

**MLS #: A96465A (Active) List Price: \$1,440,600 (11 Hits)****3390 -- County Rd 385 Mason, TX 76842**

**Type:** Ranch Land, Vacant Land  
**Best Use:** Recreational, Investment, Hunting  
**Topography:** Wooded, Exceptional View, Hill Top View, Rocky  
**Surface Cover:** Wooded, Native Pasture, Brushy  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:**

**Original List Price:** \$1,440,600  
**Area:** County-Southwest  
**Subdivision:** N/A, Not in Sub  
**County:** San Saba  
**School District:** Mason  
**Distance From City:** Over 20 miles  
**Property Size Range:** 101-250 Acres  
**Apx Acreage:** 196.0000  
**Seller's Est Tax:** 197.00  
**Showing Instructions:** Call LO Appointment, Call LA Appointment  
**Days on Market** 4

**Tax Exemptions:** Ag **CAD Property ID #:** 4592, 5844 **Zoning:** None

**Flood Plain:** No **Deed Restrictions:** Yes **Easements:** Electric Service

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

**Items Not In Sale:**

**Documents on File:** Survey/Plat, Topographical Map, Deed Restrictions, Aerial Photo, Well Log

Land		
Leases		Cropland
Rangeland/Pasture		Fenced

**Water:** Well  
**Sewer:** None  
**Utilities:** CTEC Electric on Property  
**Access/Location:** County Road, Gravel Road  
**Minerals:** Conveys All Owned

**Improvements:** Corrals  
**Misc Search:** Livestock Permitted  
**Surface Water:** Wet Weather Creek  
**Fence:** Barbed Wire, Partial

**TrmsFin:** Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No

**Title Company:** New Braunfels Title Co. **Attorney:** **Refer to MLS#:**

**Location/Directions:** Located approx. 22 miles NE of Mason, 26 miles from Brady and 34 miles from Llano off State Highway 71 to County Road 385.

**Owner:** Nile Riedel

**Legal Description:** Being 143.00 acres in and out of 180.7 acres G.C. and S.F. R.R. Co Survey No. 503, A-1732; 68.6 acres out of J. Riley Survey No. 1, A-1810

**Instructions:** Contact listing office/agent to schedule showing or for directions.

**Public Remarks:** Located north of Mason, TX just minutes off Hwy 71, this 143 acres is a great size for hunting, camping, or weekend getaway. The western end of a larger ranch, it features both high ground and bottom pasture terrain with 80' ft. in elevation change from a large hilltop offering views for miles. Heavily wooded in Live Oak and Spanish oak trees, mesquite, cedar elm, mountain juniper, & native brush providing excellent cover for wildlife, game and privacy. County Rd. access, electric service and 50 GPM water well in place. Seasonal Hinton Creek flows north to south through property.

**Agent Remarks:**

**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](mailto:will@lehmborgrealty.com)  
**Contact #:** (972) 268-3400  
**License Number:** 0657358

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