CLARKSON RANCH

154.45+/- ACRES

REFUGIO COUNTY
PROPERTY DESCRIPTION

GREAT RANCH IN REFUGIO COUNTY!

The Clarkson Ranch is 154.45+/- acres and is located in approx. 6 miles north of Refugio in Refugio County. The property has approx. 1,957 ft. of frontage on Hwy 183 and has excellent access via an all-weather caliche road that runs the length of the property and to the house. The road also serves as an access easement to a neighboring ranch.

A well-maintained 3,100 sq. ft. (owner's estimate) 3BD/2BA home is located in the center of the property. The home has fresh paint and ceiling fans throughout. Original hardwood floors have recently been refinished and add-on portions of the home have new vinyl flooring installed. The large master bedroom features sloped ceilings, a brick fireplace and private terrace. The home includes a large screened porch as well as a 20K generator for back-up electricity. A detached 600 sq. ft. workroom/gameroom provides a great workspace and includes a full wall of storage cabinets, work table with electricity, sink and mini-split A/C unit.

Ranch terrain is covered with oaks and is mostly level with about 1/3 of the ranch cleared of underbrush and 2/3 of the ranch left in brush and trees. The ranch has three water wells, a storage barn and an older set of cattle pens.

Property Directions:
From Refugio, take Hwy 183 north approx. 6 miles on the right at the W Ranch Road cattle guard entrance.

LIST PRICE $699,000

BILLY MURPHY
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(361) 655-0484

COLDWELL BANKER
THE RON BROWN COMPANY

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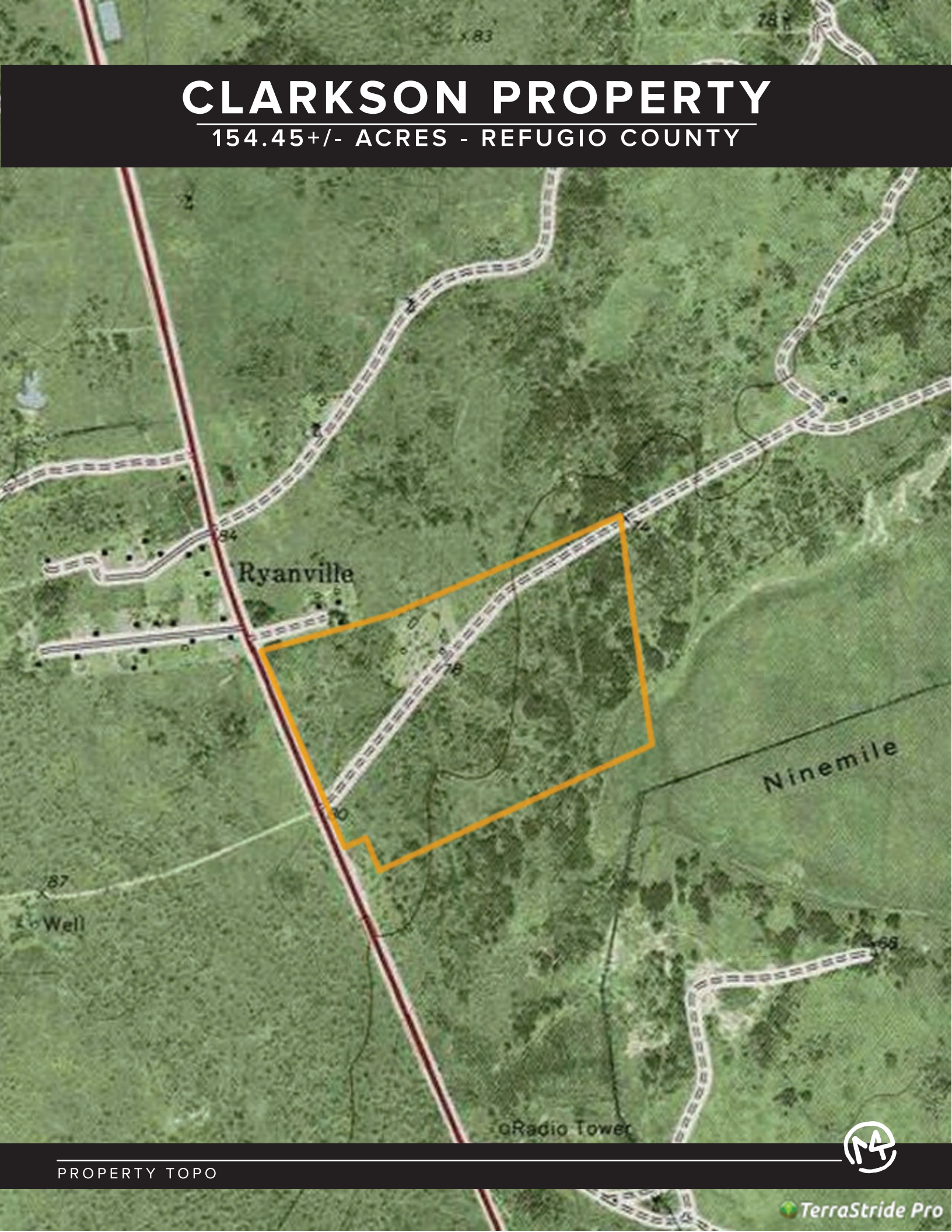
CLARKSON PROPERTY

