

20 ACRES – MASON COUNTY

PRICELESS RIVER/BEST LOCATION

LLANO RIVER JEWEL II

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LOCATION: This site is located several miles east of US 87 on all-weather Lower Willow Creek Road, maintained by Mason County, in southern Mason County. The parcel fronts the road to the north, and the southern boundary is about **1,017' on the north bank of the main Llano River**. Adjoiners range from 13 acres up to several hundred acres across river, and hunting, stock ranching and river recreation are the primary activities in this area.

Nearby Mason is a **prized Hill Country destination**, known for its unique population of hard working and creative folks, and stunningly beautiful Courthouse Square. Good restaurants, banks, medical services, supplies and groceries are readily available in this **uber-cool community**, known as “Tennis Town Texas.” For more information on the City of Mason go to <http://www.mason.tx.citygovt.org/> or for information on Mason County, go to www.co.mason.tx.us/.

Fredericksburg (high end shops, restaurants, jet airport, hospital) is located **35 miles SE**, and Brady (jet strip, Wal Mart) is located 30 miles north. Austin and San Antonio (international airports, major medical centers, universities, box stores) are both about 2 hours SE, and the Dallas/Ft. Worth metroplex is about 4 hours north.

Property Address: 8773 Lower Willow Creek Road, Mason, Texas 76856.

ECOREGION: LRJ II is located in the ecoregion of the **Llano Uplift**. The Llano Uplift is also known as the central mineral region. Although surrounded by the Edwards Plateau region, the Llano Uplift is distinguished by its unique geology. Home to some of the oldest rocks in Texas, the central mineral region contains unique minerals and rock formations. The region is characterized by large granite domes, such as Enchanted Rock near Fredericksburg. Rainfall averages about 24 to 32 inches per year, peaking in May or June and September. The landscape is rolling to hilly and elevation range from 825 to 2,250 feet above sea level. Soils are predominantly coarse textured sands, produced from weathered granite over thousands of years. Native vegetation consists of oak-hickory or oak-juniper woodlands, mesquite-mixed brush savannah, and grasslands. The woody vegetation may consists of plateau live oak, honey mesquite, post oak, blackjack oak, cedar elm, and some black hickory present depending on aspect and habitat. Flora normally found in the deserts of West Texas, such as catclaw mimosa and soaptree yucca, also occur on dry sites. Ashe juniper and Texas oak are generally absent from the Llano Uplift. Grasses include little bluestem, switchgrass, yellow Indiangrass, and silver bluestem. Dome-like granite hills and outcrops contain unusual plant communities. Although ranching is the major land use, level areas of sandy loam produce wheat, sorghum, and peaches. For more information, visit the Texas Parks & Wildlife Department (TPWD) at www.tpwd.texas.gov.

WATER: The site is blessed with about 1,017' of **supremely accessible Llano River** frontage, with deep holes in the immediate area. All of the frontage is level gravel bar, some areas punctuated by scenic rock outcrops, and there is absolutely no development across-river! Favored river activities include fly fishing, swimming, rock skipping, floating and kayaking, and the clean, spring-fed river has never been known to go dry in this area, shimmering **teal blue** throughout the hot August sun.

The **Llano River** is one of the Texas Hill Country's **supreme wild rivers**, with the only upstream effluent from Mason being that of Junction. The river is fed by numerous monster springs, some emerging from cliffs alongside the mighty river, others from caves in streams miles away.

A 25 gpm water well with submersible pump serves the residence, lawn and two troughs across the county road belonging to same owners. Average annual rainfall is 26 inches. For more information on area groundwater, contact the Hickory Underground Water Conservation District at www.hickoryuwcd.org/.

LAND: LRJ II is an imperfect square that is slightly narrower on the north end than the south along the river, being about 900 – 1,000 feet wide at the most. There are numerous, **huge rock outcrops** along and above the river, some large enough to build patios on with stunning river overlooks.

The land supports numerous wildlife species, including **whitetail and axis deer**, turkey, quail, varmints and varying densities of doves. Native hardwoods include liveoak, mesquite and cedar, and tree cover is considered moderate, with excellent visibility. Soils are primarily cobbly and sandy loam, and there is definitely enough room to have a large garden, small orchard, vineyard or even a small horse operation.

IMPROVEMENTS: LRJ boasts an **impressive residential compound** within sight and earshot of the river, featuring a 2,000 sf, open-design ranch-style stucco home with 2BR/2BA and fireplace, with nice porches and patios all around. This compound includes several outbuildings, a fenced garden and incredibly scenic, landscaped grounds. There are several picnic locations with chairs, one with a firepit, just an overall nice, clean and friendly look and feel.

