



**WEST & SWOPE**  
RANCHES

**GLASS WEST RANCH**

Moore, Texas | 1166 ± ACRES

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## THE RANCH

Located off paved FM 2779, less than 1 hour from San Antonio, The 1,166 +/- ac, Glass West Ranch offers a unique opportunity to own a sizable ranch in a highly sought after area of northern Frio County. Just minutes south of the Medina county line and Moore, Texas, you will be hard pressed to find a ranch that offers fertile soils, and great brush diversity this close to San Antonio. With few improvements in place, the ranch provides an opportunity to be built to one's desire.



The southern boundary is high fenced and across the county road to the east a neighboring ranch is high fenced as well, with the remaining boundary being low-fenced. Much of the ranch is dominated by bull mesquites and typical south Texas brush. The ranch also boasts century live oak trees along Black Creek, which provides great roosting sites for turkeys. A well-built 2 bath, full kitchen bungalow faces to the west and offers stunning sunset views. The ranch has approximately 3.1 +/- mi of CR frontage and approximately .93 +/- mi of paved frontage on FM 2779. This abundant road frontage provides an opportunity for investors or developers to subdivide the property now or in the future.





## WILDLIFE

The diversity of the soils and brush found in this area of Frio county sustains great numbers of Whitetail deer, hogs, dove, bobwhite quail and waterfowl during the winter months. Rio Grande turkey can be seen on the ranch and Black Creek offers many roosting sites. Other species on the ranch include typical native wildlife. The same group of hunters have leased the ranch for over 10 years and have been selective with their harvests.

## TERRAIN

The topography of the Glass West Ranch is unique in the fact that it offers roughly 80 feet of elevation change. In the Western portion of the property, Black Creek bisects the property and provides fertile soils and large Oak and mesquite trees. As you move into the black brush hills to the east, elevations of 654' ASL can be observed, providing great views of Frio County.

## MINERALS

The ranch is currently leased in production. The Seller's will convey 50% of owned minerals.

## IMPROVEMENTS

There is a well built bungalow that features 2 bathrooms and a full living room and kitchen. There is a nice set of pipe welded pens and a barn in the western portion of the property. The ranch is cross-fenced for rotational grazing and cattle can be penned with ease. Other improvements include 2 water wells. The well by the house supplements the house and pond, the other is located near the pens and is powered by a Honda generator. There is also electricity located in the eastern portion of the ranch that has been utilized by the lease hunters for their campers in previous years.

## WATER

There are 2 water wells on the property. One well is located by the pens, the other is located by the house and supplements the house and nearby pond. There are 3 ponds on the property and Black Creek also runs through the ranch.

Sellers will retain 50% of the Commercial Water Rights.

## EXEMPTIONS

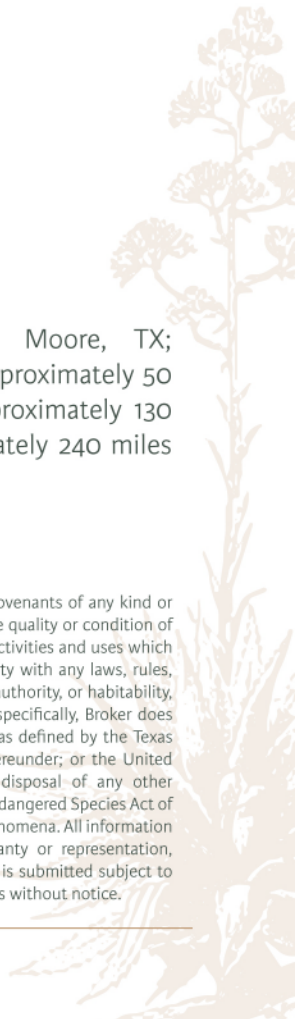
Currently Wildlife Exempt.

## LOCATION

Approximately 4 +/- miles from Moore, TX; approximately 10 +/- mi to Pearsall, approximately 50 +/- miles from San Antonio, TX; approximately 130 miles from Austin, TX; and approximately 240 miles from Houston, TX

## 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.



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**“A LEGACY OF LAND”**

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