

BIG MOUNTAIN RANCH

2,465± Acres // Uvalde County // Uvalde, TX



STRANSKY
PROPERTIES

210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com



STRANSKY PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2023 Stransky Properties. All rights reserved.



STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



DESCRIPTION

The big mountain ranch is $\pm 2,465$ acres surrounding the northeast side of Uvalde, TX adjoining the city limits with frontage on Hwy. 90, FM 2369 (Hacienda Loop), and Hwy. 83. It also has over 4 miles of rail frontage. This ranch is currently being operated as an income producing irrigated farm and hunting operation. At the top of Big Mountain is also a cell phone tower that generates income. This ranch allows several different options to pursue for a buyer. It is currently generating income off the farming and ASR forbearance program, cell phone tower, and hunting, but also has great potential for material sales, conservation easements, solar power, residential and commercial development, and water sales.

FRONTAGE

- » Hwy. 90 $\pm 1,500'$
- » Hacienda Loop (FM 2369) ± 4 miles
- » Hwy. 83 ± 2 miles
- » Rail over 4 miles

WATER/IRRIGATION

There are 4 permitted Edwards Aquifer irrigation wells on the ranch along with a few other domestic wells. The gpm of the irrigation wells range from 790 to 1,500 gpm and allow for an annual groundwater withdrawal amount of 1,691 acre-feet of which 795 acre-feet are unrestricted and 895 are base irrigation groundwater. This water is currently

pumped to 6 pivots irrigating approx. 650 acres. There is another pivot on the ranch that is currently not being used. The Leona river and Taylor Slough also run through the ranch holding pockets of water during normal rainfall as do a handful of tanks. The remainder of the ranch is in dry cropland and native pasture and brush. 4 of the pivots belong to the ranch and the other 3 would need to be negotiated with the sale.

HUNTING/WILDLIFE

The ranch is partially high fenced around the perimeter and also has some interior high fencing with big mountain itself being totally high fenced and consisting of approx. 600 acres which would make for a nice exotic pasture if desired. Some of the fencing is very new and some very old. The wildlife on the ranch is all native to the area including deer, turkey, quail, and hogs.

EASEMENTS/MINERALS/IMPROVEMENTS/ETC

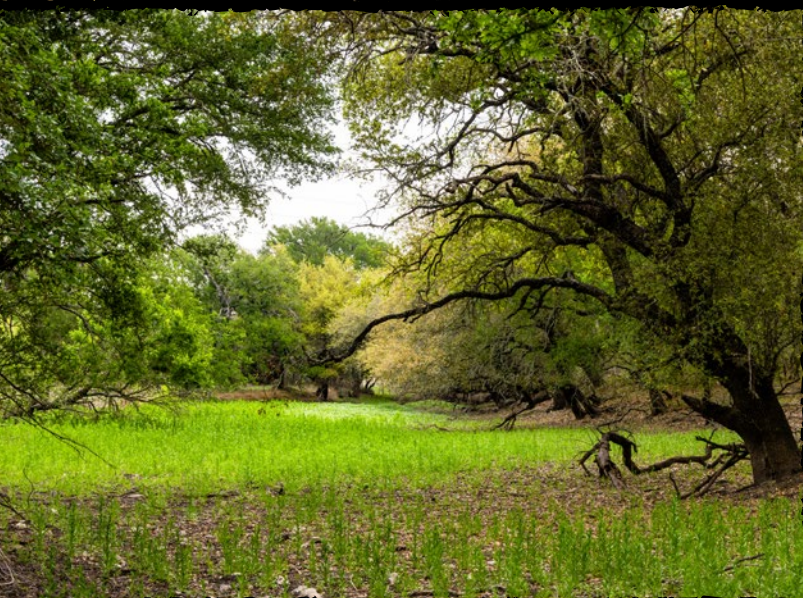
There is an easement leading to the top of the hill providing access to the cell phone tower. There is also about 1.5 acres near the top of the hill that the current owner does not own with a few towers on it. There are no minerals to convey with the sale and no current mineral leases. The only current structural improvements on the ranch are a few equipment sheds.

210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com



**STRANSKY
PROPERTIES**

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2023 Stransky Properties. All rights reserved.