A very nice, metal barn/shop is located a short distance from the house. This is a highly functional structure with concrete floor, electricity and water, and is in very good condition.

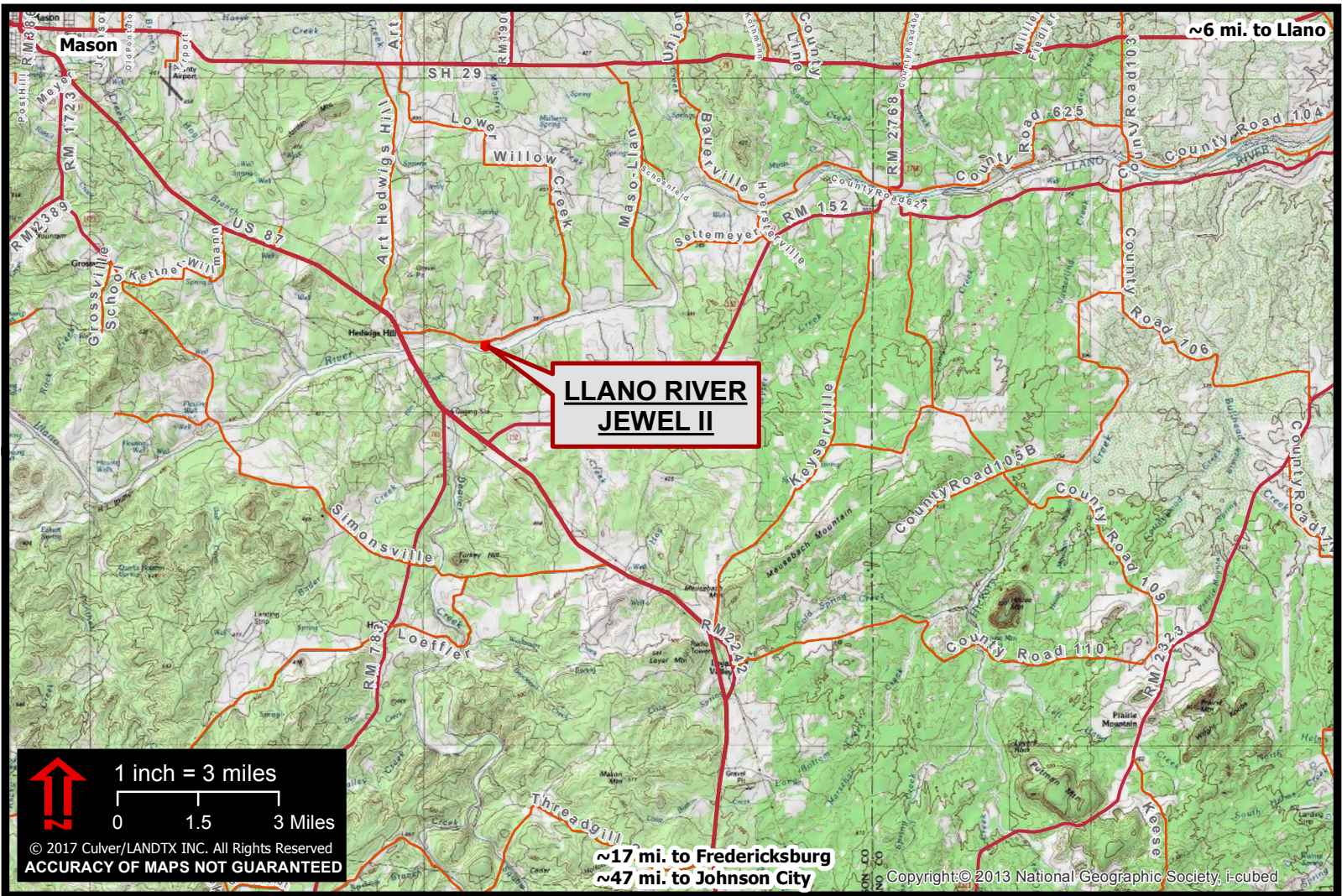
SUMMARY: There are few Llano River offerings in this size category, with nice home, accessible water and proximity to Fredericksburg, in this price range. This is some of the biggest water in the State, and Mason addresses are becoming more prized all the

time. Everything is in good condition here, turn-key and ready to go. . . let's go have a look!

