

1,634 ACRES – MASON COUNTY
RECREATION/PRODUCTION/WATER
PREMIER RANCH

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PREMIER RANCH

LOCATION: With long frontage on US 87 in southern Mason County, **Premier Ranch offers splendid presentation, location and accessibility**, with excellent natural barriers to enhance security and seclusion. Additional frontage on RM 2242 and Keyserville Road bolster value to the site, only 26 miles N of sizzling Fredericksburg (jet airport, hospital, university, world class shopping/restaurants, supplies, box stores). Prized Mason is 15 miles to the north, and Austin (State Capitol, tech center) is 100 miles east, and San Antonio (nation's 7th largest city) is 120 miles south. Ft. Worth and Dallas are each about 200 miles north.

The area is known as a **strong cattle, goat and sheep ranching zone**, with outdoor recreation, hunting and eco-tourism gaining in prominence. Adjoiners are about 100 acres and up, and there are no known small tract subdivisions in the area. For more information on desirable Mason County, please go to (<http://www.co.mason.tx.us/>).

WATER: The Loyal Valley area has long been known for **superior groundwater reserves**, and a part of this ranch has been used for fish farming in the past. There are a total of six, 10" irrigation wells located on the ranch, with depths ranging from 156' to 262', and output ranging from 91 – 212 gpm. These wells were drilled in the 1960's, and only one has been in service in recent years, due to a change in production focus. Most of these wells have static water levels of 50' or less, per owner.

The ranch also boasts **3 artesian wells**, one of which keeps a sizable **(2 acre) fishing lake full of water**. Several ponds hold water seasonally, and it is not inconceivable that additional fisheries could be created using the enormous groundwater reserves. An additional well near the hunting lodge was tested at 220 gpm with 6" casing. For further information on this highly dynamic groundwater area, contact the Hickory Underground Water Conservation District (<http://www.hickoryuwcd.org/>).

LAND: Overall, the land rolls down from S to N, with an elevation change of approximately 220 feet. The appearance is mostly smooth, with a few choppy, stony ridges creating excellent relief and scenery for spectacular homesites. The balance between brush and open/semi-open is about 65/35, with **plenty of cover for wildlife**, yet abundant grass for livestock. Several fields of improved grasses beckon the **rancher's eye, and heritage liveoaks dot the landscape throughout**. Post Oaks, mesquite, elm, hackberry, pecan, walnut and shinoak round out the hardwood roster.

This ranch has been operated as a trophy whitetail deer hunting and ranching operation for the past decade, and is well known as a **prized Central Texas destination** for those seeking 200-class whitetail deer in a resort-type setting with all of the amenities.

Because of this activity, **the ranch remains in impeccable condition**, and one can spot monster whitetail bucks from any of the dozens of roads and trails providing access to all of the nooks and crannies. Other native wildlife includes huntable quantities of wild turkey, dove and varmints, and one stock pond offers the potential for game fish habitat.

The soil map of this ranch looks like a jigsaw puzzle, there is so much variety! A high % of sandy loam soils dominate, with some clays and stony outcrops mixed in throughout. A significant portion of this land is suitable for intensive production, including hay crops, while there are several **interesting creek bottom areas** that feature sandstone/limestone shelves and cliffs. Dominant shrubs include persimmon, cacti, agarita, catclaw and whitebrush, all of which provide a degree of shelter and nutrition for wildlife.

IMPROVEMENTS: The ranch flows around a **classic compound** centered by a 130 year old, approx. 3,200 SF plantation-style home built from stone quarried on the ranch. This **finely-restored beauty** exudes strength and class, and consists of 4BR, 3BA, with handsome porches and patios all around, with exquisite, landscaped grounds as a backdrop. The setting is **relaxed and country club-like**, with large pecan bottoms, impressive whitetail deer and manicured fields visible in the distance.

An awesome, **7BR, 5BA stone hunting lodge** at the back of the ranch provides world-class digs for corporate hunters, and includes a way-cool, 1,000 SF great room, **commercial kitchen, game room and outdoor patios with firepits**. A nice foreman's house is located near the front of the ranch, and there are numerous outbuildings serving various ranch functions.

Deer pens and gathering facilities are top of the line, and the **deer herd is extremely impressive**, with many well-known trophy progenitors appearing in the Premier herd's pedigrees. The deer hunting operation has posted strong numbers in past years, but has not been aggressively promoted in the recent past due to preparation for sale.

