



R&G RANCH

Medina and Frio County, Texas | 542 ± ACRES

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES

THE RANCH

The 542+/- acre R&G Ranch offers a great opportunity to own an income-producing hay operation and ranch that has been well managed by the same family for close to 40 years. Located off I-35, in both Medina and Frio counties the ranch can be accessed by either paved CR 1657 or down an easement. The ranch is within a 40-minute drive of San Antonio and just minutes from Moore and Devine, Texas,



an area known for its rich soils and hay production. The ranch has been utilized for many years as a high-volume hay operation and cow-calf ranch. The improvements on the ranch have been carefully thought out by the owners, including numerous water wells, 3 center pivots which irrigate approximately 162+/- acres in total, 2 barns for hay storage, 2 equipment barns and a centrally located set of pens by the ranch house. The ranch is cross-fenced, and cattle can be penned and rotated with ease, there are currently 50 head on the ranch with the ability to support more.





PRODUCTION

Hay production on the northwest pivot is approximately 14,000-15,000 square bales per year. The ranch has the ability for higher output if one wished to use all 3 pivots.

WILDLIFE

Wildlife on the ranch includes Whitetail deer, Rio Grande turkey, hogs, bobwhite quail, and some years significant numbers of dove.

MINERALS

Minerals are negotiable. The seller will convey 50% Commercial Water Rights.

TERRAIN

The R&G Ranch is mostly flat terrain and in an area known for its great farmland. The eastern portion of the ranch consists of tall, mature oak trees with all three pivots located to the west. The ranch has a great mix of open pasture to brush, providing for excellent quail habitat.

Soils:

Nusil Soils

Poth loamy fine sand

Hitilo-Aluf Association

Divot Clay Loam

Poteet very fine sandy loam

Webb fine sandy loam



IMPROVEMENTS

The ranch is unique in the fact that it has numerous improvements, and no expense has been spared. The ranch includes 2 Carrizo Irrigation wells and 2 domestic wells. The 3 center pivots on the ranch irrigate approximately 162+/- acres in total. Water is also piped throughout the ranch to a centrally located set of valves. There are two barns on the ranch that are utilized for hay storage, one being 5,000 sq. ft. and the other 8,400 sq. ft. as well as a 4,500 sq. ft. equipment barn and a smaller equipment barn located by the house. The ranch is cross-fenced and has a well-thought-out set of pens that are centrally located for ease of penning, rotating, and working cows. There is a well-built, 3 BR/2B ranch house that is located near the pens. Electricity is provided by Medina Electric Co-Op.

Carrizo Irrigation Well #1- Drilled in 2010 and is believed to be 387' (currently provides water to center pivots and tanks)

Carrizo Irrigation Well #2- Believed to be drilled in 2001. The well is inoperable.

Domestic Well #1- Provides water to house and trough at pens and is equipped with an electric submersible pump. This well was drilled in 2015 and is approximately 300+/- feet deep.

Domestic Well #2- Provides water to the tank along the western fence line and is equipped with an electric submersible pump.

Center Pivot #1- 4 Tower Zimmatic (irrigates 35+/- acres)

Center Pivot #2-4 Tower Zimmatic (irrigates 47 +/- acres)

Center Pivot #3-6 Tower Zimmatic (irrigates 80 +/- acres)

WATER

The R&G Ranch boasts numerous water wells including 2 Carrizo Irrigation wells, one of which can provide water to all 3 center pivots. There are also 2 domestic wells, 1 of which provides water to the house/pens. The Carrizo well in the Southwest corner of the ranch was drilled in 2010 and is approximately 387 ft. deep, according to the well report. The Carrizo well in the Northeast portion of the ranch is inoperable. There are 3 tanks located on the ranch which provide ample water to the cattle and native wildlife. 2 of the tanks are supplemented by the Carrizo well and the smaller tank can be filled with the domestic well. Black Creek enters the property on the western fence line and traverses the ranch. Large Oak trees line Black Creek and offer great roosting sites for turkey.

EXEMPTIONS

The R&G ranch is currently Ag-Exempt.

DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.

WEST & SWOPE

RANCHES



“A LEGACY OF LAND”

CONTACT

KIRK MOODY
ASSOCIATE
210.262.7339

West & Swope Ranches
info@westandswope ranches.com
844-888-3384

LOUIE SWOPE
PARTNER | BROKER
512.940.0543

KMOODY@WESTANDSWOPERANCHES.COM

LSWOPE@WESTANDSWOPERANCHES.COM

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES