



WEST & SWOPE
RANCHES

SERRANO RANCH

Dilley, Texas | 384 ± ACRES

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THE RANCH

The Serrano Ranch is 384 +/- Acres of unrestricted ranch land that offers a nice blend of brush and pasture. Located in the heart of Frio County and minutes from Dilley, Texas city limits, this large acre ranch property offers an abundance of opportunity and amenities for prospective buyers. The ranch has approximately 3750 sf of road frontage off CR 4850, with easy access from Highway 85. The property features a 1530 sf ranch house and storage barn, one domestic well and one irrigation water well and abundant grass for grazing. Dry Cibolo creek is a wet weather creek that traverses the center of the property. The property is currently under an Ag exemption. With a great location about an hour from San Antonio, the Serrano Ranch would make a great working ranch, an ideal weekend recreational retreat or full-time residence.





LOCATION

Frio County is an area of Texas known for its rich agricultural history. Dilley, Texas is located off Interstate 35, south of the county seat in Pearsall and is known for its convenient location to San Antonio, providing access to big city amenities with only a 72 mile drive. Highway 85 runs through the center of town, providing access to Pleasanton, approximately 45 miles away, and Carrizo Springs which is approximately 58 miles West.

TERRAIN

The Serrano Ranch is gently rolling, with elevations ranging from 570-600 feet. In addition to the rolling terrain, there are pockets of brush and open pasture land, which makes for a perfect mix for both farming and ranching endeavors. The soil consists mostly of fine sandy loam, suitable for wildlife, grazing and farming. The brush diversity of this region attracts hunters and is known for its impressive deer population.

WILDLIFE

South Texas native brush covers the gently rolling terrain, providing nice habitat for the wildlife on the ranch. Wildlife that frequents the property include Whitetail deer, turkey, dove, quail and other native species.



IMPROVEMENTS

Serrano Ranch features a modest 1530 sf ranch house that would make a great weekend home or ranch foreman's house. It features a nice, large porch perfect for entertaining. There is one barn located near the ranch house that provides nice storage for equipment, feed and livestock. The entire perimeter of the ranch is low fenced, and with a little care the fences can be restored to optimal conditions. Equipment that will convey with the ranch includes hunting blinds, irrigation equipment, submersible pumps and pressure tanks, as well as several corrals.



WATER

There are two wells located on the ranch. The domestic well provides water to the ranch house and the Carrizo well for irrigation purposes. Once an irrigated farm, this property holds promise for those seeking to revive its agricultural productivity. In addition to the wells, Dry Cibolo creek is a wet weather creek that runs through the center of the ranch. During rainfall, this creek provides a great water source for cattle or wildlife.

MINERALS

Surface sale only.

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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“A LEGACY OF LAND”

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