



WEST & SWOPE
RANCHES

EVERMORE RANCH

Harwood, Texas | 234.5 ± ACRES

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES



THE RANCH

The Evermore Ranch is 234.5 acres of mostly cleared pastureland, located in both Gonzales and Caldwell Counties. The ranch offers a perfect balance of open pastureland for grazing and wooded areas for hunting. Large oaks, including post oaks and live oaks, are scattered throughout the land. It is fully fenced and cross-fenced into seven separate pastures, making it ideal for rotational grazing or managing livestock. The property also boasts excellent working facilities for livestock care.

Located 7.5 miles northeast of the city of Harwood, TX, the ranch offers a peaceful rural setting with easy access to nearby amenities. The ranch features approximately 1324 ft of road frontage along CR 441 and access to city water. A water meter is already in place, providing water to multiple troughs across the property. Additionally, there is a spacious 60x100 insulated barn, offering ample space for storage or equipment.





LOCATION

Harwood, Texas, is a small, close-knit community that boasts a charming country atmosphere. Its ideal location offers the best of both worlds, with easy access to the cities of Austin (about 70 miles or 1 to 1.5 hours away) and San Antonio (about 60 miles or 1 to 1.5 hours away). This makes the ranch a perfect spot for a weekend retreat, hunting property, or cattle operation, providing a peaceful, secluded setting while still being within reach of city conveniences.

TERRAIN

The terrain is gently rolling, with elevations ranging from 400 to 430 feet above sea level. Reed Creek provides a reliable water source during seasons of wet weather, though it remains dry during drier periods. Several small ponds and tanks are scattered throughout the ranch. The soil consists primarily of fine sandy loam, making it ideal for farming, livestock grazing, and supporting local wildlife. This combination of features adds versatility to the ranch, accommodating a range of agricultural and recreational activities, making it an excellent multi-use property for those who choose to take advantage of its potential.

MINERALS

None (may be negotiable)

IMPROVEMENTS

The Evermore Ranch features improvements that make it functional and ready for use. The property includes a 60x100 insulated barn for equipment or livestock storage. It is fully fenced and cross-fenced into seven separate pastures, ideal for livestock management and crops. The ranch also has working facilities for livestock care and a water meter that supplies water to multiple troughs throughout the property. With ample road frontage, convenient access, and excellent build sites for future improvements, this ranch offers the next owner the opportunity to customize the ranch to suit their own needs.

WATER

The Evermore Ranch offers excellent water resources, making it well-suited for both agricultural and recreational purposes. A water meter is in place, supplying water to multiple troughs throughout the property, ensuring consistent access for livestock. In addition, Reed Creek runs through the middle of the ranch, providing a natural water source during wet weather seasons, though it remains dry during drier periods. Several small ponds and tanks are also scattered across the property, adding to the ranch's overall water availability and enhancing its versatility for farming, grazing, and wildlife management.

WILDLIFE

Whitetail deer, wild hogs, and turkey are just a few examples of the wildlife found on the Evermore Ranch, making it an ideal location for hunters and outdoor enthusiasts. The diverse habitat, including wooded areas and open fields, provides ample opportunities for wildlife viewing and hunting year-round.

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

LOUIE SWOPE
PARTNER / BROKER

512.940.0543

LSWOPE@WESTANDSWOPERANCHES.COM

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

WESTANDSWOPERANCHES.COM

 @WESTANDSWOPERANCHES