



WEST & SWOPE
RANCHES

OLSON RANCH

Kenedy, Texas | 470 ± ACRES

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES



THE RANCH

Located in the southwest portion of Karnes County, the 470+/- ac Olson Ranch has been owned and operated by the same family for years. While a blank canvas, the ranch offers fertile soils and a good mix of open pasture to brush, approximately 40+/- acres have been utilized as dry farmland in previous years. The ranch is cross fenced and has infrastructure already in place to support one's livestock operation.





IMPROVEMENTS

The ranch is cross-fenced and there is a set of pens located near the southern portion of the ranch.

WILDLIFE

Whitetail deer, hogs, dove and bobwhite quail can be found on the property along with other native south Texas wildlife. Very little hunting pressure has taken place on the Olson Ranch, and some years offers great wing-shooting opportunities.

WATER

There is an El Oso Water meter located on the ranch. There are 2 ponds on the property in the northern portion of the ranch.

MINERALS

None. Surface Sale Only. There are 2 pad sites located in the eastern portion of the ranch.



TERRAIN

The Olson Ranch offers gently rolling terrain ranging from 450-370 ASL. A good portion of the ranch was once terraced, now much of the property is dominated by great stands of native grasses and regrowth mesquite.

TAXES

The Olson Ranch is currently Ag-Exempt.

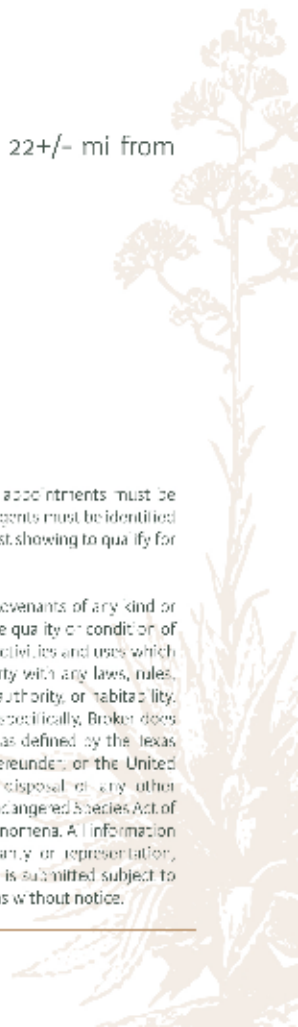
LOCATION

Approximately 13+/- mi from Kenedy, 22+/- mi from Three Rivers, 31+/- mi from Beeville

DISCLAIMER

To view West and Swope Ranches, LLC property listings, appointments must be scheduled with the listing agent. Participating Brokers and Agents must be identified during the initial contact and must be present during the first showing to qualify for full compensation.

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 1972, 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

GEORGE "MITCH" WEST
PARTNER | BROKER ASSOCIATE
210.213.5402

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

KIRK MOODY
ASSOCIATE
210.262.7339

GMWEST@WESTANDSWOPERANCHES.COM

KMOODY@WESTANDSWOPERANCHES.COM

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES