

37 ACRES – MASON COUNTY

BEST HUNTING AND RECREATION

MASON HUNTING SPOT

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LOCATION: This splendid weekend recreational site is located approximately 17 miles from the Mason County Courthouse, at the end of a well maintained private easement road, about five miles off of pavement thru two bump gates. The tightly held area remains mostly in the hands of historic Mason County families, held in larger tracts. Mason offers shops, restaurants, supplies and groceries, and is regarded as a highly desirable address in the NW Hill Country. (<http://www.co.mason.tx.us/ips/cms>) Brady (Walmart, Tractor Supply, hospital) is about 35 miles N, and Fredericksburg (ritzy shops, fancy restaurants, jet airport, nice hospital) is 60 miles S.

The parcel of land is part of a 3 tract subdivision done out of a 323 acre tract of land by Broker in 2012. One other tract is 117 acres adjoining this one to the south, with the centerline of an existing access road between the two being the property boundary. Broker kept 168 acres to the west, and retains easement rights to the access road, and both smaller parcels also have access to the road along their frontage. Both smaller tracts have light restrictions to preserve area quality, and Broker is a long term holder/family user of the 168 acres to the west.

This is a secluded area, full of history and lore, with many artifacts waiting to be discovered. However, the tract is accessible by 2WD vehicle in all but the most deplorable weather conditions.

WATER: There is a brand new, fully equipped and electrified water well that is 260' deep and tested at 10-12 gpm. There is proven large volume water available in the area at 600+ feet depth, and a gorgeous seasonal creek crosses the property, and holds pockets of water in wet years, and a spring stays moist all of the time. For further information on area groundwater, contact the Hickory Underground Water Conservation District (<http://www.hickoryuwcd.org/>).

LAND: Topography ranges from flat "top" country with medium cedar brakes and many oaks, falling to exquisite creek bottom blanketed with towering hardwood trees. An apparent Indian Site is located in a mystical bottom. Beautiful homesites with distant views are several, and some of the limestone cliffs alongside the streambed are breathtaking!

Soils are mostly stony clays on the tops and hillsides, with good stands of native grasses and woody shrubs providing excellent browse and habitat for the abundant populations of deer, turkey, songbirds, dove and hogs that inhabit the area. The number of doves seen on the ground during a recent hike was astounding, and several nice whitetail bucks have been sighted as well. Axis deer are known to range in the area, and the varmint hunting is rated as superb.