FINANCIAL/TITLE: Listing Price is \$995,000. Sellers will provide basic survey and title insurance, mineral interest is negotiable, and has not been researched. There is a walking easement to a neighbor for river access along the western boundary that has never been used, and utility services. The ranch house took on 2" of water in the 1994 flood, per owner, but has remained dry since. The ranch lies in the Mason ISD, is served by Central Texas Electric Coop, and 2015 ag exempt taxes were about \$1,300.

The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well as investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose. Viewing appointments scheduled with LANDTX staff only. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at sole discretion of LANDTX, *David E. Culver*, Broker.



Topographic Llano River Jewel II

~20 ac | Mason County

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Residence



Barn



Streams



Roads - Public

Lower Willow Creek

1260

1255



RIVER

Llano River

1384



1 inch = 500 feet

0 200 400 Feet

ACCURACY OF MAPS NOT GUARANTEED

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99°5'20"W

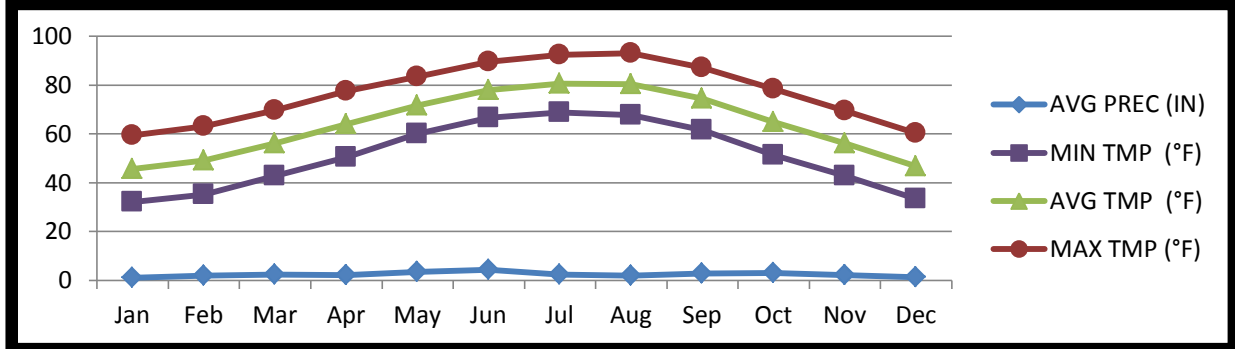
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Climate of Llano River Jewel II

The following charts are the 1981-2001 Climate Normals for **Mason, Texas**. This is the latest three-decade averages of climatological variables, including temperature and precipitation from the National Climate Data Center (NCDC).

MONTH (1981-2001)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.06	32.6	45.9	59.2
Feb	2.01	37.0	49.8	62.6
Mar	2.15	44.8	57.1	69.3
Apr	1.59	52.8	65.6	78.4
May	3.49	62.4	74.0	85.6
Jun	4.13	69.6	80.4	91.2
Jul	1.92	72.2	83.1	94.1
Aug	2.33	72.1	83.4	94.6
Sep	2.67	65.1	76.9	88.8
Oct	2.84	54.8	67.0	79.2
Nov	1.59	44.3	56.4	68.5
Dec	1.21	33.8	46.5	59.1
Ann	29.19	51.5	64.0	76.9



Zip: 76856	Days Where Temp Exceeds 86°F:	121 – 150 Days
	Freeze Date (Avg First Frost):	Nov 01st – 10th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F

