

# \$11,500,000 - 13275 Glass Rd., San Angelo

MLS® #1468286

**\$11,500,000**

6 Bedroom, 1.00 Bathroom,  
Farms and Ranches on 4,250.00 Acres

N/A, San Angelo, TX

One of the finest turnkey hunting and recreational ranches on the market in Texas today. Providing both world-class white-tailed deer hunting along with some of the best wing shooting in Texas, this ranch is a Sportsman's paradise! No details were spared in the development of the property and with all of the infrastructure already in place, the ranch is ready for new owners to start enjoying it from day one! **IMPROVEMENTS:** The existing improvements bring tremendous value to the operation & enjoyment of the ranch. The main hunting lodge is over 6000 square feet & boasts a sequestered double master suite wing along with 4 large rooms, each with their own separate baths, a beautiful living room and separate game room, a commercial kitchen, bar, office, and a gunroom. Grounds surrounding the lodge are immaculate with beautiful views of the surrounding country. Not far from the lodge is a drive through cleaning station with a walk-in cooler, a covered gun range, a large BBQ pavilion, a large barn, 3 homes for ranch staff, multiple small barns & workshops and 3 overhead grain silos. One of the biggest attributes to the property is a stellar deer breeding facility that houses an office, storage, working chutes, holding & operating rooms, and a bathroom all under one roof. The facility also has 24 outdoor pens with shelters, wind breaks & misting systems. Separately, there are 6 DMP pens that are currently being used for soft release. Scattered across the ranch are 5 pivots ranging in size



from 10 to 75 acres. These are planted with alfalfa, oats & haygrazer and are utilized as food plots with the excess alfalfa being sold. A separate field is planted with milo for the birds. Lastly, the perimeter of the ranch is fenced with 8' game fence & is traversed with miles of improved caliche roads. WATER: Water on the ranch is tremendous as it boasts over 40 water wells. They range in production from 10 to 100 gallons per minute & supply water to the watering stations that cover the ranch, the 5 pivots, and they also fill the lake behind the main lodge. TERRAIN / HABITAT: Terrain on the ranch is extremely diverse. A rolling mountain range enters the property on the northwest corner and traverses the westernmost part of the ranch with the highest elevation being 2390' above sea level. This elevation provides amazing views of the entire ranch & creek valleys below. The eastern portion of the ranch is beautiful bottom land with fertile loamy soils, big mesquite and native grasses & brush. In the creek bottoms you will find oaks, hackberry & other hardwoods. The southern portion of the ranch is amazing quail habitat with excellent soil, lots of native grasses, some cacti & excellent balance of cover to open spaces. Food plots are generously dispersed all over the ranch with some in hay grazer for enhancement of the already strong quail populations. WILDLIFE: Because the owners have been intensively managing and improving the population for over 10 years, the quality of wildlife on the property is second to none! The main focus has been on the deer herd, but improvements have had a tremendous positive impact on the health & numbers of the entire wildlife community. The overall goal has been to maintain a strong pasture herd with good age structure that produces multiple 200 inch deer year after year and they have succeeded! A population of approx. 600 (7 acres/1 deer) & a 1:1 buck to doe ratio has produced the

desired result. Harvest and survey records can be made available to the serious buyer. In addition to the pastured deer, a number of bucks & does with possible offspring are being managed at the deer breeding facility with top-notch bloodlines. In a recent survey, the wildlife manager also observed 100 head of Axis deer, more than 30 coveys of quail, over 300 turkey & a phenomenal dove population. This ranch is an absolute must see for the avid sportsman that desires a turnkey, established working ranch that supplies world class

**Essential Information**

MLS® #	1468286
Price	\$11,500,000
Bedrooms	6
Bathrooms	1.00
Full Baths	1
Acres	4,250.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Active

**Community Information**

Address	13275 Glass Rd.
Subdivision	N/A
City	San Angelo
County	Tom Green
State	TX
Zip Code	76901

**Amenities**

Utilities	Electricity, Water
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**School Information**

District	Not Applicable ISD
Elementary	Not Applicable
Middle	Not Applicable

High

Not Applicable

## **Listing Details**

Listing Office

Simpson Ranches & Land LLC

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