

GLASS RANCH



927.88 Acres
Live Oak County

Desert Flower Realty, Inc.

Glass Ranch - 927.88 Acres

LOCATION

The historic Glass Ranch is located in Live Oak County at the ends of County Roads 146W & County Road 157, approx. 11 miles S of George West and 5.5 miles W of IH-37, 52 miles N of Corpus Christi and 85 miles S of San Antonio.

The western boundary of the ranch has approx. 1.5 miles of frontage along County Road 157, which is a one-lane caliche road that is maintained by the county. County Road 146W effectively ends at the east entrance of the property.

The ranch is within close proximity to (41 miles) Lake Corpus Christi, and (34 miles) Choke Canyon Reservoir and State Park, famed for excellent fishing, including prize-winning bass and catfish. The property is also strategically located near the Gulf of Mexico and deep water ports.

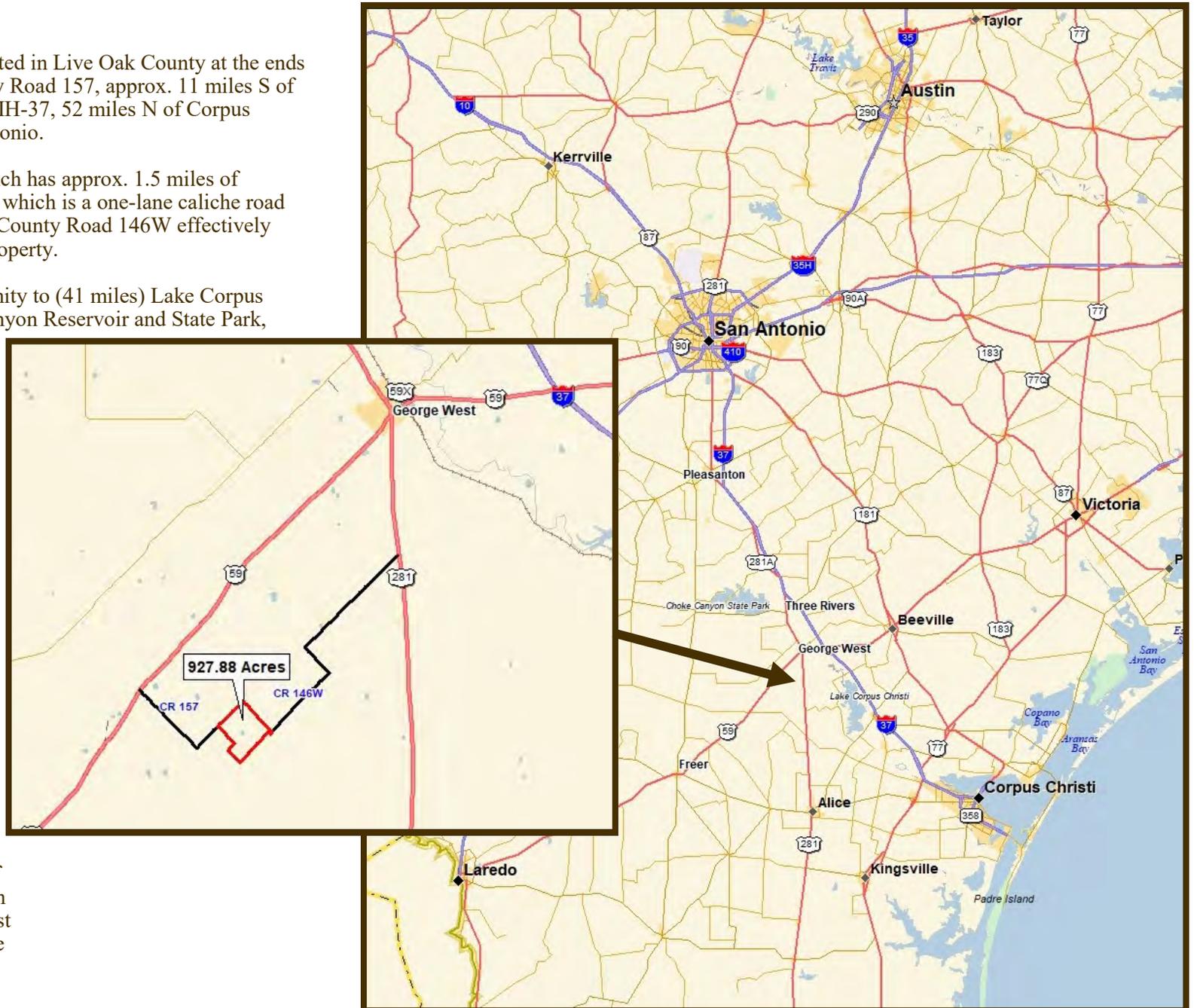
Private air facilities are available 13 miles N at the Live Oak County Airport (3,800 ft. paved runway). The nearest commercial airport is 58 miles S in Corpus Christi.