99°5'0"W

Aerial of Llano River Jewel II

~20 ac | Mason County

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Residence



Barn



Streams



Roads - Public

1280

Lower Willow Creek

1260

1240

1240

Llano River

1240

1260



1 inch = 167 feet

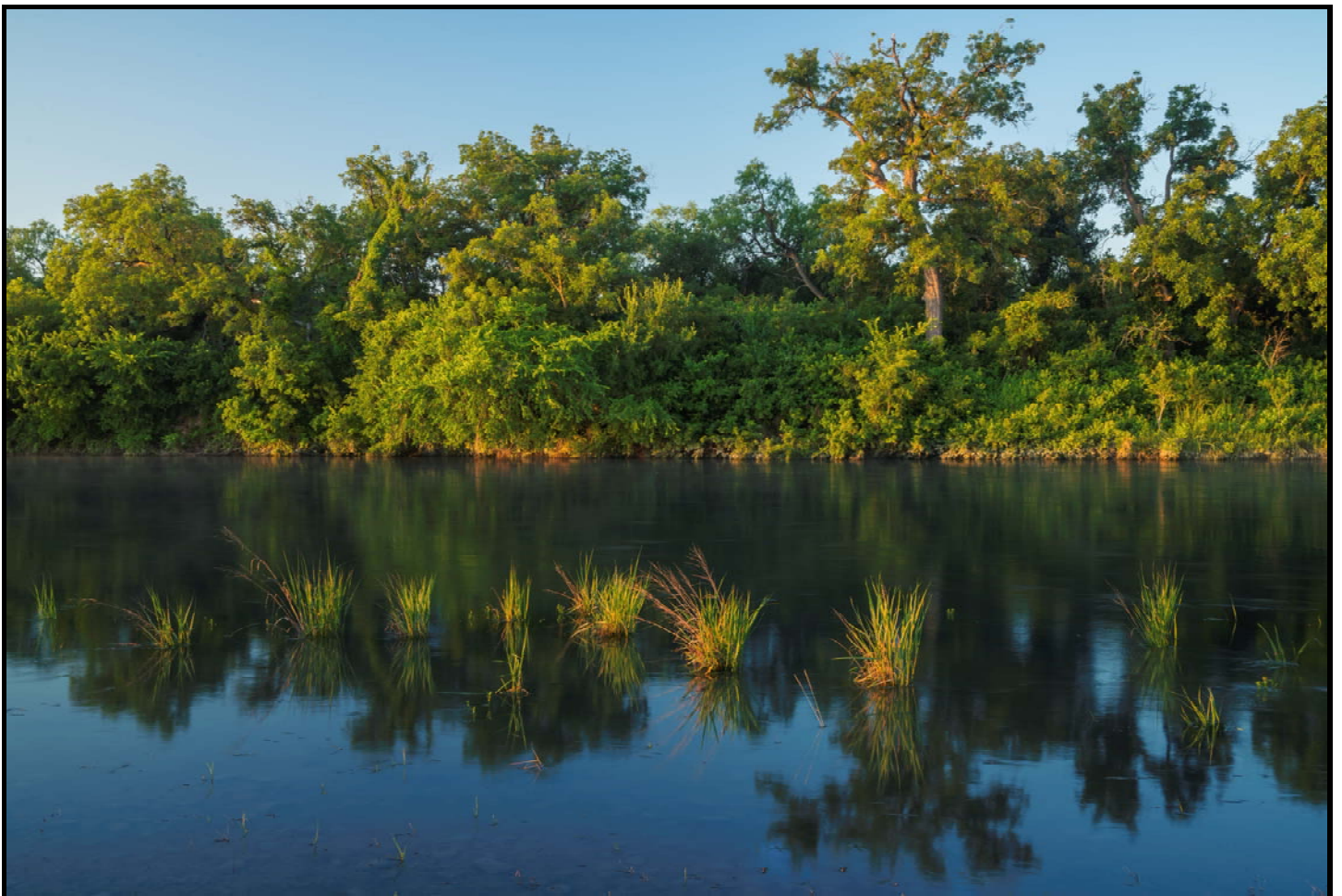
0 65 130 Feet

