



★ CIRCLE STAR RANCH ★

Pontotoc, Mason County, Texas • 111± Acres • \$1,450,000



Circle Star Ranch

The most pristine and picturesque ranch setting in this part of the world. Numerous oak trees, lush Bermuda pastures and immaculate improvement, all surrounded by tall granite hills. Situated in a small valley of the Texas Hill Country between Mason and Llano, this ranch features exceptional facilities for horse training/ breeding/ care/ entertainment and many other versatile uses. Lighted round pen, 8 paddocks with sheds, 17 stall-60 x 120 horse barn with a/c office & vet station, 15 stall show barn, 130 x 300 roping arena with 1200 sq. ft. covered observation deck & announcer's stand w/ tack room, air conditioned kitchen, 40 x 80 trailer barn, 40 x 50 RV barn/shop, 25 x 40 equipment barn. Four water wells, 2 electric and 2 windmills with 12,000-gallon enclosed storage. Attractive 1.5 story, 3/2 brick personal residence built in 1988 with attached 2 car garage – perfectly landscape. Rock guest house, 2/2 and open living area. Separate 5 bay detached garage (A/C) with a 20' overhang/carport, workshop/storage. Improvements are immaculate!

Beautiful ranch with turnkey improvements for multiple uses, all at a fantastic price.
Call Listing Agents **Mike Bacon** at 512-940-8800 or **Drew Colvin** at 512-755-2078 for more info.

Directions: Northwest of Llano, Texas via Hwy 71 to Pontotoc, then 5 miles south on Hickory Grove County Road or southeast of Brady via HWY 71 to Pontotoc, then 5 miles south on Hickory Grove Road or Northeast of Mason via Hwy 71 or Hwy 29.



FEATURES

MAIN HOME:

- 3 Bed 2 bath 1.5 story 2,266 sq. ft.
- Craftsman architecture built in 1988
- Brick home
- Breakfast bar open to kitchen area
- Concrete gated/fenced entrance to house
- Electric central heat and air
- Metal roof
- Satellite
- Rocked wood-burning fireplace in family room
- Ceramic tile, laminate, parquet, and wood flooring
- Balcony, covered porches, stone porches
- Vaulted ceilings
- Decorative lighting
- Plantation shutters
- Skylights
- Water softener
- Electric cooktop
- Dishwasher
- Double oven
- Granite kitchen counter tops
- Refrigerator with ice-maker
- Upstairs balcony from bedroom
- Gutters
- Ceiling fans

- Custom built-in bookshelves and cabinets
- Exterior lighting
- Large rock patio
- Attached 2-car garage
- Landscaped
- High-speed fibrobtc internet service
- Sprinkler system

OTHER IMPROVEMENTS:

- Ag exempted
- Numerous Oak trees
- Manicured Bermuda pastures
- III± Acre multi-use ranch
- Crushed granite road
- 2 Bedroom, 2 bath, rocked guest home 1,980 sq. ft. built in 2014
- 5 Bay detached garage with 20' overhang, climate control, workshop/storage
- 40x50 Drive-through metal RV storage facility
- 4 Water wells with 12,000 gallon enclosed storage (2 electric and 2 windmills)
- 2 Stock tanks
- Pastures with excellent fence, internal fencing mostly welded pipe
- Sandy loam soil

FACILITIES:

- Exceptional facilities for horse training/ breeding/care/entertainment, as well as many other versatile uses
- Lighted round pen made of welded pipe fencing
- 8 Paddocks with sheds
- 60x120 Horse barn with 17 stalls ,office, bath, tack room and vet station
- Pipe working pens
- Hay barn
- 130 x 300 Roping arena with announcer stand, covered boxes, tack room, steer chute, return alley, stripping chute & calf pen, AC/heated kitchen
- 15 Stall fully enclosed show barn
- 40x80 Trailer/equipment barn
- 40x50 Bus barn/shop
- 40x50 RV Storage with double doors/shop
- 25x40 Equipment barn
- Separate 5 bay detached garage with 20' overhang (A/C)

SCHOOL DISTRICT:

