

|D Boundary 216.31 ac

SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Nuff very stony silty clay loam, 2 to 6 percent slopes	106.9 1	49.42	0	28	6s
Doss-Real complex, 1 to 8 percent slopes	67.14	31.04	0	23	6e
Bosque clay loam, 0 to 1 percent slopes, occasionally flooded	15.6	7.21	0	59	2w
Wise clay loarn, 3 to 5 percent slopes, moderately eroded		6.29	0	28	3e
Real-Rock outcrop complex, 12 to 40 percent slopes	13.06	6.04	0	9	7s
	216.3 1(*)	100%	-	27.54	5.58
	Nuff very stony silty clay loam, 2 to 6 percent slopes Doss-Real complex, 1 to 8 percent slopes Bosque clay loam, 0 to 1 percent slopes, occasionally flooded Wise clay loam, 3 to 5 percent slopes, moderately eroded	Nuff very stony silty clay loam, 2 to 6 percent slopes 106.9 Doss-Real complex, 1 to 8 percent slopes 67.14 Bosque clay loam, 0 to 1 percent slopes, occasionally flooded 15.6 Wise clay loam, 3 to 5 percent slopes, moderately eroded 13.6 Real-Rock outcrop complex, 12 to 40 percent slopes 13.06 216.3 216.3	Nuff very stony silty clay loam, 2 to 6 percent slopes106.9 149.42Doss-Real complex, 1 to 8 percent slopes67.1431.04Bosque clay loam, 0 to 1 percent slopes, occasionally flooded15.67.21Wise clay loam, 3 to 5 percent slopes, moderately eroded13.66.29Real-Rock outcrop complex, 12 to 40 percent slopes13.066.04216.3100%	Nuff very stony silty clay loam, 2 to 6 percent slopes106.9 149.420Doss-Real complex, 1 to 8 percent slopes67.1431.040Bosque clay loam, 0 to 1 percent slopes, occasionally flooded15.67.210Wise clay loam, 3 to 5 percent slopes, moderately eroded13.66.290Real-Rock outcrop complex, 12 to 40 percent slopes13.066.040216.3100%-	Nuff very stony silty clay loam, 2 to 6 percent slopes 106.9 1 49.42 0 28 Doss-Real complex, 1 to 8 percent slopes 67.14 31.04 0 23 Bosque clay loam, 0 to 1 percent slopes, occasionally flooded 15.6 7.21 0 59 Wise clay loam, 3 to 5 percent slopes, moderately eroded 13.6 6.29 0 28 Real-Rock outcrop complex, 12 to 40 percent slopes 13.06 6.04 0 9 216.3 100% - 27.54

(*) 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'	•	•	•	٠	•	•	٠	٠	
Forestry	٠	٠	•	٠	٠	•	٠		
Limited	•	•	•	٠	•	•	•		
Moderate	•	•	•	٠	•	•			
Intense	•	•	•	٠	•				
Limited	٠	٠	٠	٠					
Moderate	٠	٠	٠						
Intense	٠	٠							
Very Intense	٠								

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

Full Soils Breakdown

- NUC (Nacogdoches Fine Sandy Loam beige, ~45% of uplands)
 - Deep, well-drained loam with excellent bearing capacity—home to the main lodge, guest cabins, shop and arena.
 - Supports healthy native grasses and oaks for pastures or picnic glades.
- DRC (Damac Clay Loam orange mid-slopes)
 - Medium-depth clay loam retaining moisture; perfect for wildlife food plots and natural brush.
 - Gentle grading yields low erosion risk.
- WSC2 (Waco Silty Clay dark brown ridge pockets)
 - Slow-draining clay best kept under hardwood canopy to minimize runoff.
 - Acts as a natural filter before water enters ponds or the river.
- REF (Refugio Fine Sand gold ribbons in draws)
 - Sandy loam with rapid infiltration—ideal for spring-fed ponds, cistern soakaways, or permeable pads.
- BS (Bottomland Silt Loam teal floodplain soils)
 - Rich, alluvial soils with superior fertility—creates stunning river-edge meadows and shorebird habitat.
 - Perfect for low-impact boardwalks or fishing platforms with minimal earthwork.

Drainage & Conservation

This soils mosaic ensures upland facilities remain high and dry, mid-slopes retain moisture for pasture and wildlife, and floodplains buffer seasonal flows—creating a self-filtering watershed that keeps the Leon River pristine.

Erosion Control

By aligning every building, trail and food plot with natural soils contours, you minimize cutand-fill, reduce sediment runoff into the Leon River, and preserve the ranch's exceptional environmental integrity.