ACCURACY OF MAPS NOT GUARANTEED

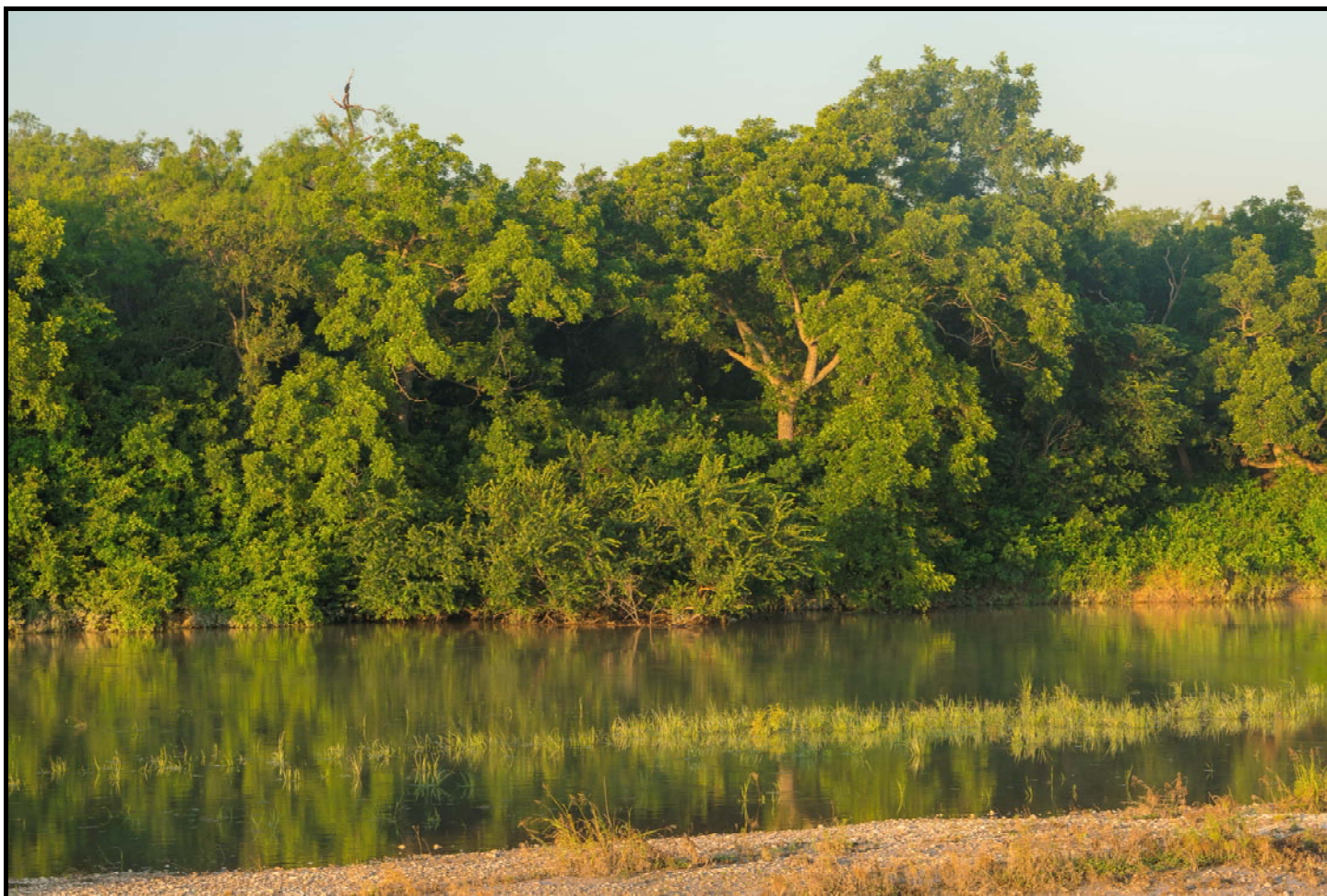
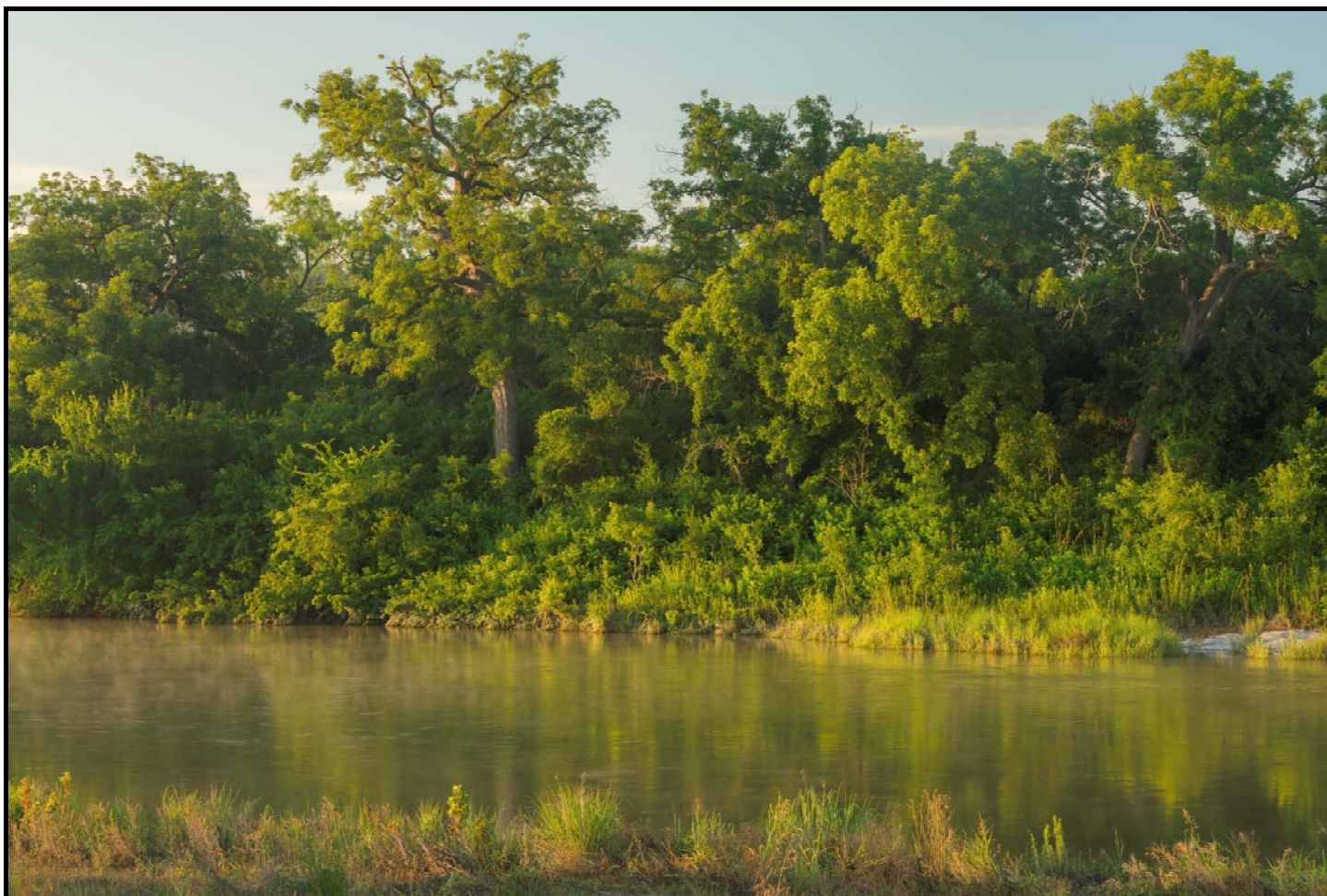
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