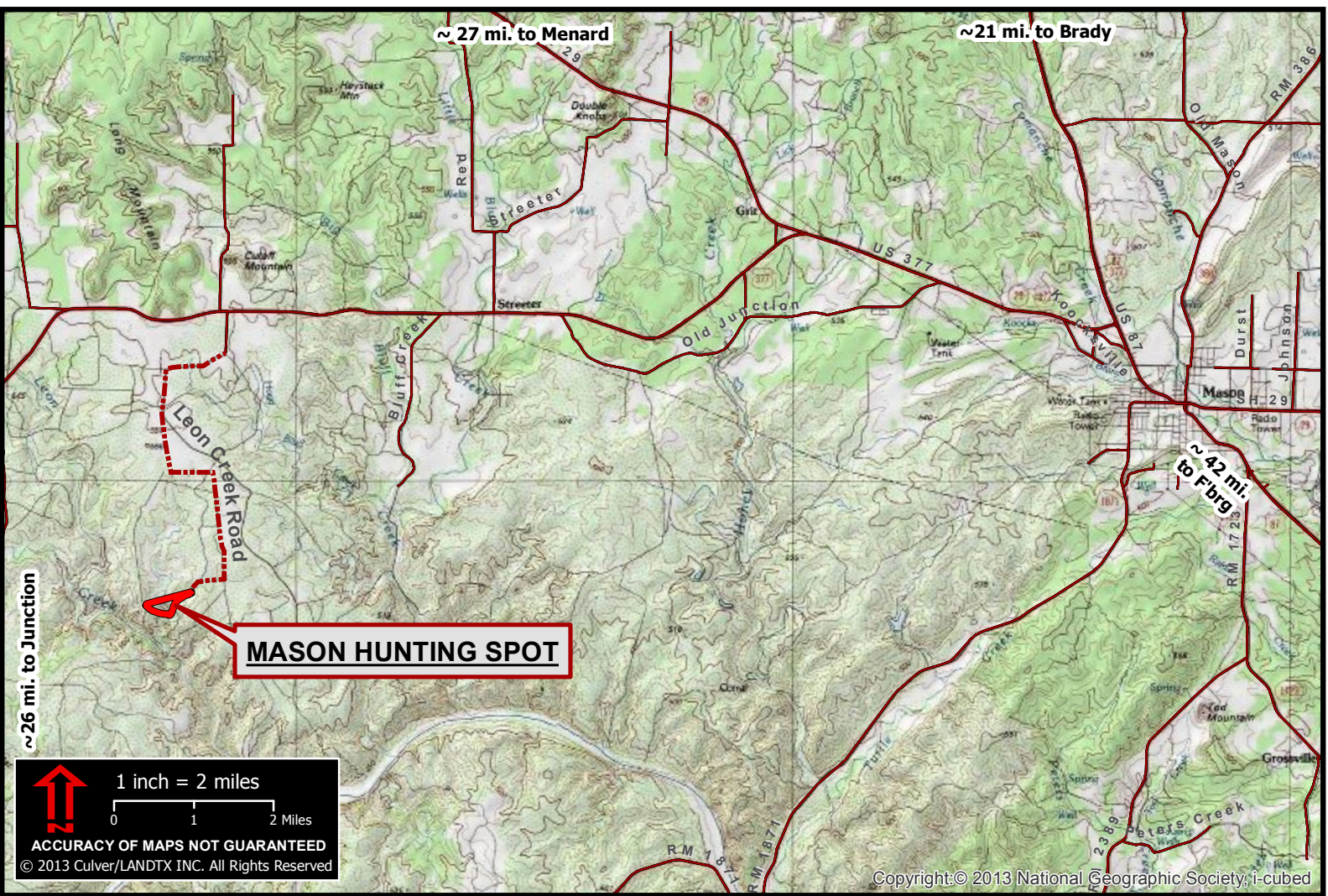
IMPROVEMENTS: The property is fenced on 2 sides, but not along the existing access road which is the common boundary with the 117 acre tract. Some of this fencing is new, most is in poor to fair condition. Electricity has been brought to the existing water well, near a logical homesite, and a couple of crude roads have been roughed in.

