

# EDNA RANCH

*181+/- Acres – JACKSON COUNTY*

## PROPERTY SUMMARY

**LIST PRICE ~ \$995,000**

**ACREAGE:** 187.11+/-

**ADDRESS:** 00 FM 530

**COUNTY:** Jackson

**TERRAIN:** Level and mostly wooded with large oaks/ some open pasture land

**WATER:** Pond & Wetland Area



## PROPERTY DESCRIPTION:

### Great Hunting Ranch!

The Edna Ranch is located just 5.5 miles off of HWY 59. The property is accessed by a well-maintained all -weather easement road that dead-ends into the property. Secluded and surrounded by big ranches, this property is a hunter's paradise. There is no shortage of deer, turkey, hogs and other game. The ranch is loaded with huge oak trees and has a 3.6 acre wetland area along the north boundary which provides a great opportunity for creating waterfowl habitat. Soils

consist of Inez fine sandy loam and Dacosta sandy clay loam. Located only 1-1/2 hours from downtown Houston, 40 minutes from Victoria and 15 minutes from Edna, this



ranch is the perfect weekend retreat. Call Billy to schedule a showing.

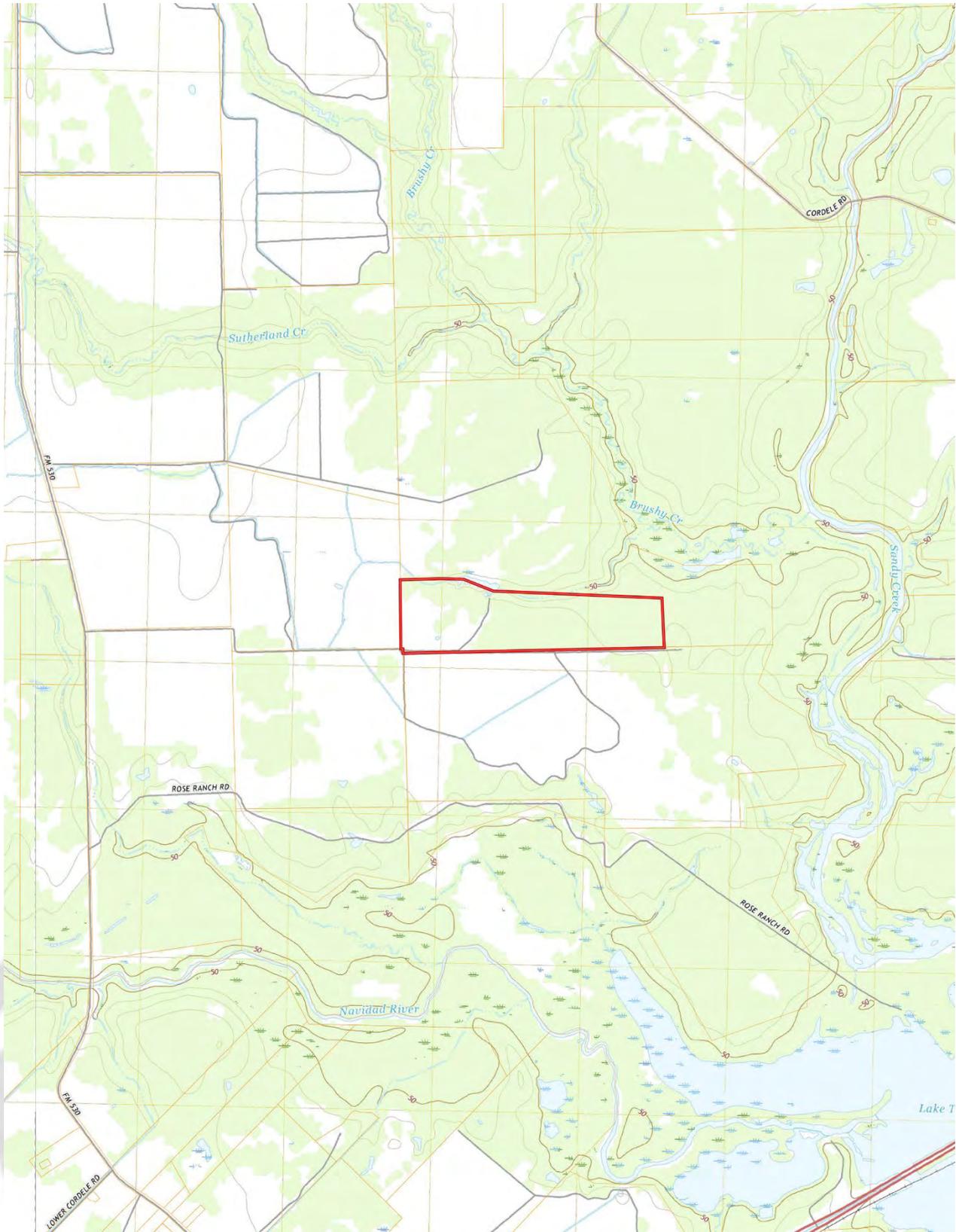
# EDNA RANCH

*181+/- Acres – JACKSON COUNTY*  
**PROPERTY AERIAL**



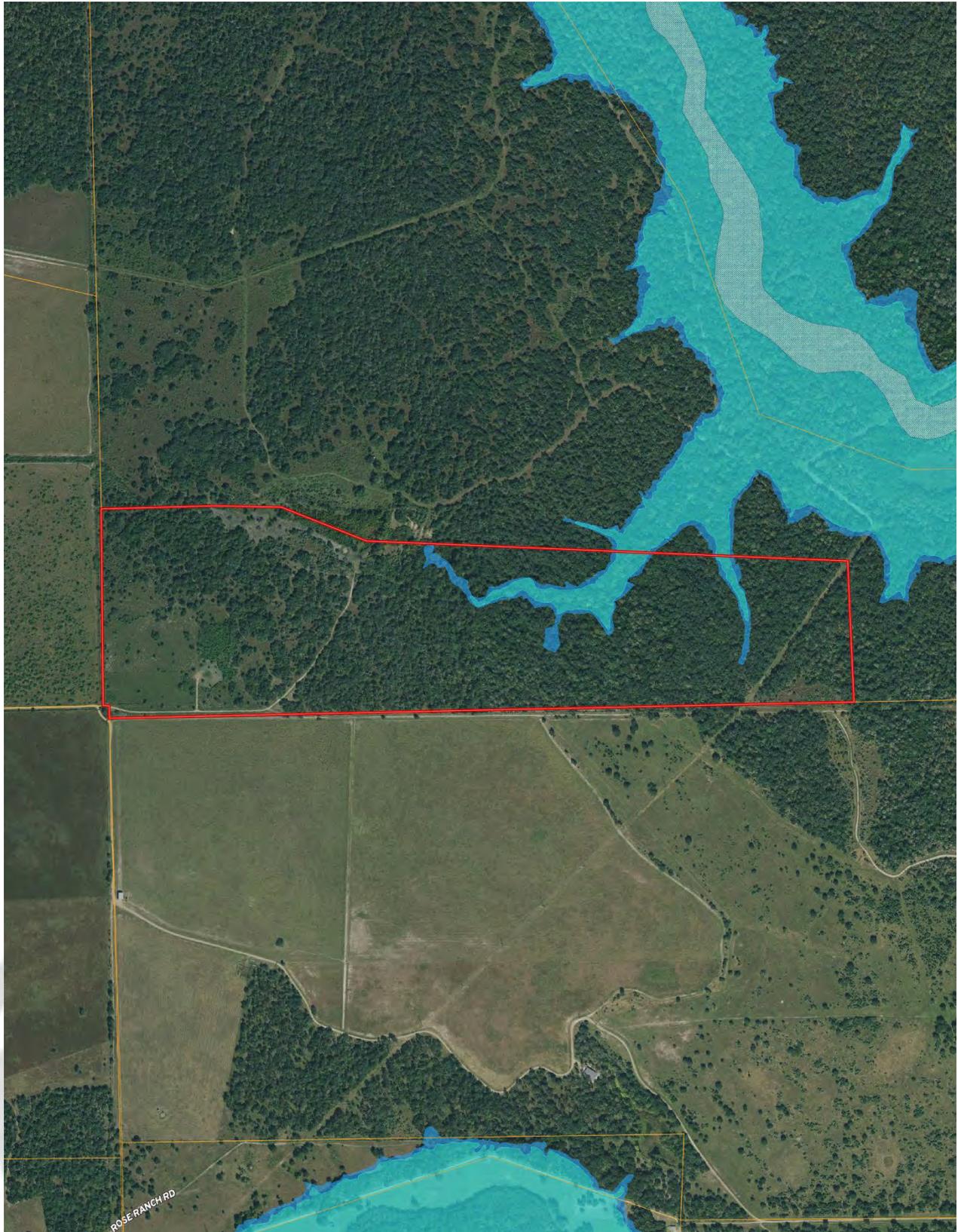
# EDNA RANCH

181+/- Acres – JACKSON COUNTY  
PROPERTY TOPO



