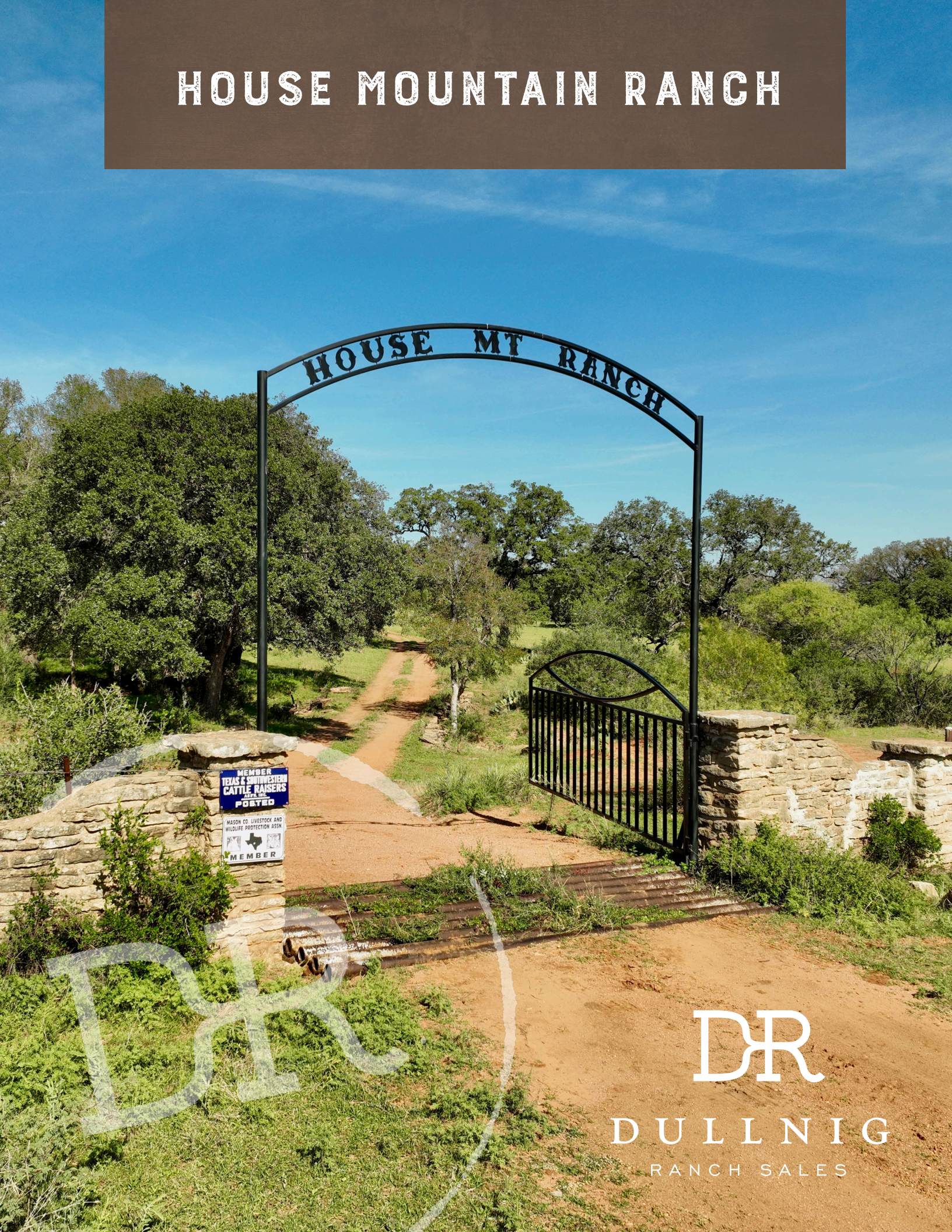


HOUSE MOUNTAIN RANCH



MEMBER
TEXAS & SOUTHWESTERN
CATTLE RAISERS
ASSN. POETZ

MASON CO. LIVESTOCK AND
WILDLIFE PROTECTION ASSN.
MEMBER

DR

DULLNIG
RANCH SALES



DESCRIPTION

House Mountain Ranch is a fabulous turn-key ranch in SE Mason County conveniently located between Fredericksburg and Mason. The ranch is perfectly set up for grazing and/or hunting and features gorgeous views of nearby House Mountain, gently rolling usable terrain, good water infrastructure, and functional clean improvements.

IMPROVEMENTS

The 1,328 square foot 3-bedroom main house has been kept in excellent condition and features a nice covered front porch, detached garage and small bunk-house. There is also a large equipment/hay-barn adjacent to the house. The perimeter of the ranch is low-fenced and the interior is cross-fenced for cattle.

206± Acres

Mason County



206± Acres
Mason County

WATER

There are three water wells which service the improvements and one of the stock ponds on the ranch. The other stock pond is fed by two good drainages which converge on the south side of the property.



