

MOORE REFUGIO RANCH

277+/- ACRES – REFUGIO COUNTY

PROPERTY SUMMARY

[PROPERTY WEBSITE](#)

[PROPERTY VIDEO](#)

LIST PRICE ~ \$1,498,770

ACREAGE: 277.55+/-

ADDRESS: U.S. Highway 77 S.

COUNTY: Refugio

TERRAIN: level terrain w/brush,
senderos and clean fence lines

WATER: pond with nearby well



Calling all hunters! This fantastic 277± acre hunting ranch is loaded with wildlife, including deer, hogs, turkeys, and other small game. Conveniently located off U.S. Highway 77, just north of Refugio, the property features mostly level terrain and dense brush that provides excellent shelter for the areas wildlife.

The ranch offers a perfect retreat for outdoor enthusiasts and avid hunters, is surrounded by larger tracts of land with farmland bordering to the south usually planted in cotton or milo. Clean fence lines and maintained senderos provide easy access across most of the property.

A well-built hunting cabin sleeps four people and includes a bathroom with shower, a large deck, and an outdoor cooking area—ideal for a hunter's weekend getaway. The cabin is

nestled under a large approx. 60 x 100 barn, offering shade and ample space for equipment storage. Additionally, there is an RV hookup with pad site. All improvements, including the cabin and barn, were added post-Hurricane Harvey in 2017. A pond, located just beyond the cabin, can be supplemented by a nearby water well. Two blinds, four feeders, and two Conex storage containers are included with the sale. Located approximately 2 hours and 15 minutes from Houston and San Antonio, 2.5 hours from Austin, and only 45 minutes from the coast, this ranch is perfectly situated for a quick escape into nature.



M4RANCHREALESTATE.COM



MOORE REFUGIO RANCH

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PROPERTY AERIAL



Boundary

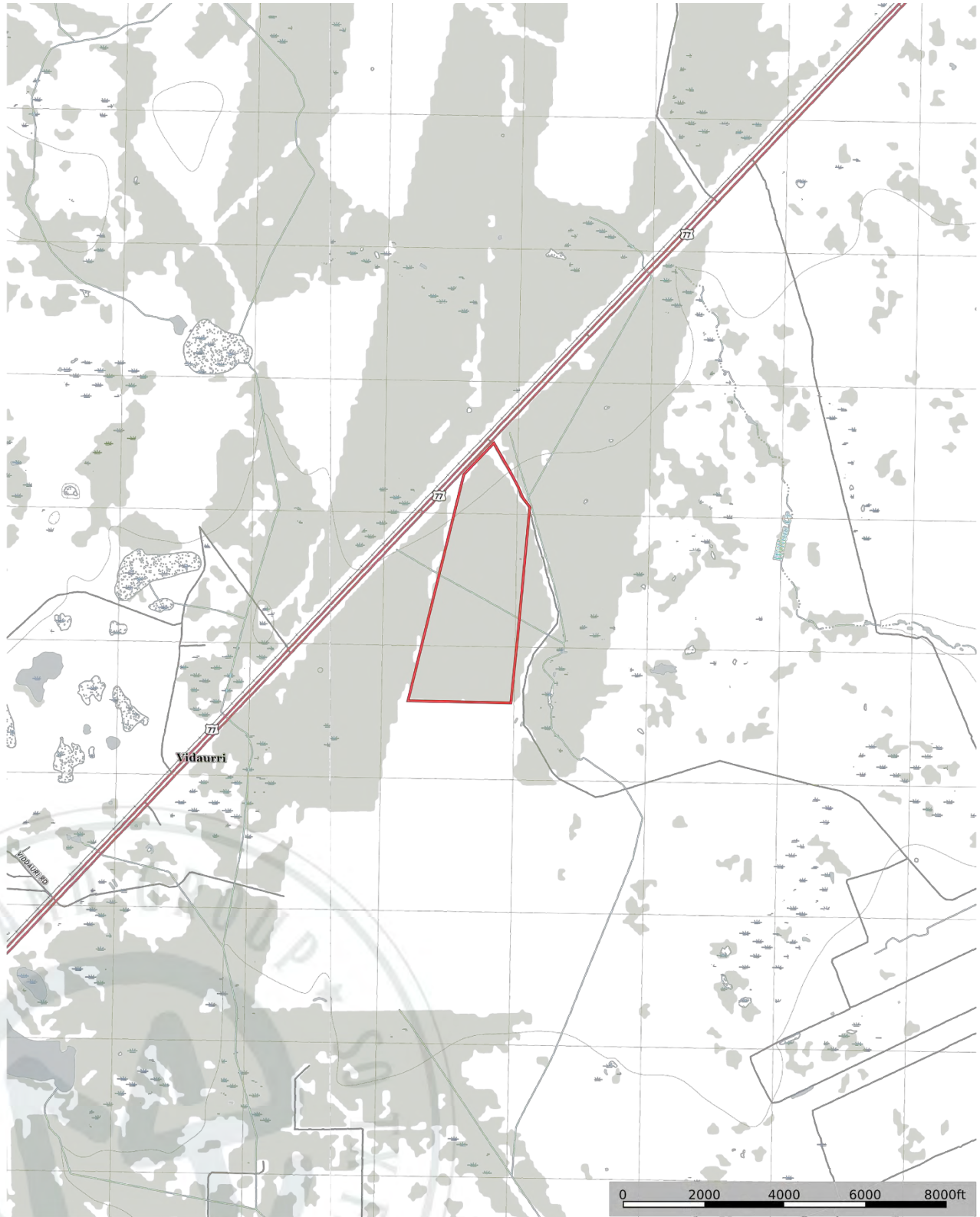
ESTATE * M4 LAND GROUP * SOY FARM & RANCH REAL ESTATE



