



LA GLORIA LAND CO

FLYING M RANCH

874 Acres in Frio County



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LOCATION

This 874 acre property is located in SW Frio County 5 miles West of Dilley, TX, and has great access with 4,900 feet of frontage on Hwy 117. It is a 5 mile drive from Dilley, and a 65 mile drive from San Antonio.

TERRAIN

The ranch has red dirt and sandy loam soils throughout, and has a great mixture of South Texas Brush. The terrain is made up of gently rolling hills with elevation changes of up to 70 feet offering beautiful views from the hill tops, and several draws and creek bottoms traversing the ranch. There are bull mesquites scattered all over the ranch. Native brush species include: guajillo, granjeno, guayacon, black brush, prickly pear, coma, cat claw, lime prickly ash, and Texas persimmon.



HUNTING

There are deer, turkey, hogs, quail, and doves. The ranch is completely high fenced, allowing the new owner to implement their own deer management plan. With irrigated grain production along the southern boundary and plenty of surface water, the dove hunting on this ranch is outstanding.



WATER

There is a brand new 1,900' deep Carrizo Aquifer water well, with 8" steel casing, equipped with a 3-phase 60 HP submersible pump capable of producing approx. 300 GPM. This well pumps into a 36,000 gallon storage tank, and there is an 85 gallon pressure tank sending water to the house. There are 2 other water wells on the ranch one with a windmill, and one with a solar pump. There are 3 earthen tanks, with water piped to them, keeping them full year round. There are several potential large lake sites in the creek bottoms.



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IMPROVEMENTS

Located at the entrance, sits a nice 1,500 square foot ranch house with stucco siding and a metal roof. The house has 3 bedrooms and 2 full bathrooms, and large kitchen and living area with granite countertops and stainless steel appliances. It has Saltillo tile throughout, and a flagstone fire pit outside. Situated next to the house is a metal barn with an enclosed shop with A/C. There is also a 6,000 SF pole barn. There is a nice set of cattle working pens in the SE corner of the ranch. The entire perimeter is high fenced with 8' galvanized net wire fencing.



MINERALS

The owner owns 1/8 of the minerals, slightly less than 1/8th of the royalties (1/8th of 31/32nds), and 1/8th of the executive rights, and will convey all that he owns. There is no production on the ranch, as it is not currently leased. These minerals have incredible future income potential. There are producing Eagleford wells very close to this property.

PRICE: \$4,150/acre. Cash at Closing.

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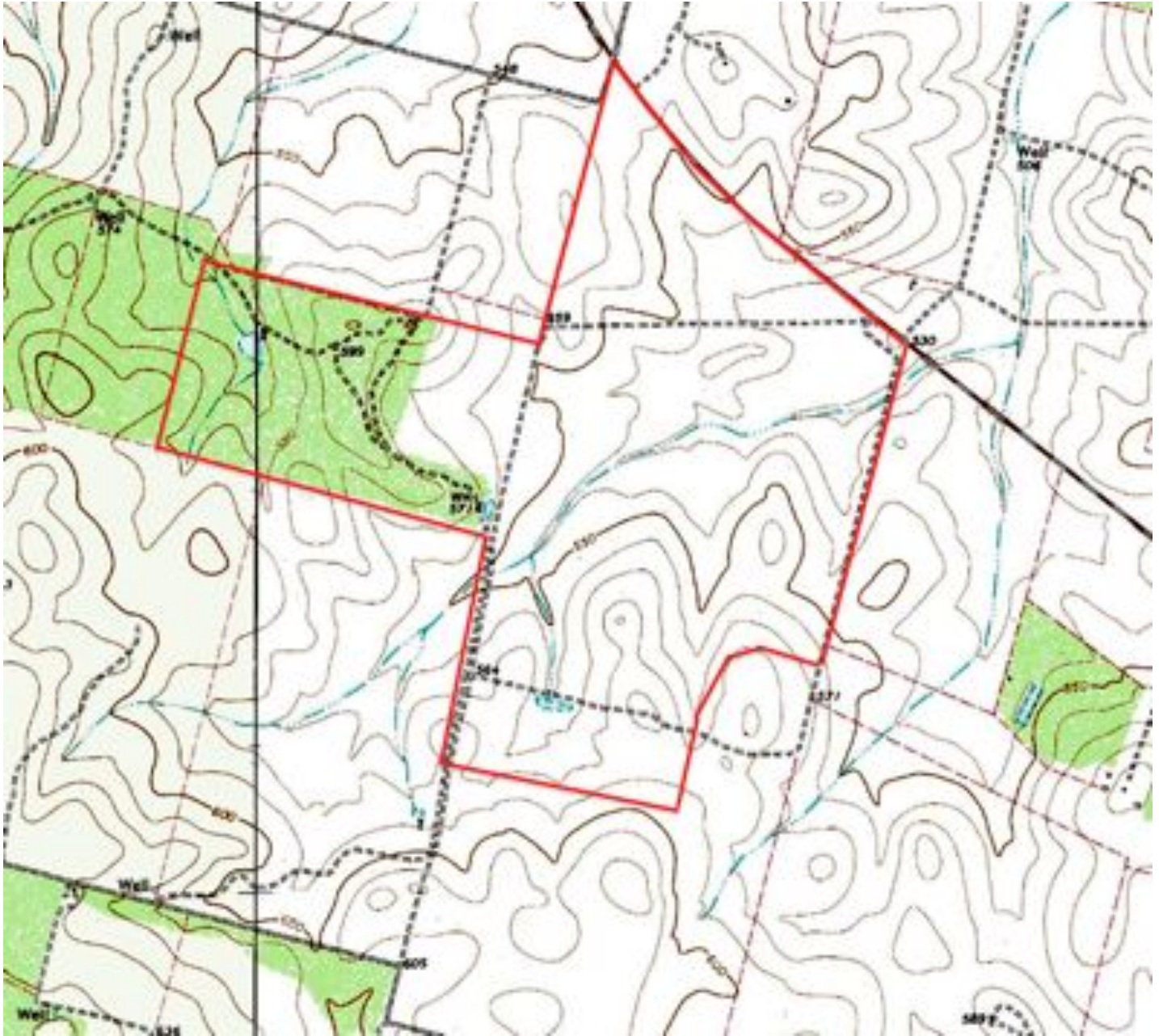
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AERIAL VIEW