- Mason, TX ISD



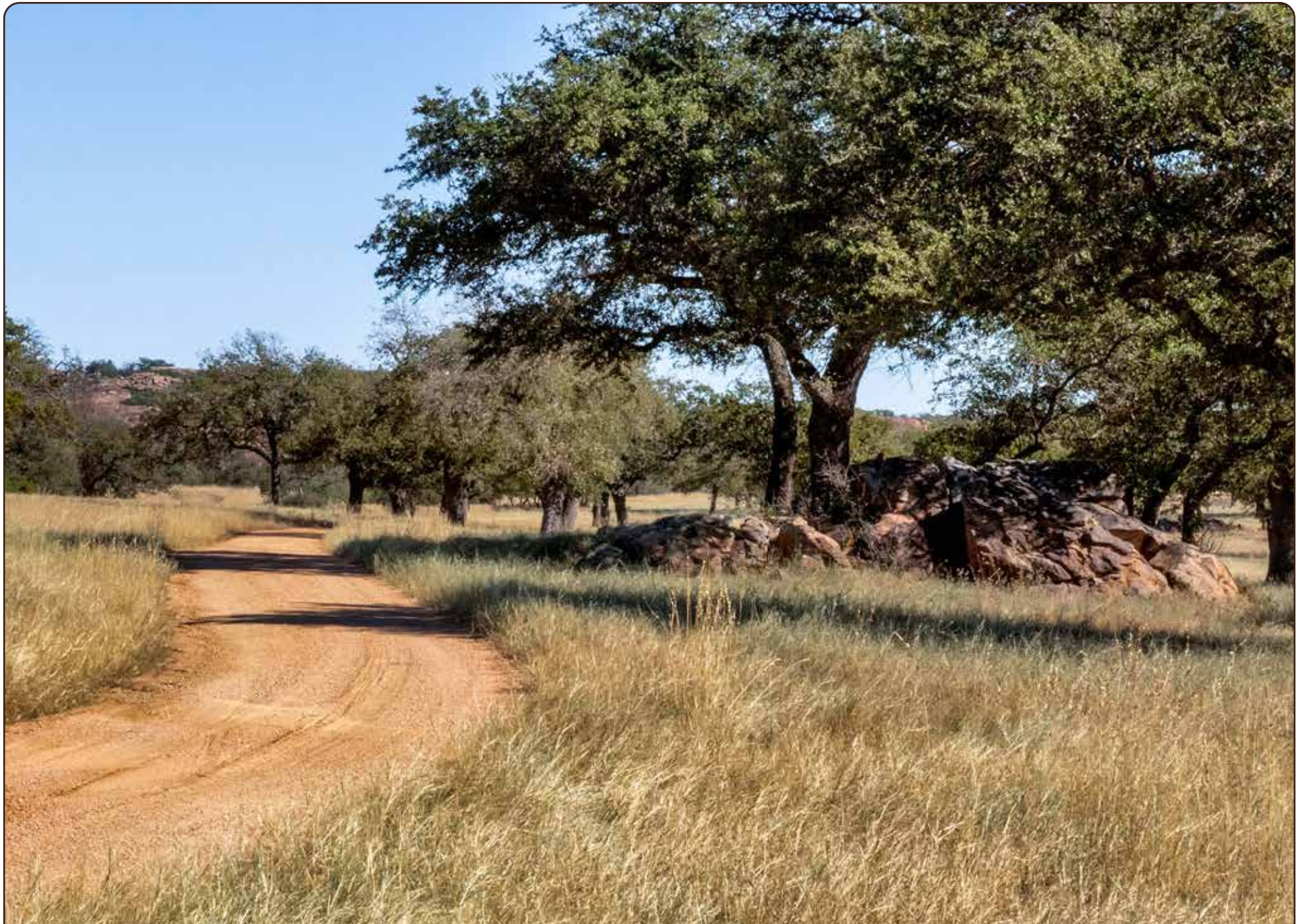
Gated Entrance



Ranch Compound Surrounded with Grand Views of Granite Mountains



