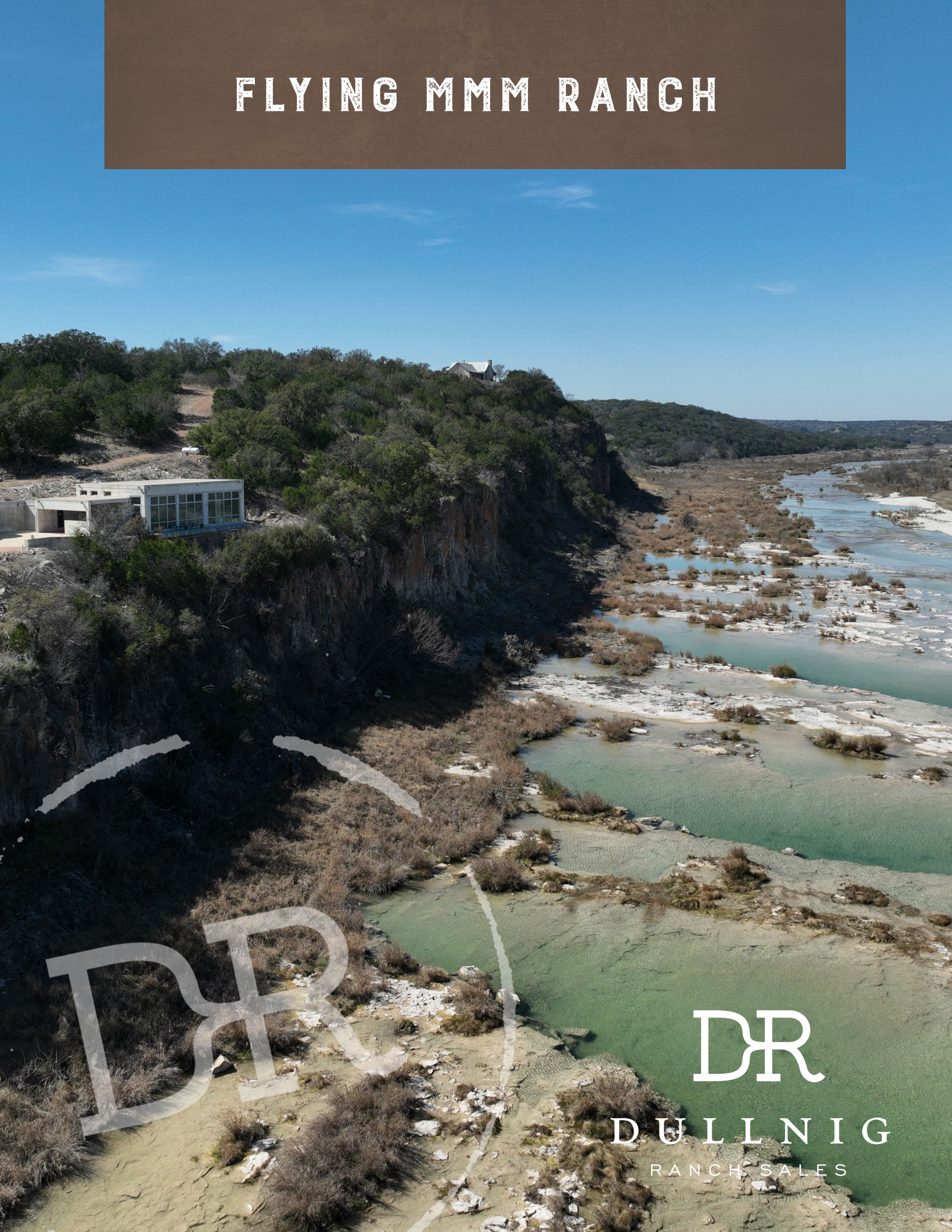


FLYING MMM RANCH



DR

DR

DULLNIG
RANCH SALES

DESCRIPTION

Flying MMM Ranch is a turnkey, full package property that blends the beauty of water, nature, and modern amenities all in one thoughtfully crafted location. This property is highlighted by 2,072± feet of crystal-clear Llano River frontage, multiple living and entertaining spaces, two barns/workshops, heated infinity edge pool, farming and recreational equipment, irrigated garden, pickleball court, and more. Pairing modern conveniences with the serenity of the Hill Country, all ranch improvements have Wi-Fi access and all utilities have been buried, maintaining pristine views from the walking path overlooking the Llano River. Simply put, you will be hard pressed to find a property that provides everything the Flying MMM has to offer all on one ranch.

IMPROVEMENTS

The manageable improvements on Flying MMM Ranch provide spaces for entertaining friends and family and storing ranch essentials. In addition to the 1,800± sf River House overlooking the Llano River, there is the 1,600± sf entertainment/flex metal building with an infinity edge pool, two guest cabins that sleep 12 people, a 3,600± sf barn, 1,800± sf workshop with office, several sheds for storage, and a high-pressure wash station for cars and equipment. Along the .25± mile walking path you will find a lighted bridge, complete with Wi-Fi access, that is great for relaxing and birdwatching over the Llano River. **See broker for full list of ranch equipment that convey in sale.*

TECHNOLOGY

For those who like to stay connected and protected, this ranch is set up with Wi-Fi at all improvements, 30 Sonos stereo speakers throughout the ranch, many security cameras, and a two-way Motorola radio system with a 40-mile radius.



407± Acres

Mason County



*407± Acres
Mason County*



WATER

The 2,072± linear feet of the beautiful Llano River frontage is complete with several deep holes that are great for swimming or fishing for Guadalupe Bass, catfish, and more. The river is easily accessible and private, with a riverside campground providing an excellent spot for picnics and late-night stargazing. Two very strong water wells, one 40 GPM and the other 50 GPM, supply the ranch with all your watering needs.



407± Acres
Mason County

WILDLIFE

Flying MMM Ranch is loaded with natural Texas wildlife. Whitetail deer, dove, wild pigs, catfish, Guadalupe River bass, many species of songbirds, waterfowl, road runners, coyotes, and even a Bald Eagle, can be seen around this Llano River property. Several blinds and feeders are scattered throughout the property and will convey with the ranch.

TOPOGRAPHY

Long range views are put on display with over 220' of elevation change ranging from 1,380 to 1,600' ASL. Additionally, selective cedar clearing has been done to meet wildlife needs and help promote fertile grasslands for grazing and enjoyment.

POA

This property is part of the lightly restricted Persimmon Point POA. Contact broker for details.



407± Acres
Mason County



TAXES

Wildlife Tax Exempt. A wildlife management plan has been in place since 2004 and will go through 2028.

MINERALS

Contact Broker



407± Acres
Mason County

MAP

[Click here to view map](#)



 Boundary

407± Acres
Mason County



407± ACRES MASON COUNTY 1492 PERSIMMON POINT MASON, TEXAS

The property is located 11± miles S of Mason, 53± miles N of Fredericksburg, 120± miles W of Austin, 123± miles N of San Antonio, 281± miles W of Houston.

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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