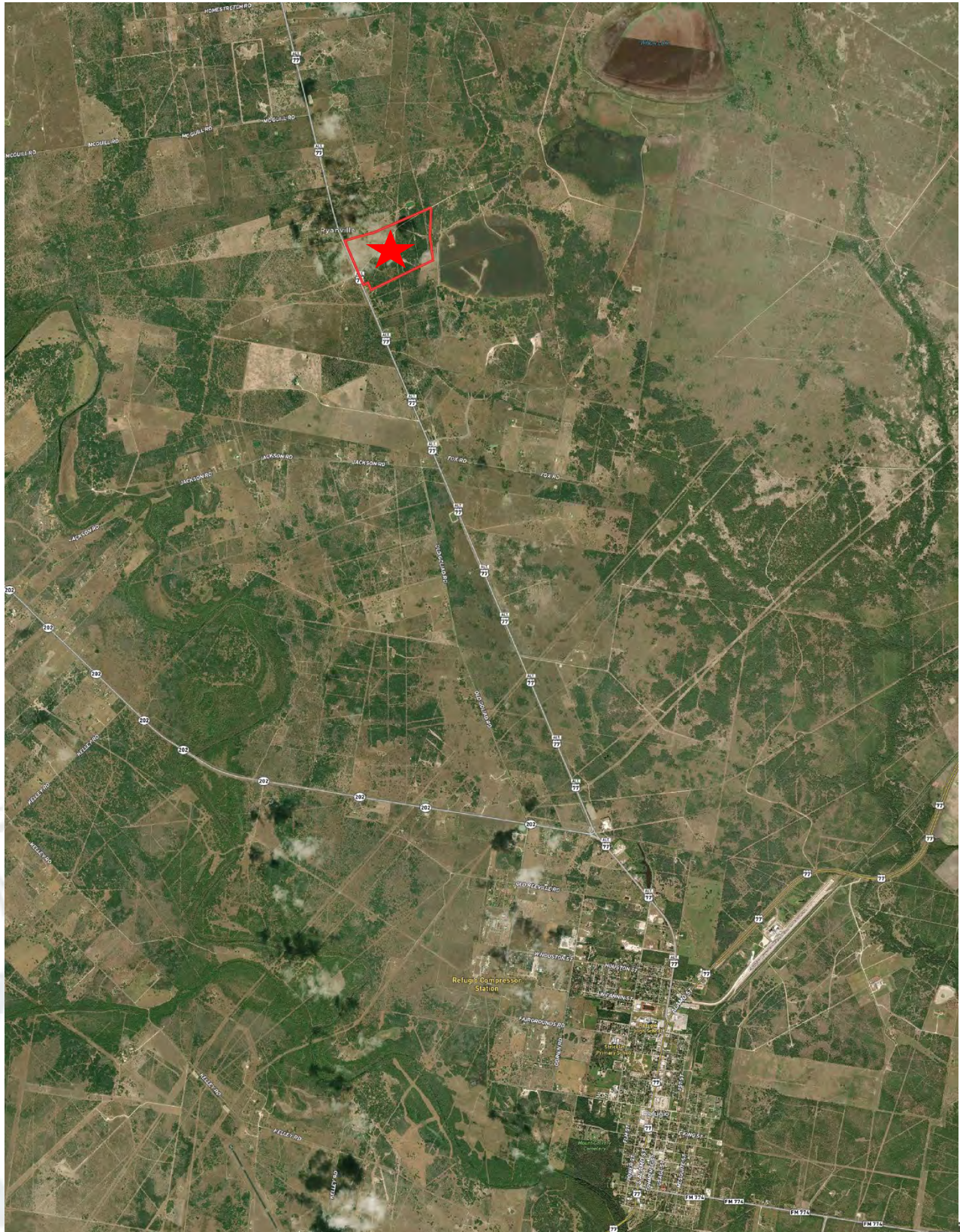
PIPELINE MAP



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PROPERTY LOCATION



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PROPERTY SOILS MAP



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PROPERTY SOILS MAP

|  Boundary 161.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaB	Papalote loamy fine sand, 0 to 3 percent slopes	85.9	53.04	0	41	3e
In	Blanconia loamy fine sand, 0 to 2 percent slopes	53.27	32.89	0	37	3e
PtA	Papalote fine sandy loam, 0 to 1 percent slopes	20.05	12.38	0	45	3e
Ec	Banquete clay, 0 to 1 percent slopes	2.74	1.69	0	40	2w
TOTALS		161.96(*)	100%	-	40.16	2.98

(*) 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