**STRANSKY
PROPERTIES**

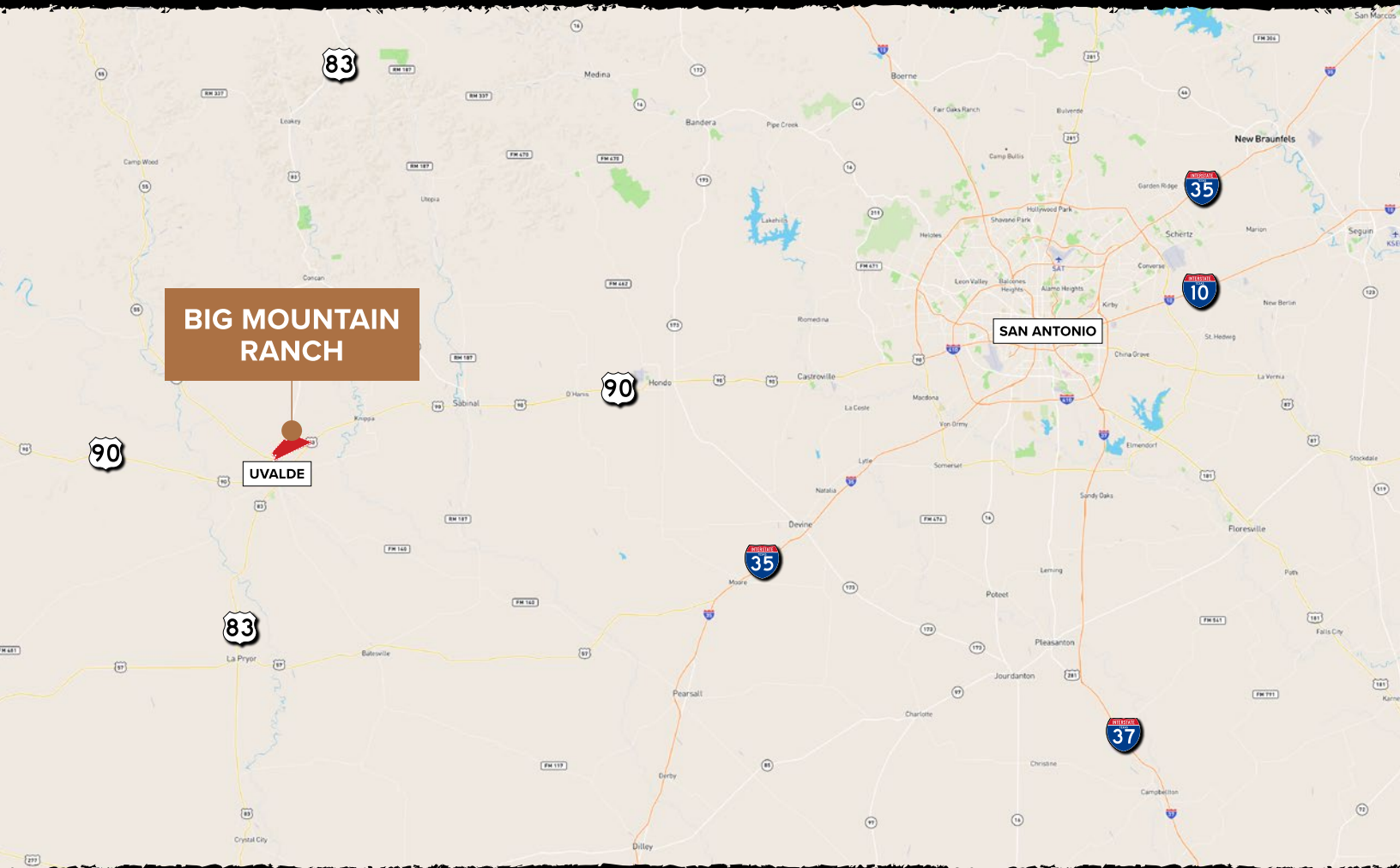
STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2023 Stransky Properties. All rights reserved.