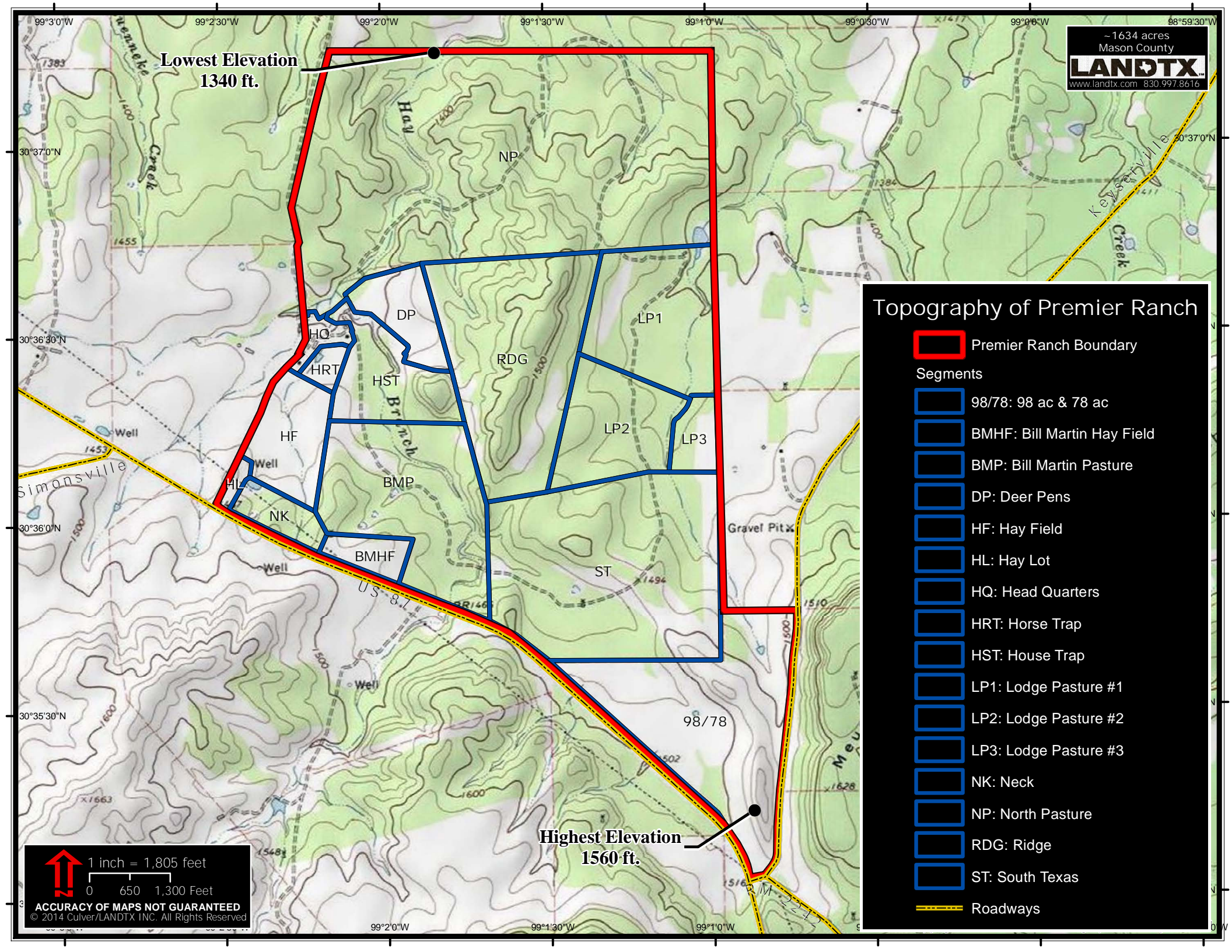
Overall **ranch infrastructure is rated as excellent**, and the ranch and improvements are all in good condition, though only one of the irrigation wells is presently in service. The ranch is extensively cross fenced, with two high fenced pastures. Blinds and feeders convey, and other ranch accessories are negotiable.