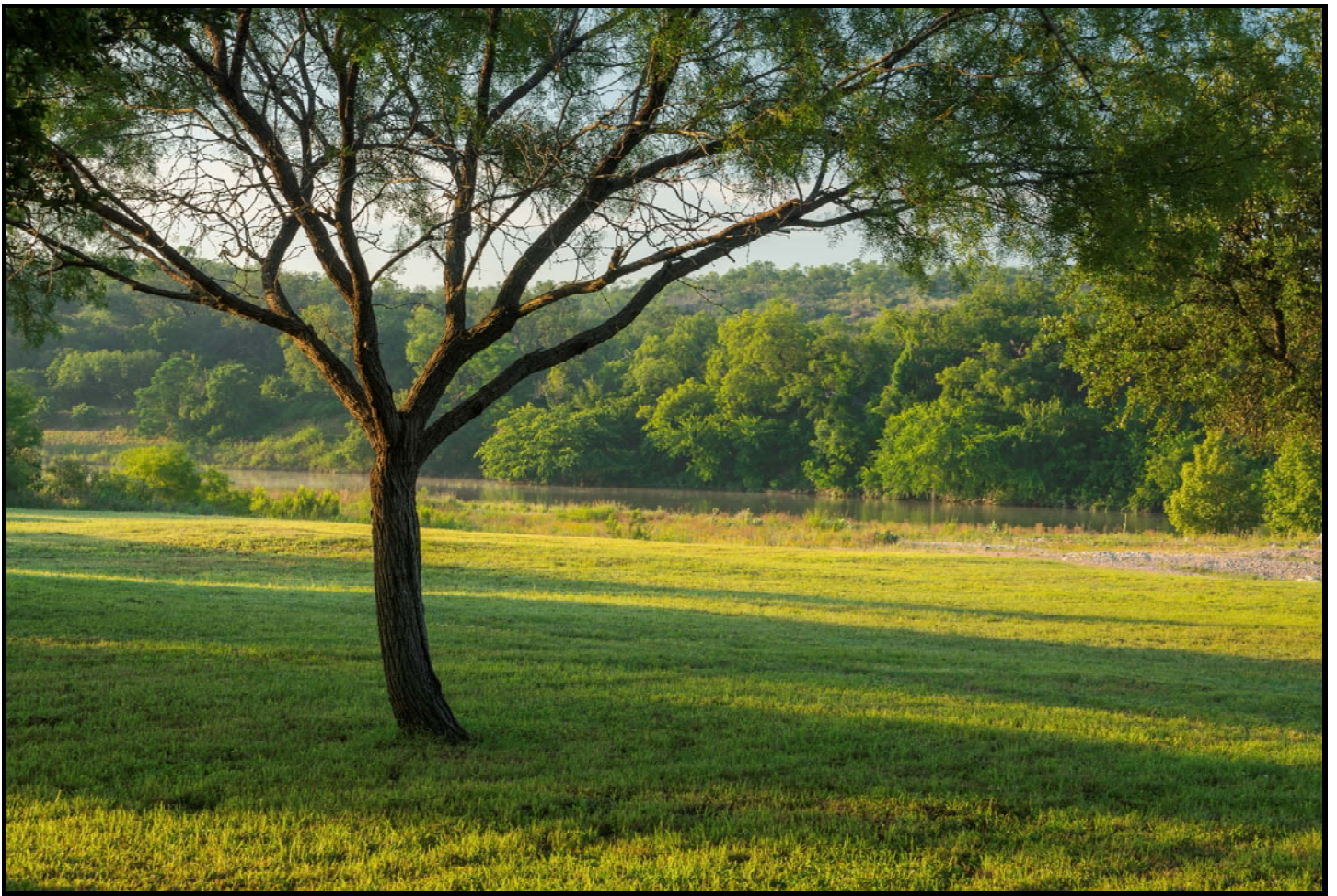
99°5'0"W

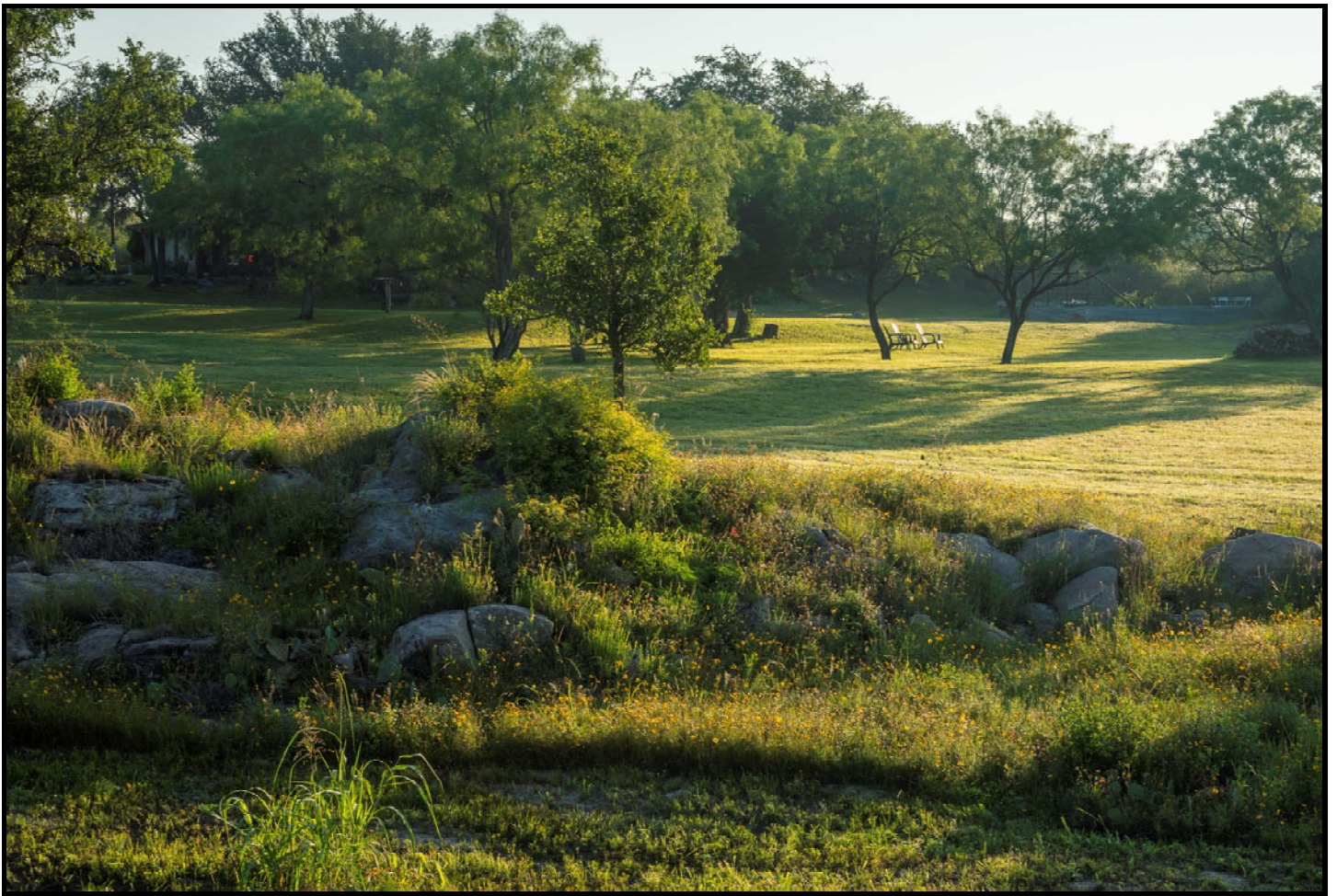