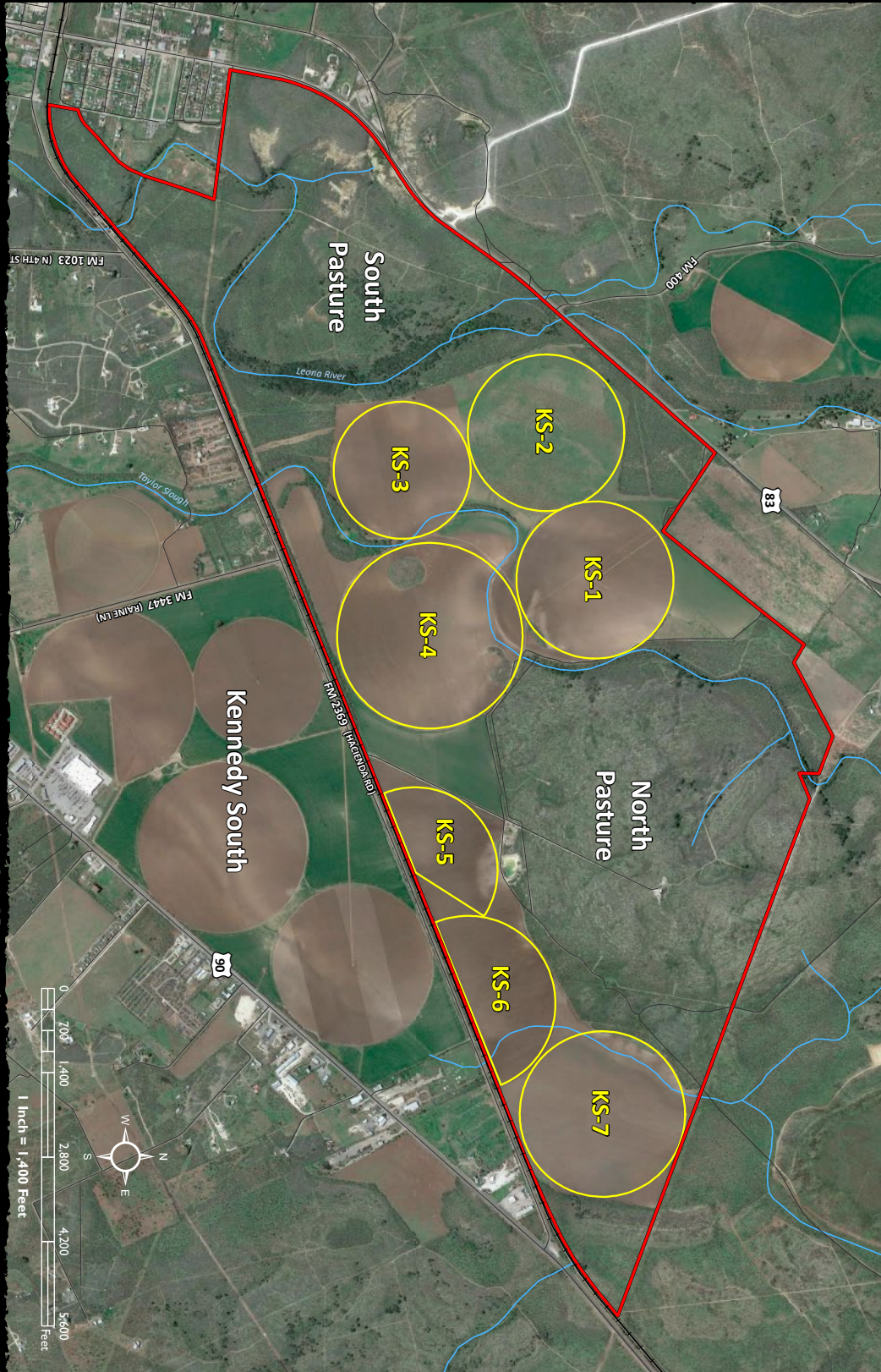
STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT