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PROPERTY TOPO



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WETLANDS



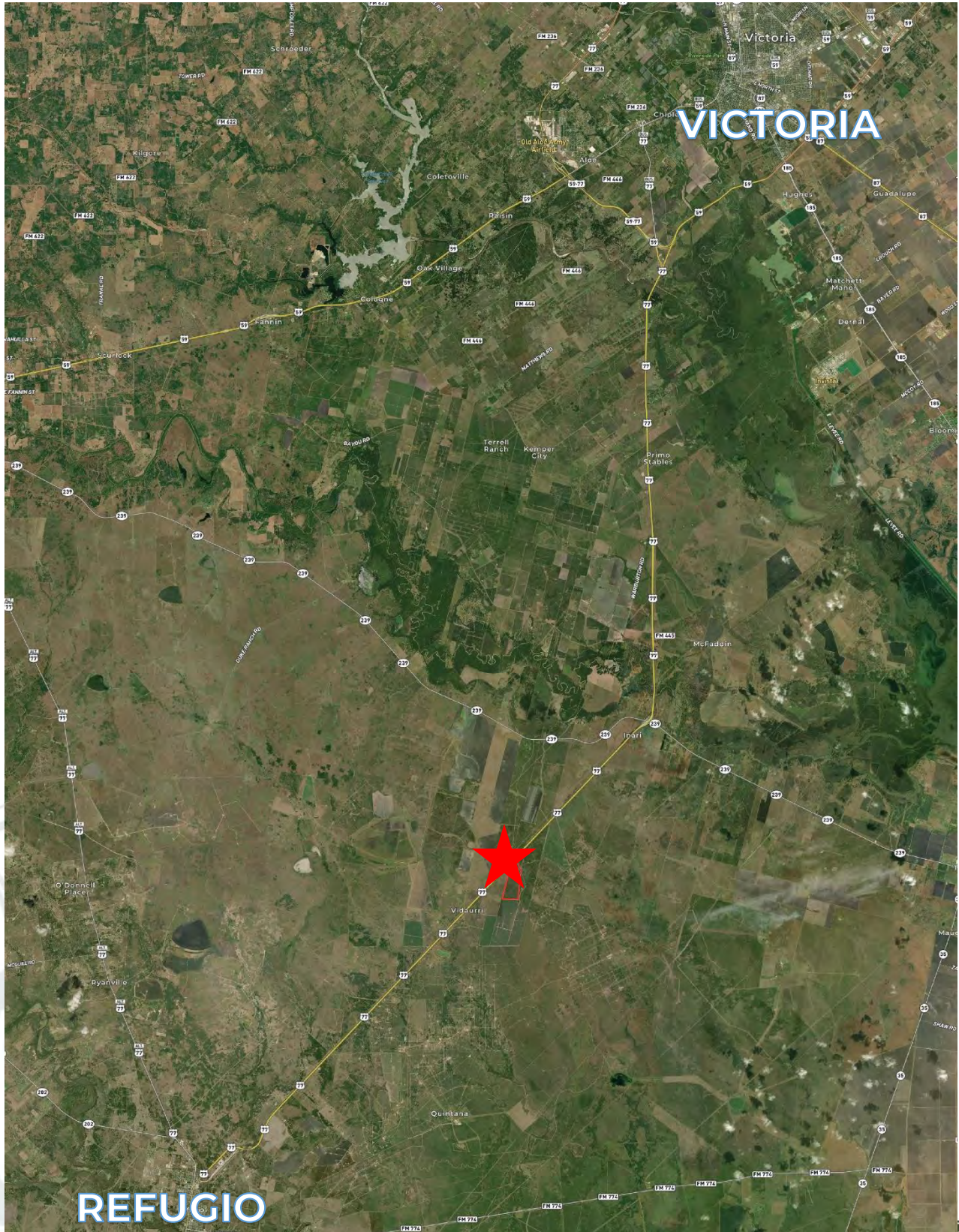
Boundary Wetlands Riparian



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PROPERTY LOCATION



ESTATE * M4 LAND GROUP



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PIPELINES



ESTATE * M4 LAND GROUP * SOUTH FARM & RANCH REAL ESTATE



MOORE REFUGIO RANCH

277+/- ACRES – REFUGIO COUNTY

PROPERTY SOILS MAP



Boundary


ESTATE * M4 LAND GROUP * SOY FARM * RANCH REAL ESTATE



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PROPERTY SOILS MAP

 Boundary 281.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VcA	Victoria clay 0 to 1 percent slopes	235.77	83.62	0	33	2s
Vd	Victoria clay, 0 to 1 percent slopes, low	37.13	13.17	0	34	3s
Or	Orelia fine sandy loam, 0 to 1 percent slopes	9.08	3.22	0	45	1
TOTALS		281.98(*)	100%	-	33.52	2.1

(*) 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								