SUMMARY: Premier Ranch offers the best of all worlds – recreation, groundwater, improvements, scenic beauty, agriculture, location and accessibility, distant vistas - in a refined setting deep in the heart of the Texas Hill Country. Mason County has become a prized address, and sizzling Fredericksburg is but 25 miles away, with the Hilltop Café a mere 15 minute drive from the front gate. If the above speaks to you, we welcome your inquiries, and hope to make your acquaintance soon.

FINANCIAL/TITLE: Listing price is \$4,895/acre = \$8,000,000.00 and owner will provide current survey and basic title insurance. There is an easement along a short part of one fenceline to a neighbor, and an electric transmission line crosses a part of the front of the ranch. A cemetery is located near the front of the ranch as well. Mineral conveyance is negotiable. The ranch is served by Central Texas Electric, and is located in the Mason Independent School District. 2013 taxes are estimated at \$8,871.62.

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.




~1634 acres
Mason County
LANDTX
www.landtx.com 830.997.8616

Lowest Elevation
1340 ft.

Highest Elevation
1560 ft.

Topography of Premier Ranch

 Premier Ranch Boundary

Segments

-  98/78: 98 ac & 78 ac
-  BMHF: Bill Martin Hay Field
-  BMP: Bill Martin Pasture
-  DP: Deer Pens
-  HF: Hay Field
-  HL: Hay Lot
-  HQ: Head Quarters
-  HRT: Horse Trap
-  HST: House Trap
-  LP1: Lodge Pasture #1
-  LP2: Lodge Pasture #2
-  LP3: Lodge Pasture #3
-  NK: Neck
-  NP: North Pasture
-  RDG: Ridge
-  ST: South Texas
-  Roadways



1 inch = 1,805 feet

0 650 1,300 Feet

ACCURACY OF MAPS NOT GUARANTEED
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State Well #: 307408
Driller's Report
Water Level: - 90 ft
Well Depth: 200 ft
Yield: 30 GPM

State Well #: 23579
Driller's Report
Owner: Premier Ranch
Water Level: - 9 ft
Well Depth: 164 ft
Yield: 100 GPM

State Well #: 4782
Driller's Report
Owner: Premier Ranch
Water Level: - 3 ft
Well Depth: 143 ft
Yield: 220 GPM

State Well #: 273300
Driller's Report
Water Level: - 151 ft
Well Depth: 300 ft
Yield: 30 GPM

State Well #: 50961
Driller's Report
Water Level: - 180 ft
Well Depth: 360 ft
Yield: 30 GPM

State Well #: 168181
Driller's Report
Water Level: - 123 ft
Well Depth: 240 ft
Yield: 30 GPM

State Well #: 32881
Driller's Report
Water Level: - 29 ft
Well Depth: 80 ft
Yield: 30 GPM

State Well #: 93691
Driller's Report
Water Level: - 25 ft
Well Depth: 120 ft
Yield: 100+ GPM

State Well #: 170704
Driller's Report
Owner: Premier Ranch
Water Level: - 55 ft
Well Depth: 140 ft
Yield: 45 GPM

State Well #: 159969
Driller's Report
Water Level: - 118 ft
Well Depth: 220 ft
Yield: 25 GPM

State Well #: 6389
Driller's Report
Water Level: - 20 ft
Well Depth: 80 ft
Yield: 50 GPM

State Well #: 93689
Driller's Report
Water Level: - 19 ft
Well Depth: 90 ft
Yield: 60 GPM

