

# **SHELLY 60 RANCH**

**58+/- Acres – GOLIAD COUNTY**

## **PROPERTY SUMMARY**

**LIST PRICE ~ \$352,680**

**ACREAGE: 58.78+/-**

**ADDRESS: 00 McGill Rd.**

**COUNTY: GOLIAD**

**TERRAIN: Mostly Wooded**

**SOILS: Loamy Fine Sand**

**MINERALS: None being offered.**



## **PROPERTY DESCRIPTION:**

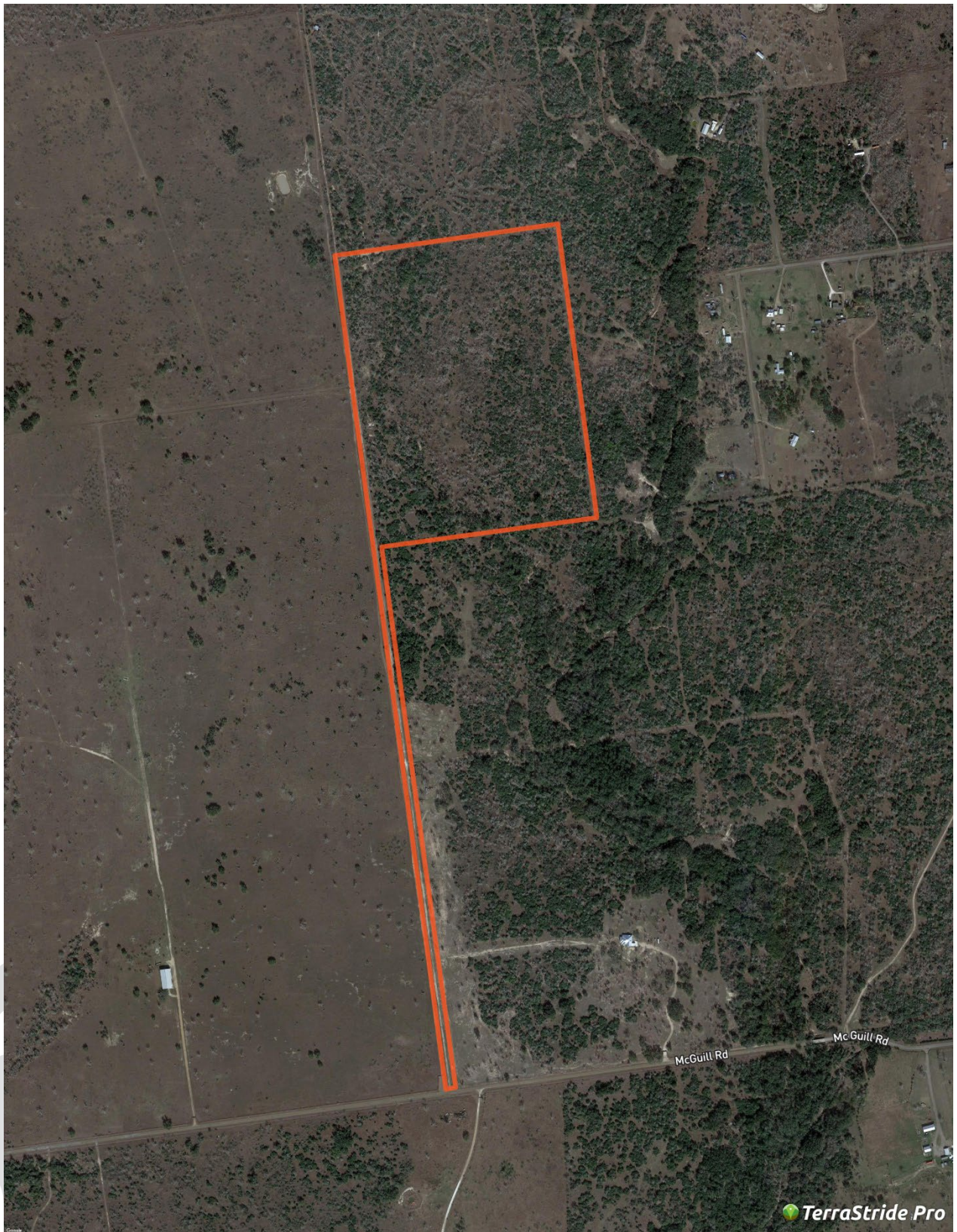
The 58+/- acre Shelly Ranch is located in southern Goliad County near the Goliad/Refugio county line. The ranch is rectangular in shape and accessed off McGill Road by a private deeded access road (approx. 3,385+/- ft). Ranch is mostly wooded with numerous oaks & underbrush creating excellent wildlife habitat. Ranch terrain is mostly level with a gentle sloping toward a draw in the southern portion of the ranch. Property soils consist of a loamy fine sand. Ranch wildlife includes whitetail deer, turkey, and hogs. One side of property requires fencing, there is no water or electricity currently on the property. Located 2 hrs. from

San Antonio  
and 15 min.  
from Goliad,  
this property  
would make  
a great  
weekend  
retreat.