ACCESS

The Glass Ranch is accessed by two separate gates.

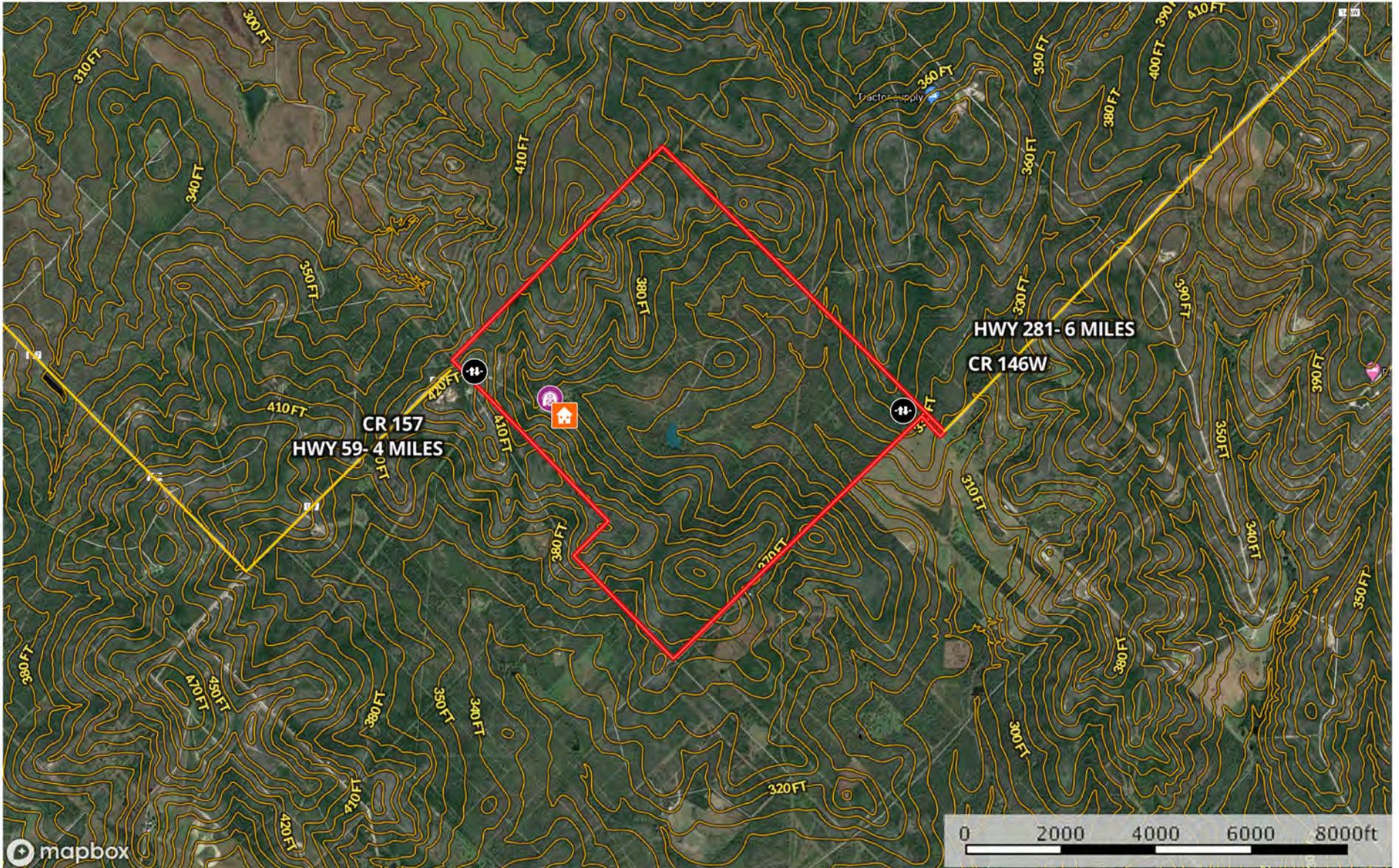
The east gate is accessed off of Hwy 281, traveling 6 miles down all-weather CR 146W.

The west gate is accessed off of Hwy 59, traveling 4 miles east on the all-weather CR 157. The west gate entrance leads directly to the lodging and barn.



CR 146W & CR 157, George West
Live Oak County, Texas, 927.88 AC +/-

Desert Flower Realty, Inc.