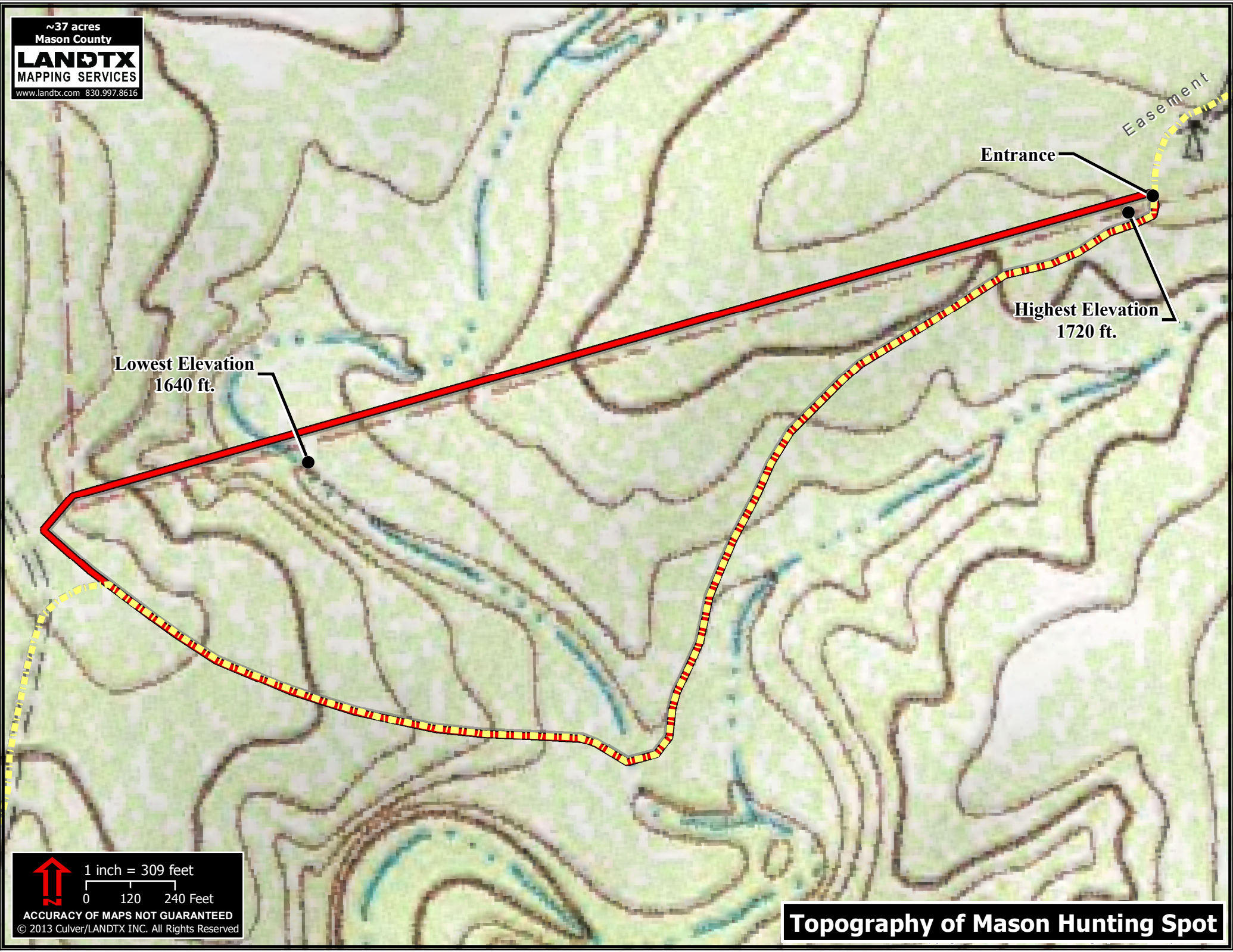
SUMMARY: If you seek an above average quality, secluded hunting/recreational parcel in prized Mason County, then look no further. This tract has all the attributes – hardwood forests, fascinating riparian zone, nice cliffs, strong seasonal water, abundant wildlife, distant vistas, and basic infrastructure in place – ready to hunt/use now. This has all the trimmings of a much larger place, but at a very affordable total price.

FINANCIAL/TITLE: Listing price is \$3,950/acre = \$146,150 and owner will provide current survey and basic title insurance, and will convey all owned minerals (believed to be 25%). The property is served by Central Texas Electric, and is located in the Mason Independent School District. 2012 taxes are estimated at \$75.

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.





Lowest Elevation
1640 ft.

Entrance

Highest Elevation
1720 ft.

Easement

State Well #: 234995
Water Level: - 163 ft
Well Depth: 220 ft
Yield: 8 GPM

State Well #: 49333
Water Level: - 102 ft
Well Depth: 200 ft
Yield: 20 GPM

State Well #: 301856
Water Level: - 220 ft
Well Depth: 280 ft
Yield: 10 GPM

State Well #: 301867
Water Level: - 172 ft
Well Depth: 598 ft
Yield: 60 GPM

State Well #: 197928
Water Level: N/A
Well Depth: 440 ft
Yield: 30 GPM

State Well #: 197932
Water Level: N/A
Well Depth: 840 ft
Yield: 50+ GPM

State Well #: 197930
Water Level: N/A
Well Depth: 740 ft
Yield: 40 GPM

State Well #: 231468
Water Level: - 145 ft
Well Depth: 300 ft
Yield: 1 GPM



1 inch = 2,322 feet

0 875 1,750 Feet

ACCURACY OF MAPS NOT GUARANTEED
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Groundwater of Mason Hunting Spot