Manicured Bermuda Pastures & Mature Live Oak Trees



Crushed Granite Roads



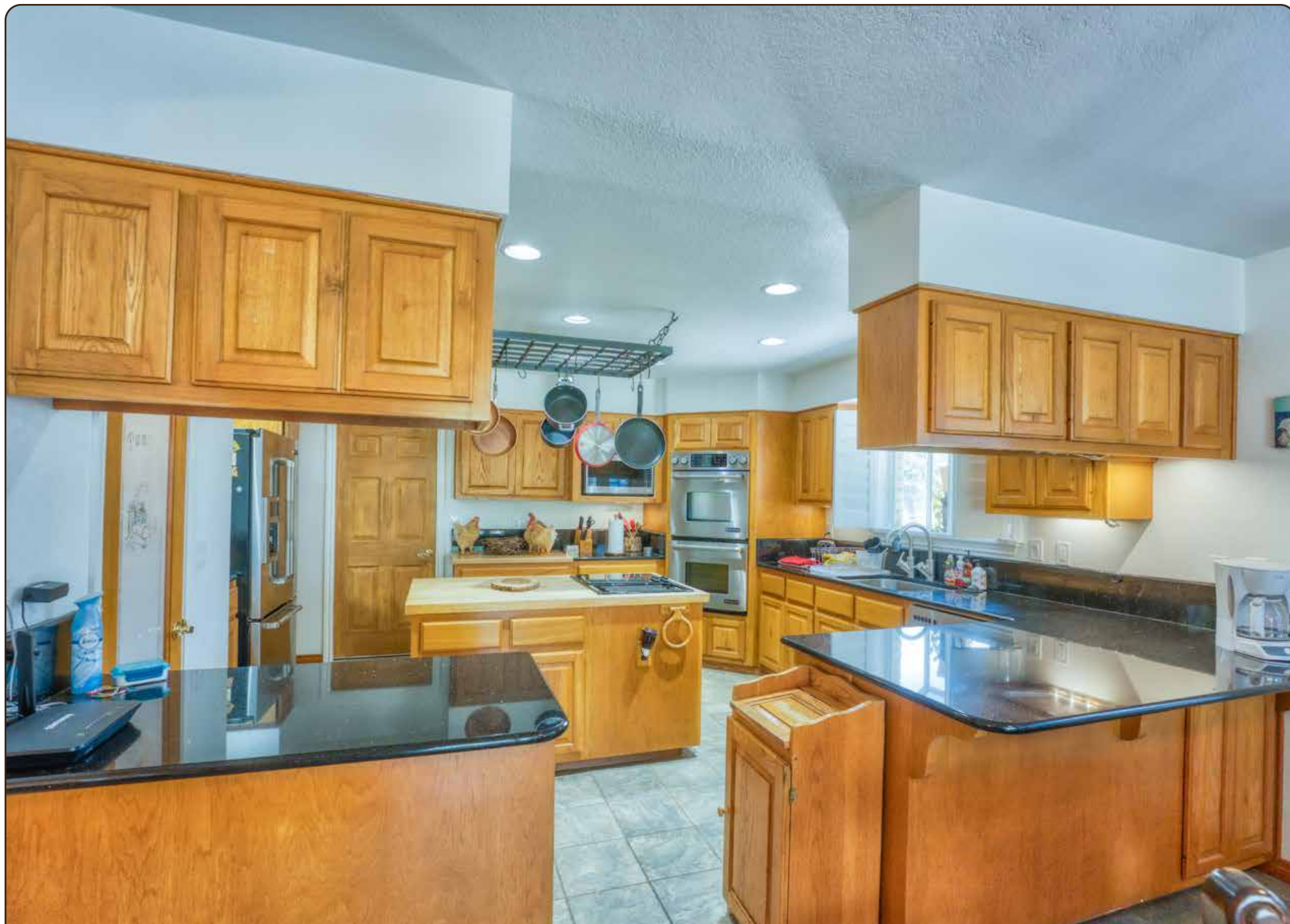
Brick Main House - 2,266 sq ft - 3 Bedroom - 2 Bath - 1.5 Story