- House
- Barn
- Gate
- Primary Road
- Boundary
- Pond / Tank

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The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Glass Ranch - 927.88 Acres

HISTORY & TOPOGRAPHY

The Glass Ranch is a rare opportunity to acquire a pristine, historic Live Oak County ranch. The property is part of the original 116,000 acre George and Kittie West ranch in Live Oak County. It is believed that the property has only had a handful of owners since the late 1800's. The ranch is being offered for sale for the first time since 1997.

Elevations on this mostly square-shaped property roll from 300 ft. above sea level, near the eastern portion of the property, to 400 ft. at the home site on the western corner of the ranch. These elevation changes create dramatic, panoramic views of the surrounding countryside.



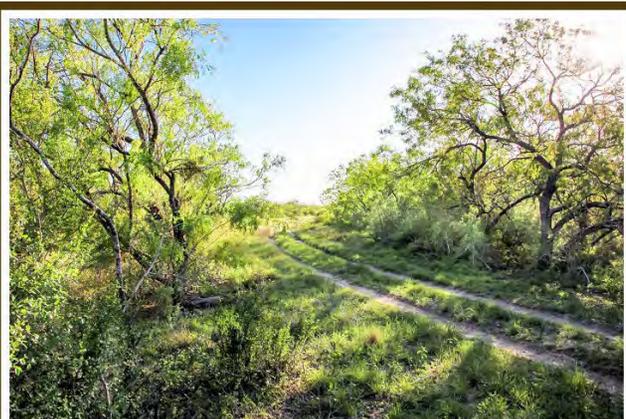
Live Oak County

WILDLIFE & VEGETATION

The diverse vegetation and incredible water system on the ranch offers spectacular hunting, fishing and wildlife viewing. This family-owned ranch has had little hunting over the years.

The ranch is comprised of lush, native, virgin brush. Large bull mesquite are scattered throughout the property. The ranch is loaded with desirable species of deer browse including guajillo, gauayacon, catclaw, blackbrush, whitebrush, cenizo, Texas persimmon, lime prickly ash and other South Texas native vegetation.

Several plots of outstanding grassland are dotted throughout the ranch which include sideoats grama, bluestem, and curly mesquite.



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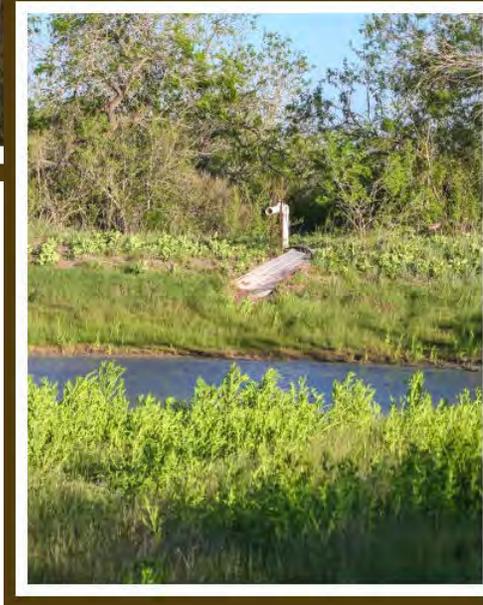
WATER

Water is uncommonly prolific on the Glass Ranch with two tanks, two water wells, and a one-of-a-kind water system.

The primary water well was installed in 2006. This outstanding well has an 8-inch casing, with a 40 hp, 300 gallon per minute, Grundfos pump. This exceptional well and pump system is enhanced by approx. 1 mile of 4-inch line to supply water throughout the ranch, including each tank. Irrigation all over the ranch is possible with a portable, hard hose, water reel with traveler raingun that allows the user to irrigate acres in a single unattended pass.

The secondary water well is located near the living quarters, in the western corner of the property. This is a standard well with a 1.5hp, 10 gal per minute pump.

The largest of the two tanks is centrally located near the middle of the ranch. The secondary tank is situated in the northeastern section of the property.



Live Oak County

IMPROVEMENTS

The Glass Ranch is improved with all the features for year-round living or a hunting get-a-way.

- **Camp House-** 3 BR/2 BA, 1,792 sq. ft. manufactured home built in 2000, with a 56ft. covered porch.
- **Barn-** A large metal barn with electricity is located nearby the house and is primarily used for the storage of tractors and equipment.
- **Fencing-** The perimeter of the ranch is very high-quality high-fencing with galvanized posts.
- **Blinds and Feeder-** The purchase includes multiple blinds and feeders.

MINERALS

This is a surface offering only.

PRICE

\$3,057,964 or \$3,295 per acre





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John T. Walker, Broker