~37 acres
Mason County
LANDTX
MAPPING SERVICES
www.landtx.com 830.997.8616



Cliffs

Entrance

Easement

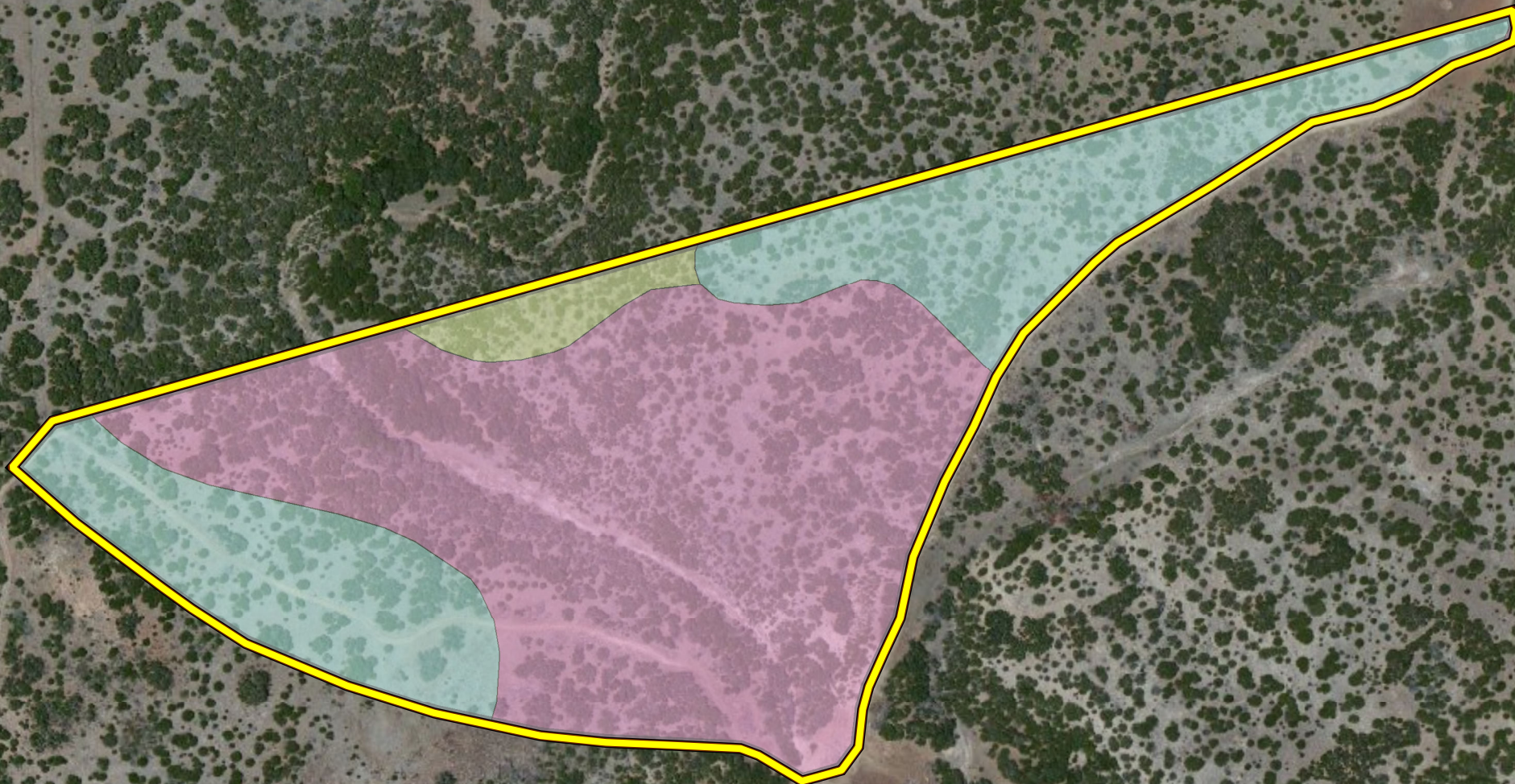


1 inch = 309 feet
0 120 240 Feet

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IMAGE DATE: 10/05/2012

Amenities of Mason Hunting Spot

- | | | |
|--|--|--|
|  MHS Boundary |  Cliffs |  Water Well |
|  Easement |  Indian Site (Probable) |  Waterhole (Spring) |



Soils of Mason Hunting Spot

-  039BD - Hensley stony loam, 1-5% slopes
-  044BD - Eckert-Rock outcrop complex, 1-15% slopes
-  044EF - Eckert-Rock outcrop complex, 15-40% slopes



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0 120 240 Feet

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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.