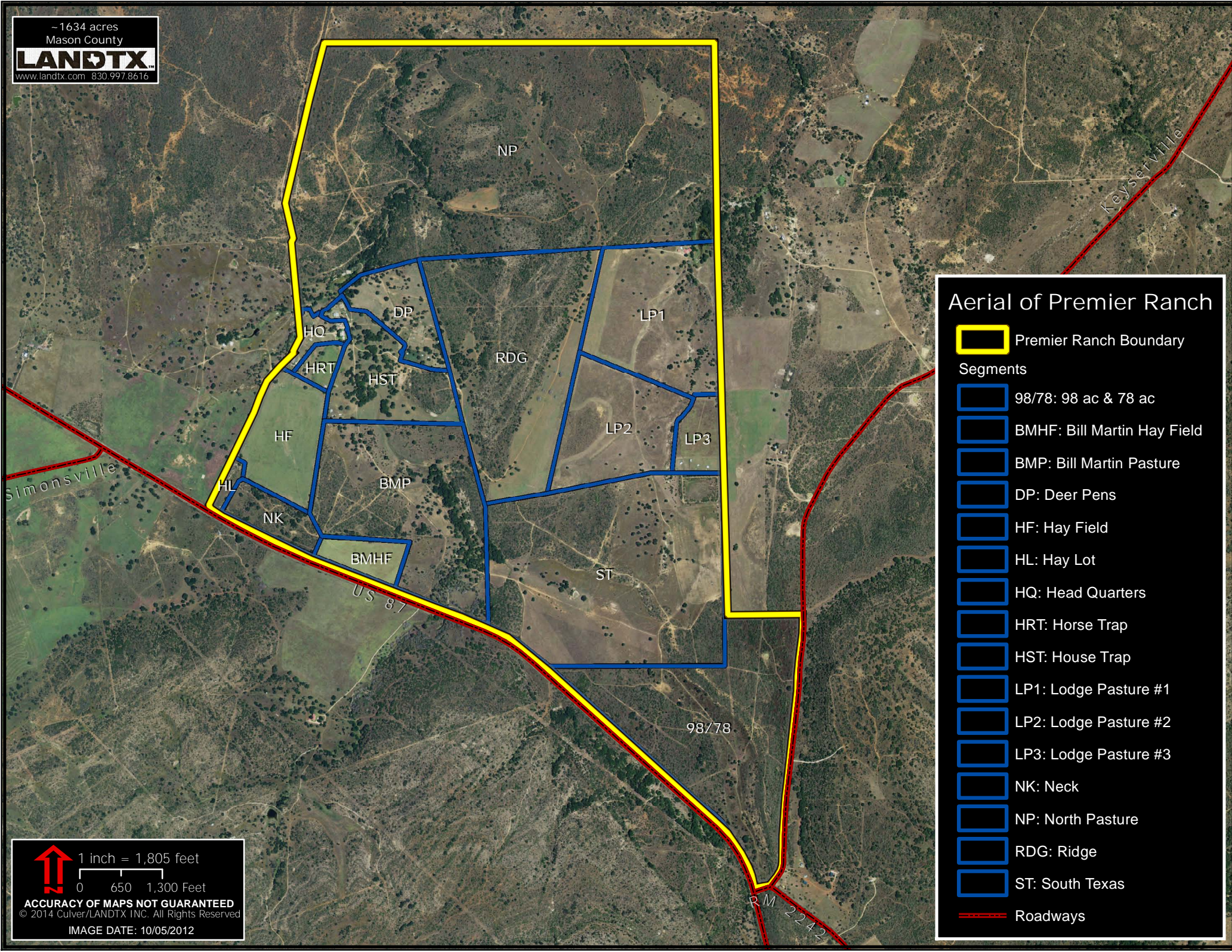
State Well #: 1173
Driller's Report
Water Level: - 29 ft
Well Depth: 140 ft
Yield: 100+ GPM

State Well #: 69153
Driller's Report
Water Level: - 30 ft
Well Depth: 100 ft
Yield: 15 GPM


1 inch = 3,022 feet
0 1,150 2,300 Feet

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Groundwater of Premier Ranch