STRANSKY PROPERTIES

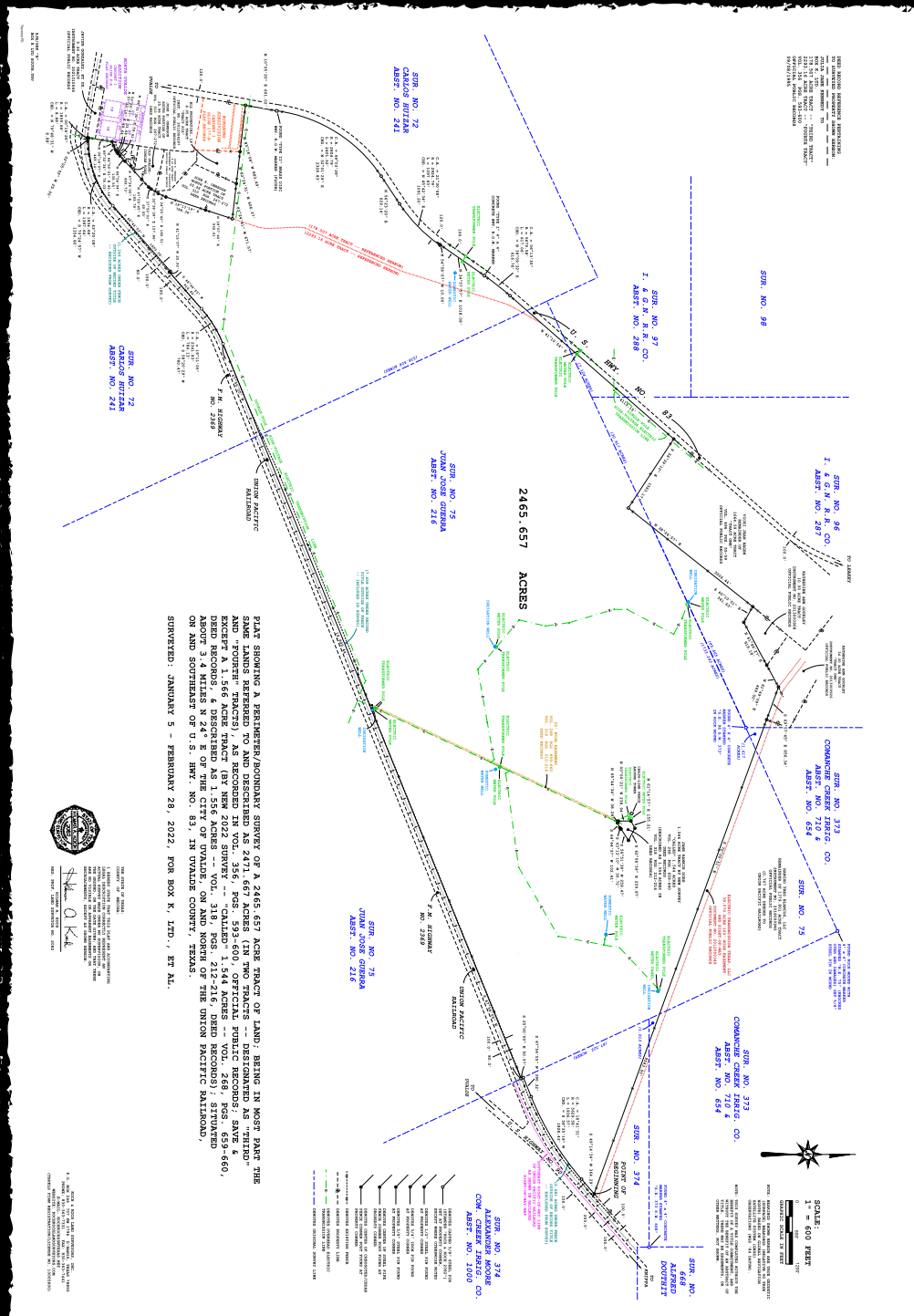
STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2023 Stransky Properties. All rights reserved.

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com

©2023 Stransky Properties. All rights reserved.

LIMITATION OF AGENT'S LIABILITY: Seller and Buyer agree to hold the Agents harmless from any damages, claims, costs and expenses resulting from or related to any party furnishing to the Agents or Buyer any false, incorrect or inaccurate information with respect to the Property or Seller's concealing any material information with respect to the condition of the Property. In addition, Seller and Buyer agree to defend and hold the Agents participating in this transaction harmless from and against any and all liabilities, claims, debts, damages, costs, and expenses including, but not limited to, reasonable attorneys fees and court costs, related to or arising out of or in any way connected to representations about the Property or matters that should be analyzed by experts.