154.45+/- ACRES - REFUGIO COUNTY

PROPERTY AERIAL

CLARKSON PROPERTY

154.45+/- ACRES - REFUGIO COUNTY



PROPERTY TOPO

United States Department of Agriculture

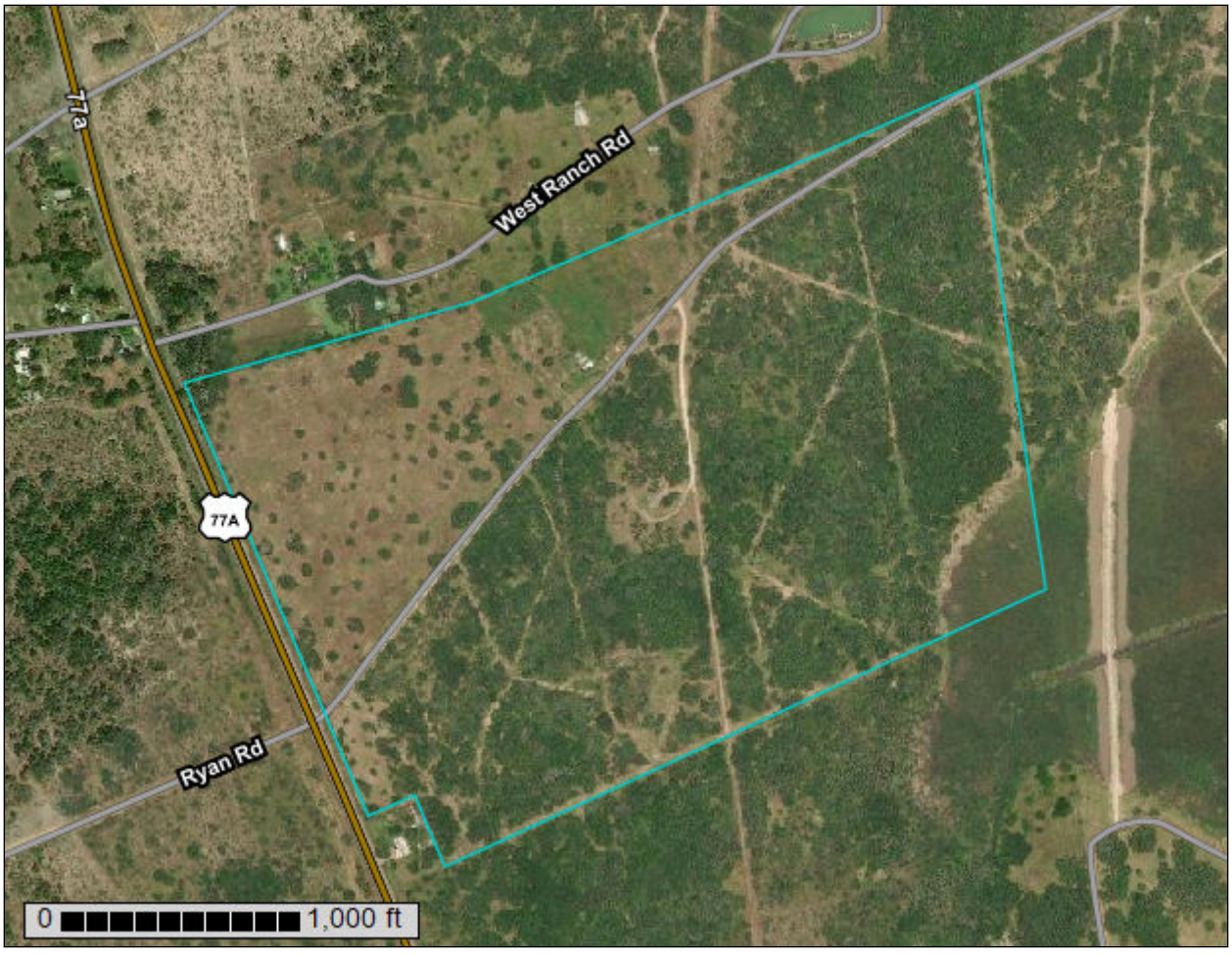
NRCS

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

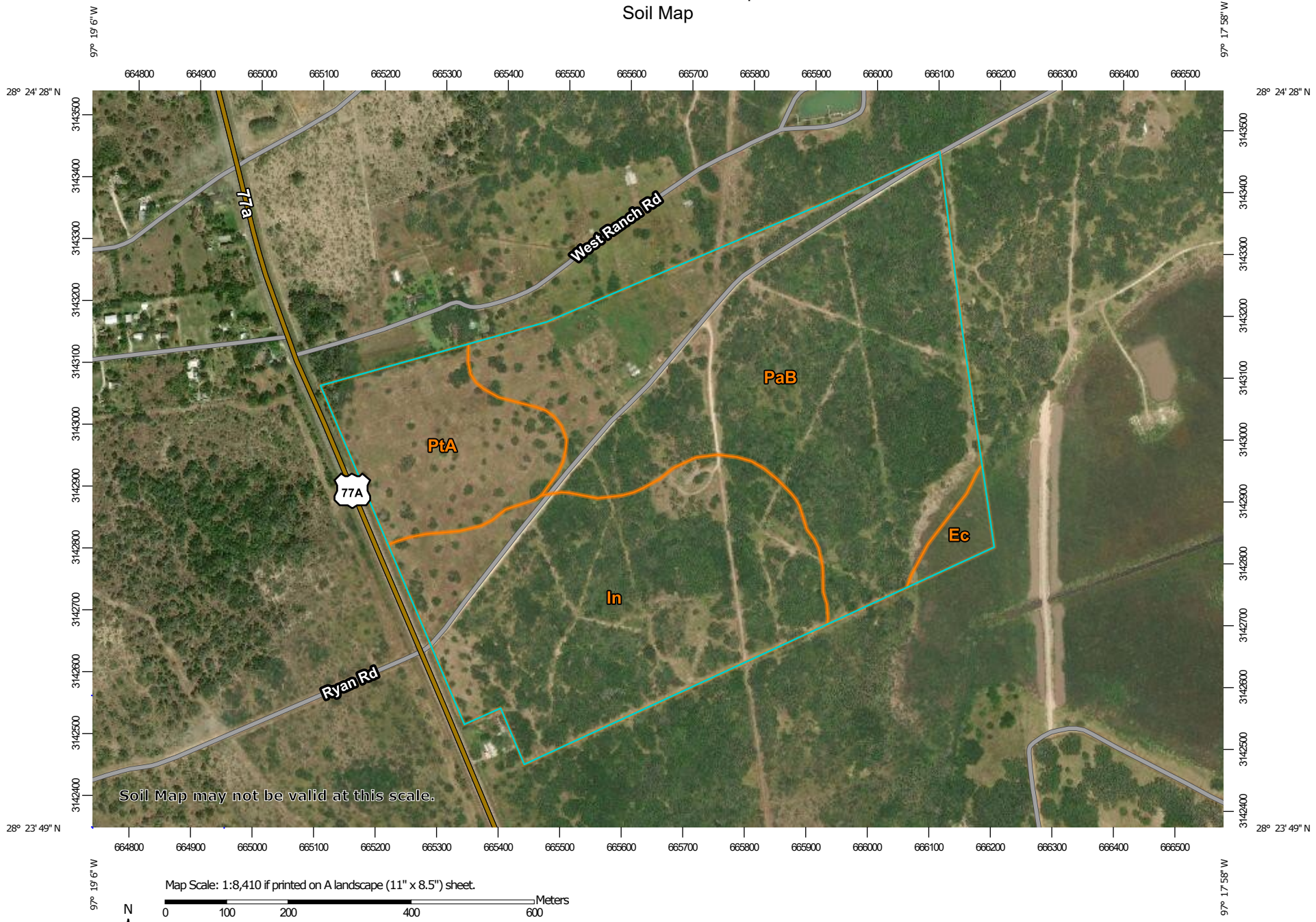
Custom Soil Resource Report for Refugio County, Texas

M4 Ranch Real Estate



August 4, 2020

Custom Soil Resource Report
Soil Map



Map Scale: 1:8,410 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

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 1:24,000.

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: Refugio County, Texas
Survey Area Data: Version 21, Jun 11, 2020

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
Ec	Banquete clay, 0 to 1 percent slopes	2.7	1.7%
In	Blanconia loamy fine sand, 0 to 2 percent slopes	54.1	34.8%
PaB	Papalote loamy fine sand, 0 to 3 percent slopes	78.9	50.8%
PtA	Papalote fine sandy loam, 0 to 1 percent slopes	19.8	12.7%
Totals for Area of Interest		**155.4**	**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.