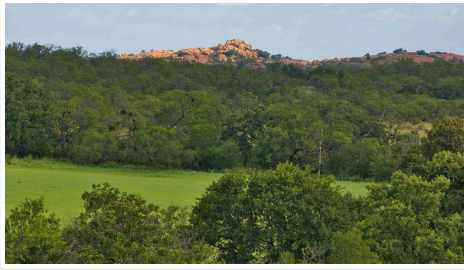


MLS #: L91169A (Active) List Price: \$349,000**10921 -- Ranch Rd 386 Mason, TX 76856**

Type: Ranch Land, Productive Soils
Best Use: Residential, Investment, Hunting
Topography: Sloping, Partially Wooded, Open
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$349,000
Area: County-North
Subdivision: N/A, Not in Sub
County: Mason
School District: Mason
Distance From City: 10-15 miles
Property Size Range: 11-25 Acres
Apx Acreage: 20.1100
Seller's Est Tax: 32.73
Showing Instructions: Call LO Appointment, Call LA Appointment
Days on Market 1

Tax Exemptions: Ag **CAD Property ID #:** 14961 **Zoning:** None

Flood Plain: No **Deed Restrictions:** No **Easements:** Electric Service, Telephone

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Survey/Plat, Topographical Map, Legal Description, Aerial Photo

Land		
Leases		Cropland
Rangeland/Pasture		Fenced

Water: Available, None
Sewer: None
Utilities: CTEC Electric on Property
Access/Location: State Farm/Ranch Rd, Paved Road
Minerals: Conveys All Owned

Improvements: Other-See Remarks
Misc Search: Livestock Permitted, Mobile Homes Permitted
Surface Water: None
Fence: Barbed Wire, Perimeter

Sub Agent %: 0 **Buyer Agent %:** 3.00 **Sub Agency Non-MLS Fee:** 0 **Buyer Agency Non-MLS Fee:** 0
TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Var Rate:** No **Excl Agy:** No
Title Company: Clear Titles of Mason LLC **Attorney:** **Refer to MLS#:**

Location/Directions: Approx. 11 miles N of Mason on TX Ranch Rd 386. Property will be on the left or west side of highway. Short 1.5 hour drive from Austin on State Hwy 271 or from San Antonio on N US Highway 87.

Owner: Aaron B. Estes

Legal Description: Being a 20.11 acre tract of land out of the M. A. Beadle Survey No. 181, Abstract 1302, Mason County, Texas

Instructions: Contact listing office or agent to schedule showings.

Public Remarks: 20.11 acres of land with remarkable potential and scenic views to boot. Located just north of Mason, TX- this property features a rare combination of paved road frontage (1915 feet), electric service, strong well water availability, big oak hardwoods and deep sandy loam soils. Would make a great build site with elevated views looking west towards Spy Rock (sacred granite dome formation). Perimeter fenced. No deed restrictions. Ag exempt property taxes. Located in the award winning Mason School District. Drive into the charming small town of Mason or up to the feed store and café in Fredonia.

Agent Remarks: This place has a lot going for it. Along with paved road frontage, property sits over the Hickory Underground Aquifer with many neighboring wells yielding irrigation strength water. Needs a formal entrance installed but tract is accessible.

Withdraw Comments:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 0233410

Listing Office: Lehmborg Realty (#:94)
Main: (325) 347-5360
Mail Address 1: P.O. Box 417
Mail City: Mason
Mail Zip Code: 76856
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Will Lehmborg (#:7)
Agent Email: will@lehmborgrealty.com
Contact #: (972) 268-3400
License Number: 0657358

Information Herein Deemed Reliable but Not Guaranteed
 © Central Hill Country Board of REALTORS® Inc., 2007

