

GLASS RANCH
505± ACRES
CORYELL COUNTY, TEXAS
\$2,675,000



Office: (214) 361-9191
www.hrcranch.com

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LOCATION: Glass Ranch is conveniently located to Waco, TX. (45 miles W.), Dallas, TX. (120 miles SW.), Ft. Worth, TX. (107 miles NE.) and Austin, TX. (106 miles N.). the property lies approximately 8 miles north of Gatesville, TX., with paved road frontage on FM 182.

Directions: From Austin, travel Interstate 35W north to the Highway 36 exit in Temple, TX. Turn left (NW.) onto Highway 36 and travel to FM 182 and turn right. Travel ~1.5 miles where the Glass Ranch is located on the left-hand side of FM 182.

From Dallas and Ft. Worth, travel Interstate 35W south to exit 370A onto SH-579 Spur toward Hillsboro. Next follow 81 S. to Elm St. and turn right. Then make a slight left onto N. Bosque St. and travel to FM 219 and turn left. Follow FM 219 to FM 182 and turn left. Glass Ranch is located ~18.5 miles on your right.

There are multiple routes to the ranch from all of the aforementioned locations for your convenience.

OVERVIEW: ~ 80% tree cover, rolling topography, rock canyons and scenic limestone ridges laden with hardwoods meet North Central Texas on the Glass Ranch! Rolling fertile native pastures interspersed with majestic hardwood tree cover and laden with limestone lined seasonal creeks and multiple ponds foster a productive wildlife production and recreational tract of land. The ranch is turnkey with an improved Whitetail deer herd under like - new high fencing, food plots, a cozy cabin with all amenities, fully enclosed barn with concrete slab, electricity, water well, multiple water resources and miles of roads/trails. Hunting and fishing opportunities abound! Recreational ranch features are complimented with excellent access and close proximity to the Austin, Dallas/Ft. Worth and Waco metro areas.

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IMPROVEMENTS: The perimeter high fence is in excellent condition and will reliably contain wildlife and livestock. Ranch headquarters sets on a scenic high ridge overlook and consists of a 1,200sf cabin with 2 bedrooms, 2.5 bathrooms, spacious living area with fireplace, complete kitchen with appliances and a roomy loft upstairs. The cabin is of Hill Country design and includes a wide front porch at entry. The covered back porch is complimented by a fire pit and a vast panoramic view of the countryside.

A spacious r-panel barn with concrete slab, water and electricity measures ~30'X40' with an attached 10' overhang.

TREES, GRASSES AND FORBS: The pastures consist of staple native grasses such as Little Bluestem, Indian Grass and Side Oats Gramma. Forb species include Dotted Gayfeather, Bundleflower and Prairie – Clover among others. Native tree species mixed across the pasture include Live Oak and Texas Oak with Juniper, Sumac and Cedar along the creek drainages, downslopes and edges of the grasslands. Other hardwood species are also prevalent in the bottoms including Elm, Hickory and an occasional Pecan tree.

TOPOGRAPHY: The terrain has rolling pastures together with scenic limestone outcrops lined with high ridges that digress into undulations and drainage embankments that ultimately fall into fertile hardwood bottoms. Elevation change across the property exceeds 160 feet. There are multiple scenic ridges where two of them form primary drainage tributaries for ponds located on the property. Three ridgelines and associated hilltops offer excellent vistas, pinch points, and travel corridors. The riparian area flowing from Coryell Creek is quite scenic and makes a solid contribution to the unique character of this ranch. This is a beautiful ranch offering!



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WILDLIFE AND FISHERIES: Whitetail deer are prolific and carefully managed on Glass Ranch with a goal of big deer! The native Whitetail herd has been notably improved with superior genetics in the form of strategically bred does and breeder bucks. Hunt worthy populations of Rio Grande Turkey and migrating Dove and waterfowl combine to create a diverse, near year-round hunting experience. An occasional hog and/or covey of Bobwhite Quail may also be observed.

There are no hunting leases and there is no commercial hunting permitted on the property. Historically, current ownership only harvest deer in a private and very selective manner.

Protein feeders, acorns, natural forbs/browse, supplemental grain feeders and food plots play their part in a balanced diet for the managed deer herd.

The pond centrally located on the property is stocked with mature populations of baitfish and Largemouth Bass. Fishing can be quite good in this location!

LIVESTOCK PRODUCTION: Glass Ranch is currently being fully managed with a wildlife production focus. Carrying capacity for cattle is relatively low for the area due to the prolific nature of the tree cover and terrain found on the ranch. Utilization of cell grazing and/or additions to pasture improvement specifically for livestock may significantly increase carrying capacity for the pastures if desired.

WATER: Water resources are abundant within the Glass Ranch. A deep working water well is located in the SW quadrant of the ranch that serves the cabin and barn. In addition, three ponds are located on the property. Two ponds are fed by significant water shed from two high ridge banks.

Coryell Creek is a major drainage basin just north of the ranch. One tributary of the creek runs south from the creek and into the north quadrant of Glass Ranch providing an additional source of intermittent water and notable drainage basin.



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PRICE: \$2,675,000

CONTACT:

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FOSSILS AND NATURAL ARTIFACTS: Abundant fossils and Indian artifacts can be found in and along ridges, creeks and in some pastures.

MINERALS: The Seller reports to own a portion of the mineral estate. Seller owned minerals are negotiable. There is no oil/gas production on the property.

EASEMENTS: The only easements known to Broker are for residential power lines.

PROPERTY TAXES: Ask Broker for details.

SUMMARY: Glass Ranch is a well configured turnkey recreational ranch property. It offers excellent opportunity for wildlife production, hunting, fishing, general recreation and enjoying the great outdoors in close proximity to home!

COOPERATING BROKER AND COMMISSION DISCLOSURE:

Buyer's Agent/Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.



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