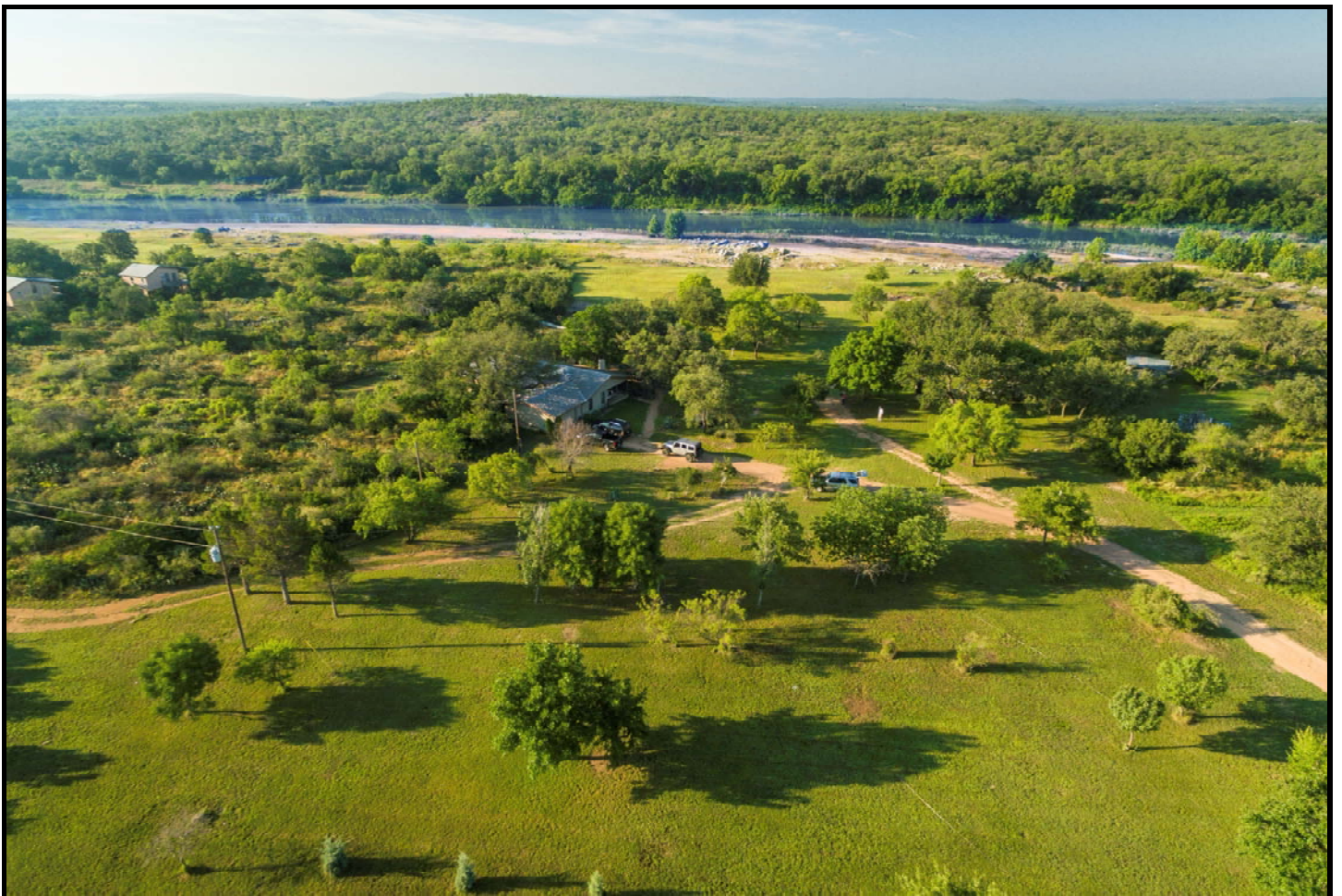






















Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date