Aerial of Premier Ranch

 Premier Ranch Boundary

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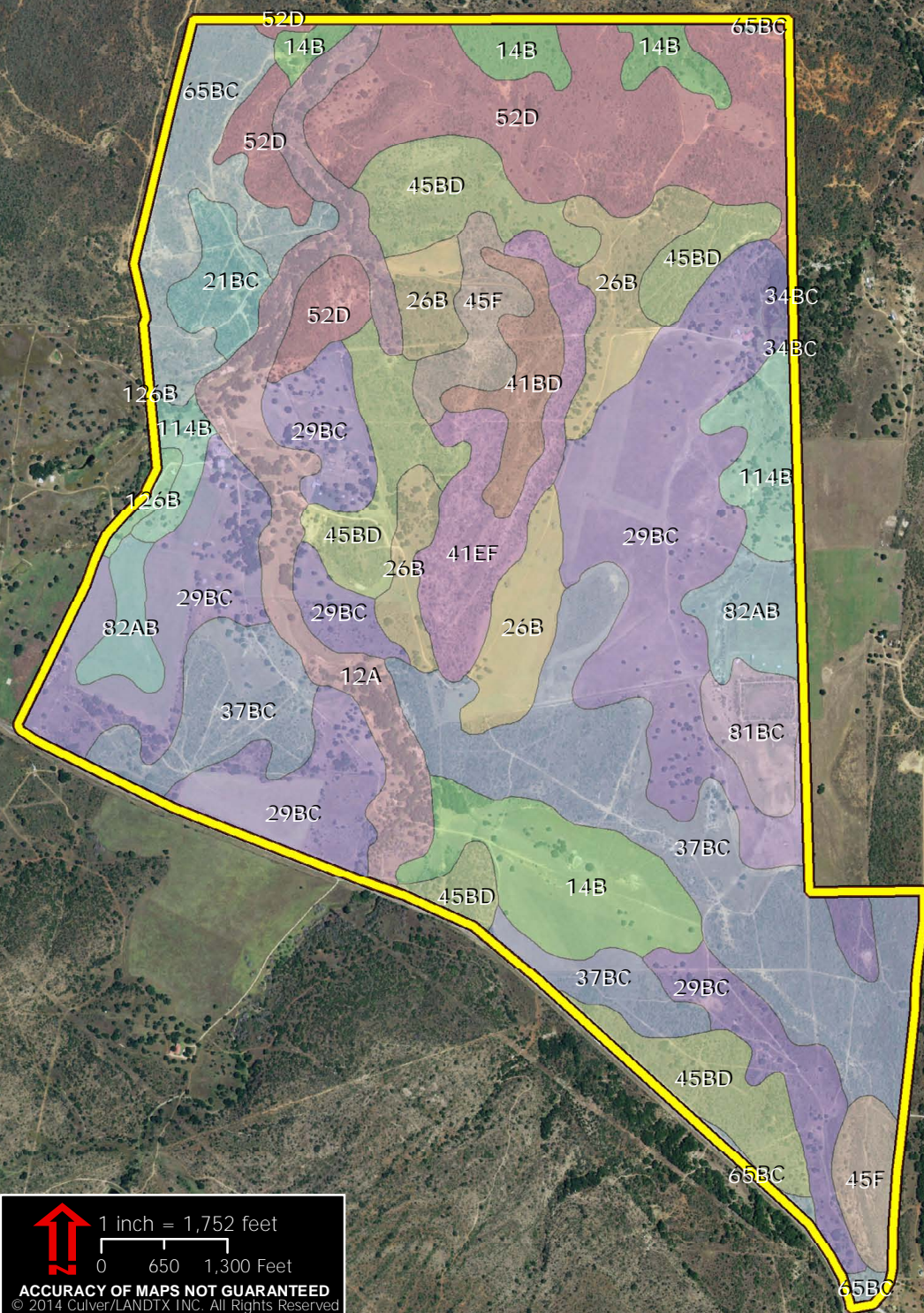


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0 650 1,300 Feet

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IMAGE DATE: 10/05/2012



Soils of Premier Ranch

- 012A - Fieldcreek fine sandy loam, occasionally flooded
- 014B - Honeycreek fine sandy loam, 1-3% slopes
- 021BC - Katemcy fine sandy loam, 1-5% slopes
- 026B - Pontotoc fine sandy loam, 1-3% slopes
- 029BC - Hye fine sandy loam, 1-5% slopes
- 034BC - Campair sand, 1-5% slopes
- 037BC - Nebgen-Oben complex, 1-5% slopes
- 041BD - Yates-Rock outcrop complex, 1-8% slopes, very stony
- 041EF - Yates-Rock outcrop complex, 12-40% slopes, extremely stony
- 045BD - Nebgen-Oben complex, 1-8% slopes, stony
- 045F - Nebgen-Rock outcrop complex, 12-45% slopes, extremely stony
- 052D - Ligon very cobbly loam, 5-12% slopes, stony
- 065BC - Ligon fine sandy loam, 1-5% slopes
- 081BC - Matilo sand, 1-5% slopes
- 082AB - Loneoak sand, 0-3% slopes
- 114B - May sandy loam, 0-3% slopes
- 126B - Oben sandy loam, 1-5% slopes



1 inch = 1,752 feet
0 650 1,300 Feet

















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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

