


An aerial photograph of a ranch in Leakey, Texas. The landscape is a mix of dense green trees and open, dry fields. In the foreground, a large, light-colored house with a blue roof and a white garage is visible. A dirt road winds through the property. In the background, rolling hills are visible under a clear sky. A white rectangular box with a thin brown border is overlaid on the top left of the image, containing the logo and name of the ranch.

WEST & SWOPE  
RANCHES

**BASS & HAYS RANCH**

Leakey, TX 78873 | 380 ± ACRES

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## THE RANCH

Located just outside of Leakey in the heart of Real county, this exceptional Hill Country ranch offers privacy, elevation, and sweeping views in one of Texas' most sought-after recreational areas. Situated near the Frio River, the property combines dramatic topography with strong wildlife habitat, making it ideal for both hunting and weekend retreat living.

The majority of the ranch sits high atop the mountain, providing breathtaking long-range views and a true "big country" feel. With a well-appointed home already in place, this property is ready for immediate enjoyment while still offering the rugged character buyers seek in the Texas Hill Country.





## WILDLIFE

The ranch supports a healthy population of free-ranging whitetail deer, Aoudad, and hogs, with occasional axis deer, elk, and red deer moving through the area. The combination of heavy cover, elevation, natural water, and low-pressure sanctuary habitat offers strong potential for producing and holding mature animals.

## WATER

Water is supplied by a reliable 140' water well on the ranch. In addition, a natural spring enhances the property, contributing to wildlife sustainability and adding to the ranches overall character and appeal.

## TERRAIN

This is true Hill Country terrain – expansive elevations with most of the ranch positioned on top of the mountain. The high ground delivers incredible panoramic views, while steep cedar-lined canyons cut through the landscape below, creating outstanding wildlife habitat and natural travel corridors.

Thick cedar cover provides bedding and protection for game, while the elevated portions offer ideal vantage points for hunting and enjoying the scenery. The combination of elevation change and heavy cover gives the ranch both beauty and functionality.

## LOCATION

The ranch is located near Leakey, Texas, in Real County, just minutes from the Frio River. This prime Hill Country location offers both seclusion and convenience, with easy access to town while maintaining the privacy and tranquility that define this region.



## IMPROVEMENTS

Improvements include a well-maintained 2-bedroom, 2-bathroom home featuring a spacious living area and kitchen designed for gathering after a day outdoors. The house provides comfort without sacrificing the ranch atmosphere.

Additional improvements include:

- Covered driveway
- Garage/shed
- Water filtration shed
- Strong perimeter fencing
- Good road system all the way up the mountain
- Several hunting blinds
- The ranch is turnkey and ready for immediate use as a recreational property or full-time residence.

## 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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# WEST & SWOPE

## RANCHES

**“A LEGACY OF LAND”**

### CONTACT

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