206± Acres

Mason County

LAND

The gently rolling terrain has the perfect mix of brush to open pasture. The low-lying valley land on the ranch has been cleared of cedar to ensure good native grasses can flourish and the property has plenty of nice healthy mature Live Oaks throughout. The ranch has multiple great viewpoints of named House Mountain which is three miles east of the property. There is an 80' elevation change across the ranch ranging from 1,540 – 1,460' above sea level.



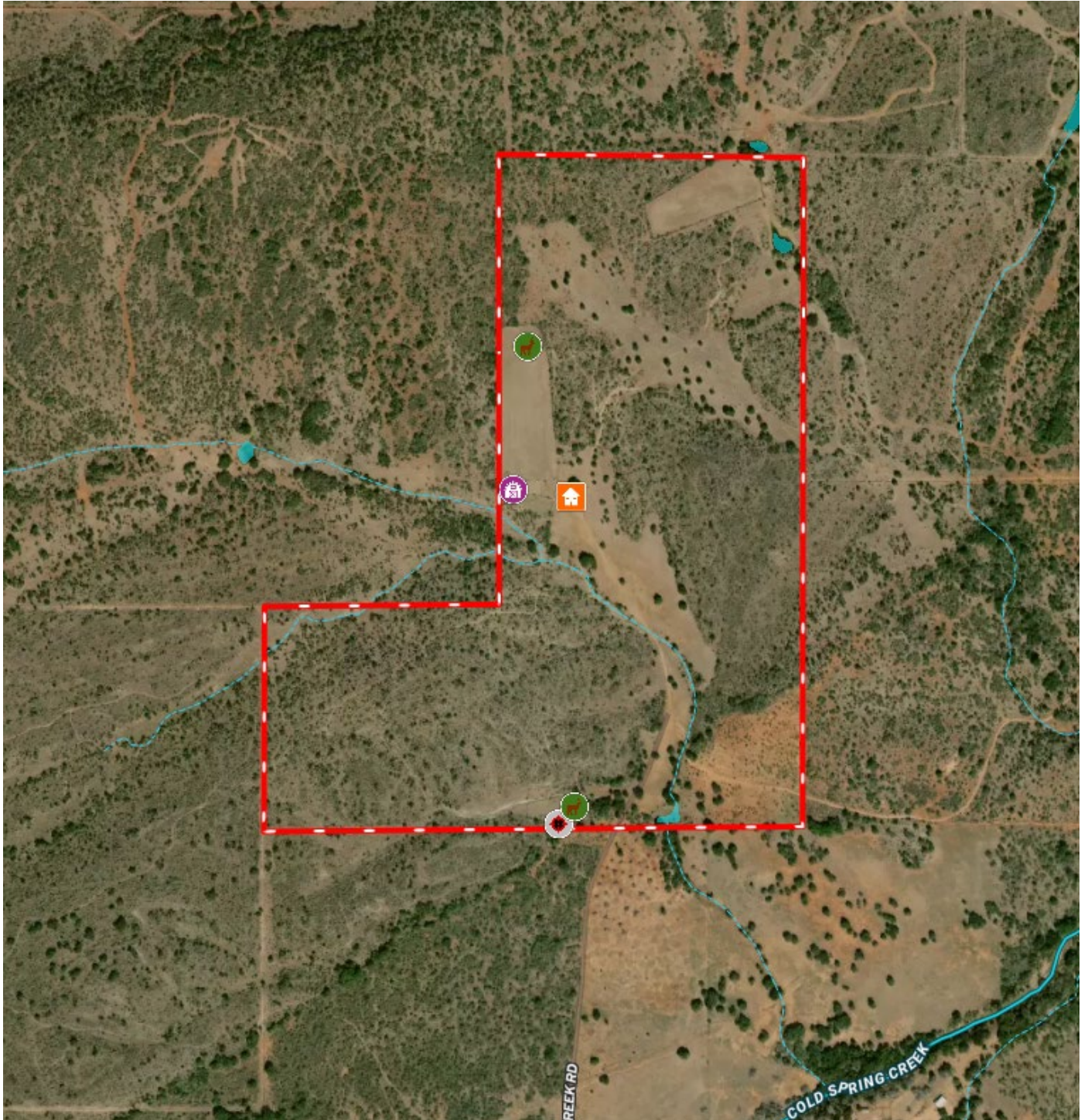
206± Acres
Mason County



206± Acres
Mason County

MAP

[Click here to view map](#)



206± Acres
Mason County



**206± ACRES MASON COUNTY
17000 COLD SPRING CREEK RD
MASON, TX 76856**

The ranch is in an excellent location, just 20± miles from both Fredericksburg and Mason. The property is accessed via a three-quarter mile deeded easement off of House Mountain Road, just 1.2 miles off of HWY 87.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

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