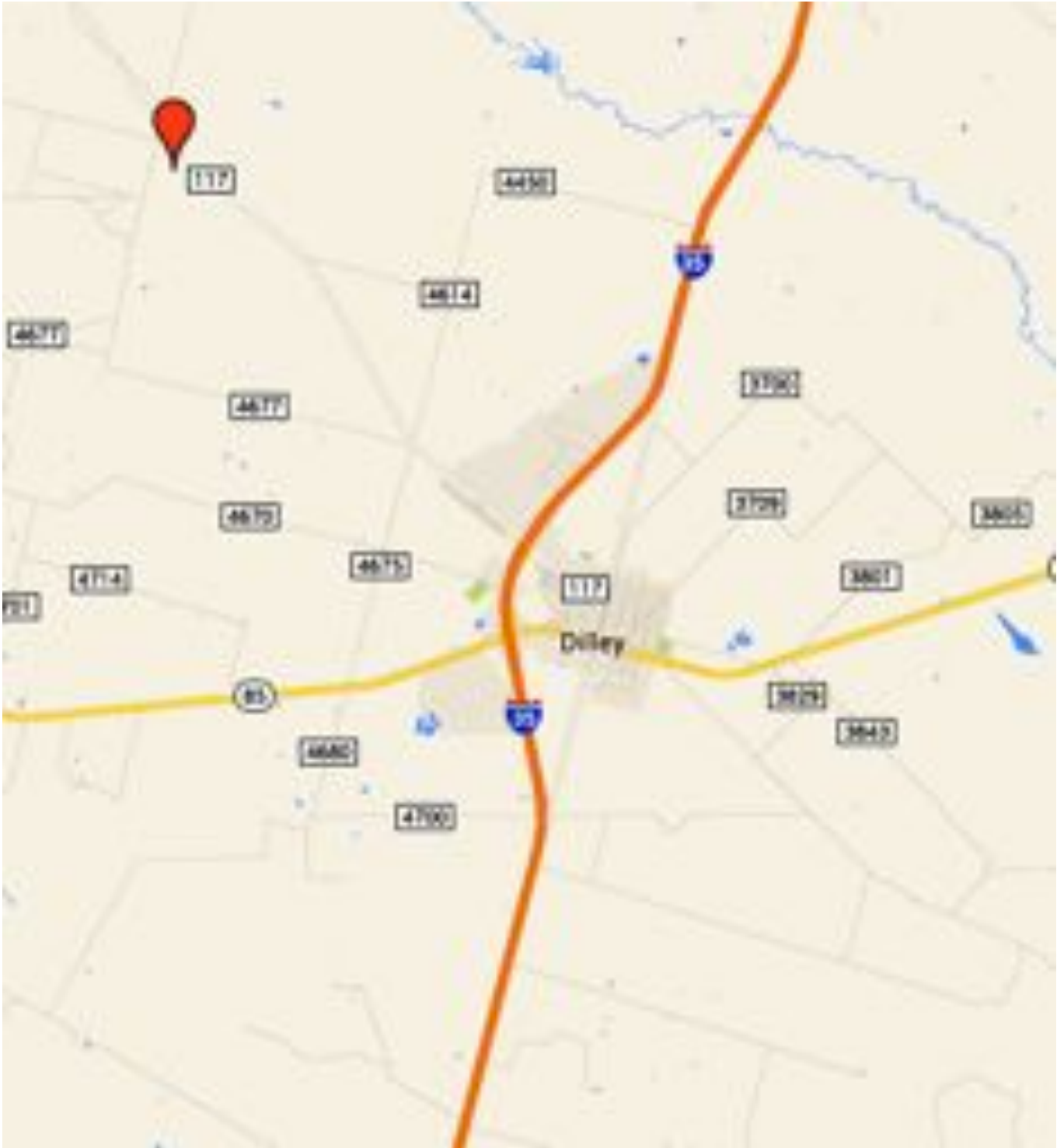
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TOPO MAP



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5 Mile Drive West of Dilley, TX



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