# SHELLY 60 RANCH

*58+/- Acres – GOLIAD COUNTY*  
**PROPERTY AERIAL**



# SHELLY 60 RANCH

58+/- Acres – GOLIAD COUNTY  
PROPERTY TOPO



# SHELLY 60 RANCH

*58+/- Acres – GOLIAD COUNTY*

**PROPERTY FLOOD**

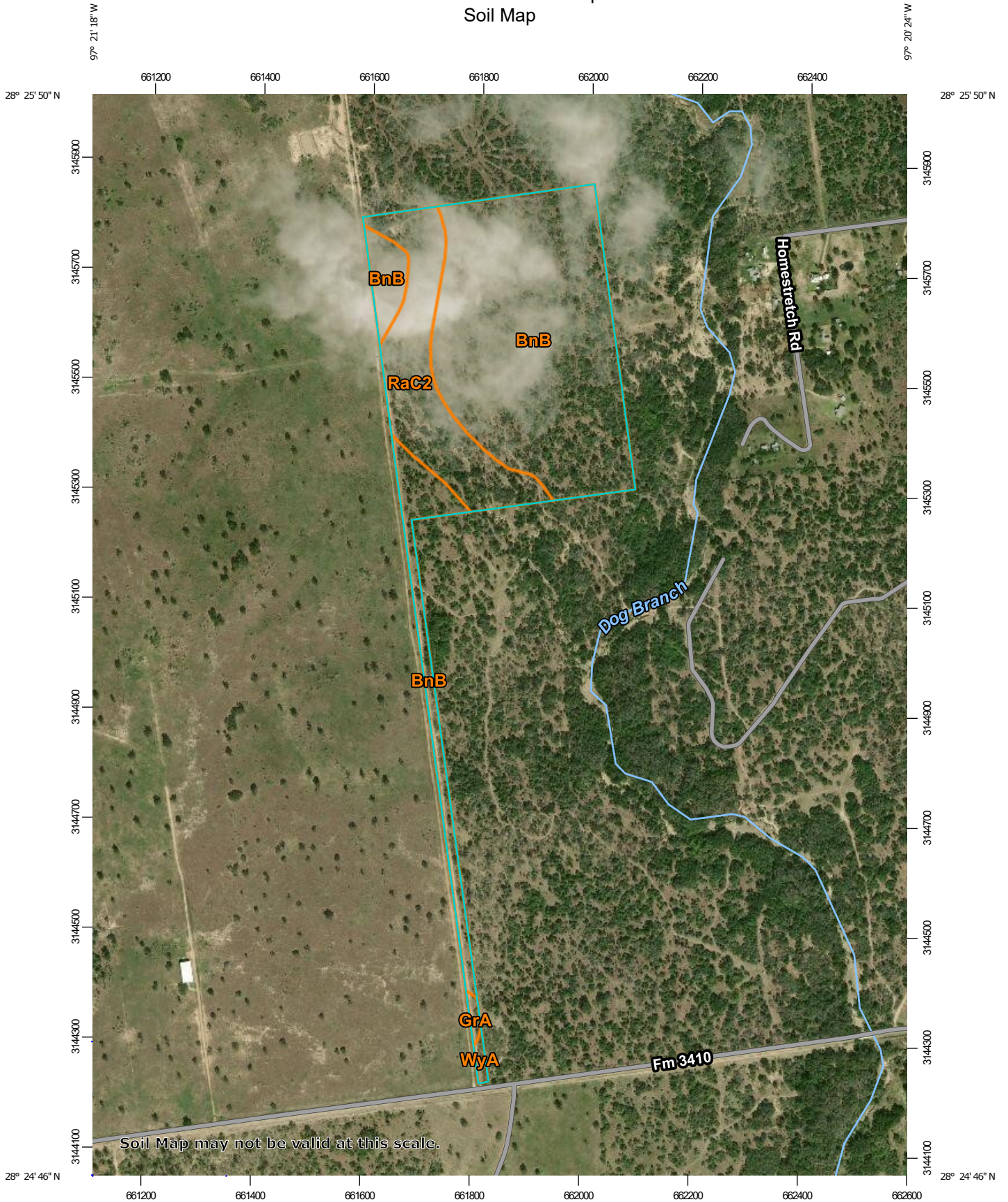


# Custom Soil Resource Report for **Goliad County, Texas**

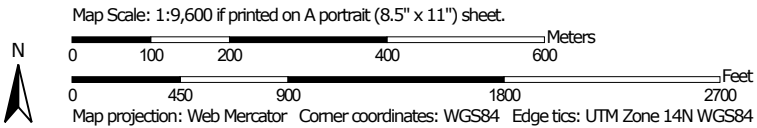
**M4 Ranch Real Estate**



# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



### 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 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	48.7	76.4%
GrA	Greta fine sandy loam, 0 to 1 percent slopes	0.4	0.6%
RaC2	Raisin loamy fine sand, 2 to 5 percent slopes, moderately eroded	14.3	22.4%
WyA	Wyick fine sandy loam, 0 to 1 percent slopes	0.4	0.6%
<b>Totals for Area of Interest</b>		<b>63.8</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.

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.