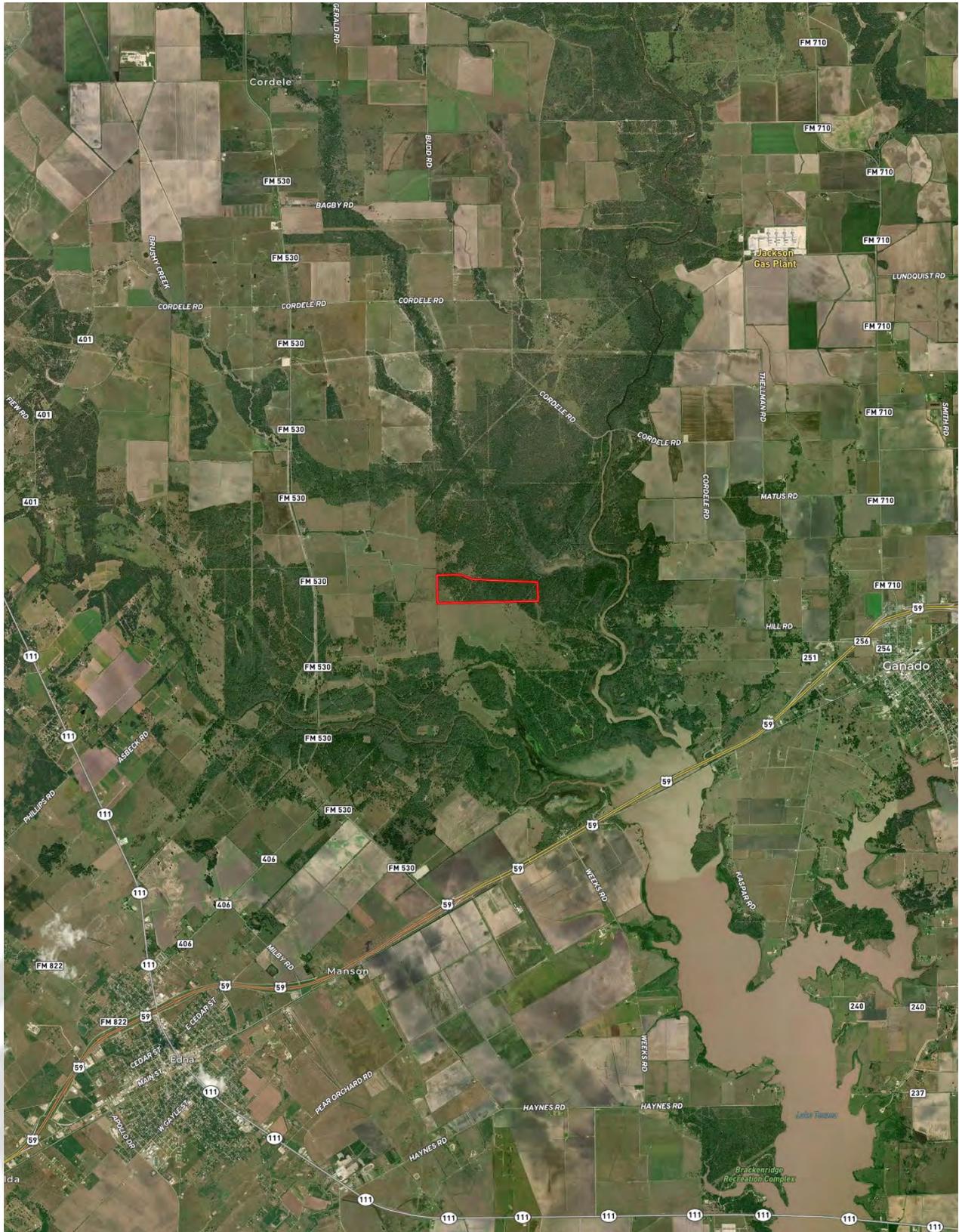
# EDNA RANCH

*181+/- Acres – JACKSON COUNTY*  
**PROPERTY FLOOD**



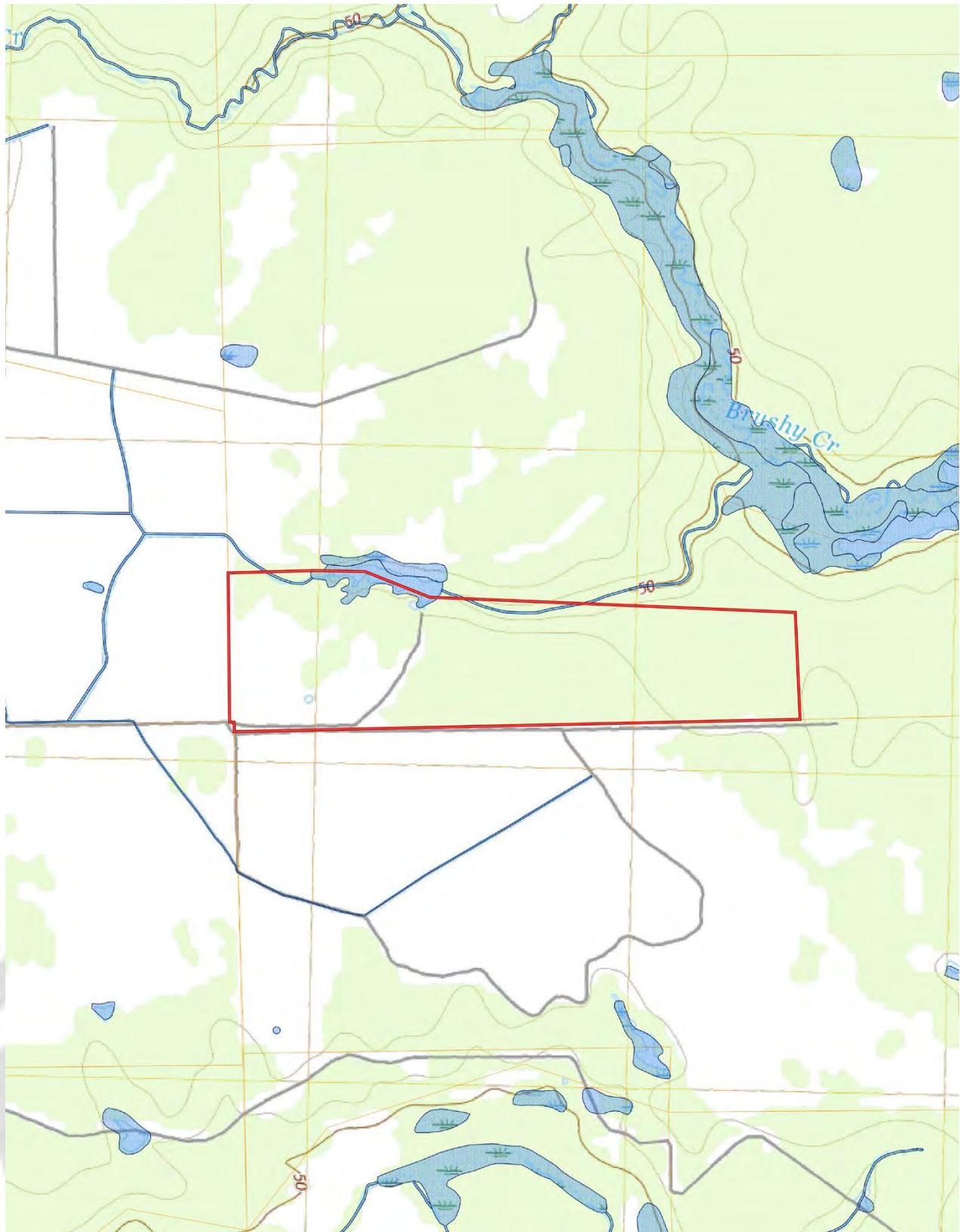
# EDNA RANCH

181+/- Acres – JACKSON COUNTY  
PROPERTY LOCATION



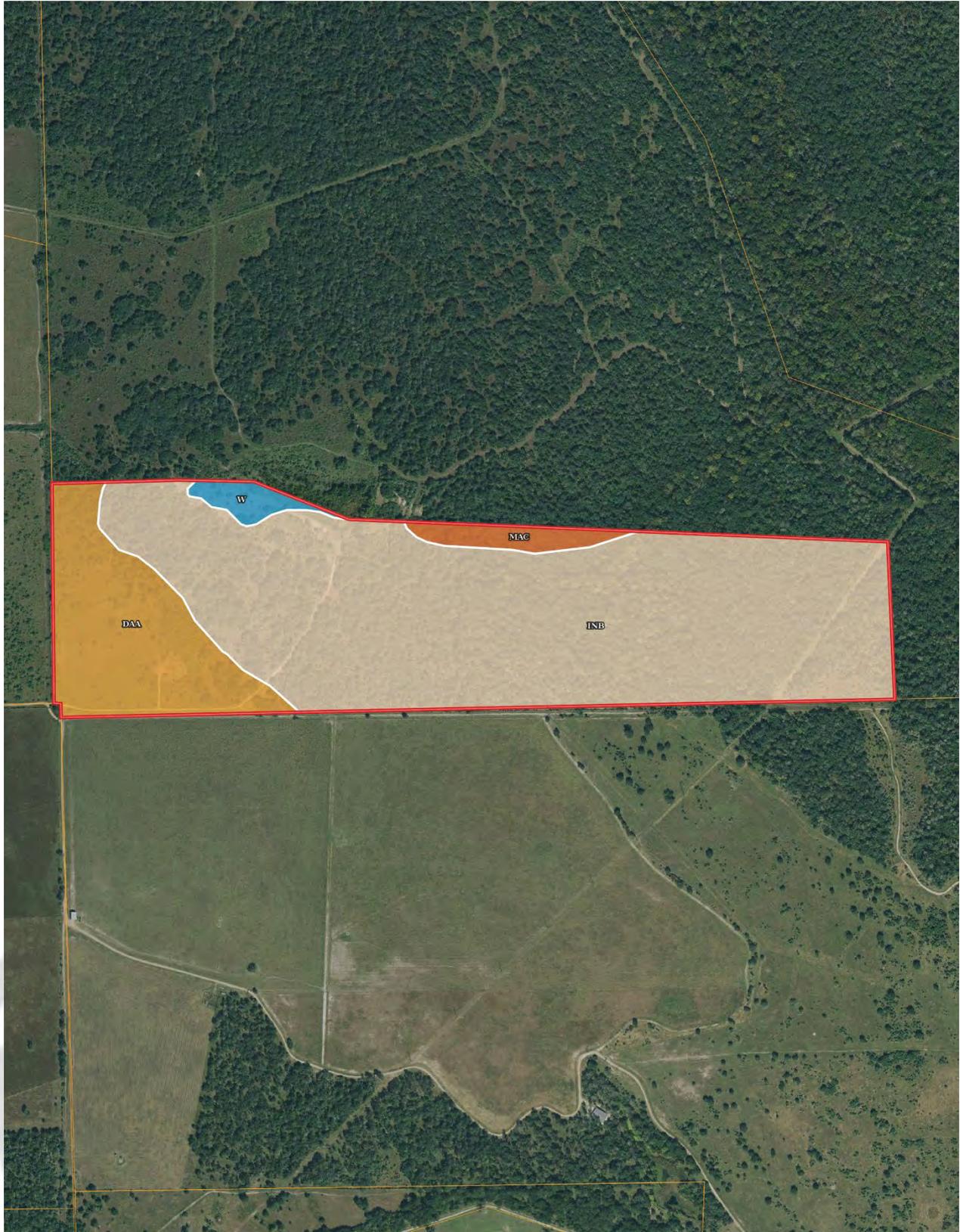
# EDNA RANCH

181+/- Acres – JACKSON COUNTY  
PROPERTY WETLAND MAP



# EDNA RANCH

*181+/- Acres – JACKSON COUNTY*  
**PROPERTY SOILS MAP**



# EDNA RANCH

181+/- Acres – JACKSON COUNTY

## PROPERTY SOILS MAP

|  Boundary 181.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
InB	Inez fine sandy loam, 0 to 2 percent slopes	139.8	77.0	0	38	3s
DaA	Dacosta sandy clay loam, 0 to 1 percent slopes	33.11	18.24	0	36	3s
MaC	Marcado sandy clay loam, 3 to 8 percent slopes	5.01	2.76	0	37	4e
W	Water	3.65	2.01	0	-	-
TOTALS		181.57(*)	100%	-	36.84	3.03

(\*) 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