Main House - Fully Landscaped



Main House - Rock Patio Around



Kitchen Area



Breakfast Room



Dining Room



Living Room with Wood-burning Fireplace



Balcony from Upstairs Bedroom



Upstairs Bedroom



Upstairs Bathroom



Bedroom I



Bedroom II



Bath with Double Sinks & Spa Bathtubs



Rock Guest House - 1,980 sq ft - 2 Bedroom - 2 Bath



5 Bay Garage with 20' Overhang



5 Car Garage/Workshop/Storage/Climate Control



40' by 50' Metal RV Storage Facility



Inside RV Storage Facility



Vet Station / Trailer Barn



Vet Station / Training Arena



Training Arena



15 Insulated Stalls



Spacious Tack Room



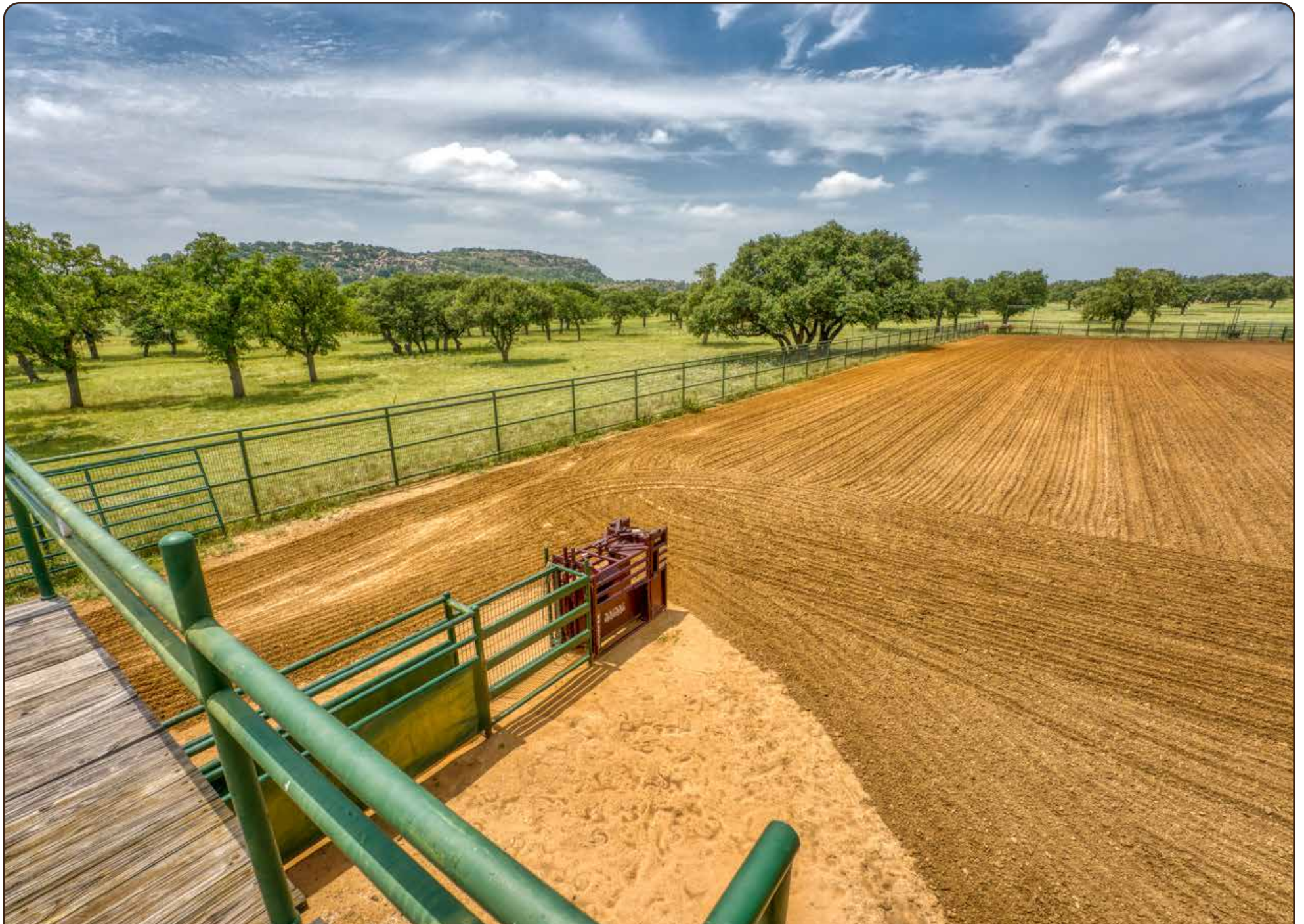
130 x 300' Roping Arena



Announcer's Area



Announcer's Area with Full Kitchen & Office



Calf Chute



Steer Chute



Return Alley



Lighted Round Pen



Hay Barn



Well with Water Storage



Windmill & Water Tank for Livestock



Manicured Bermuda Fields Throughout Property



Pond

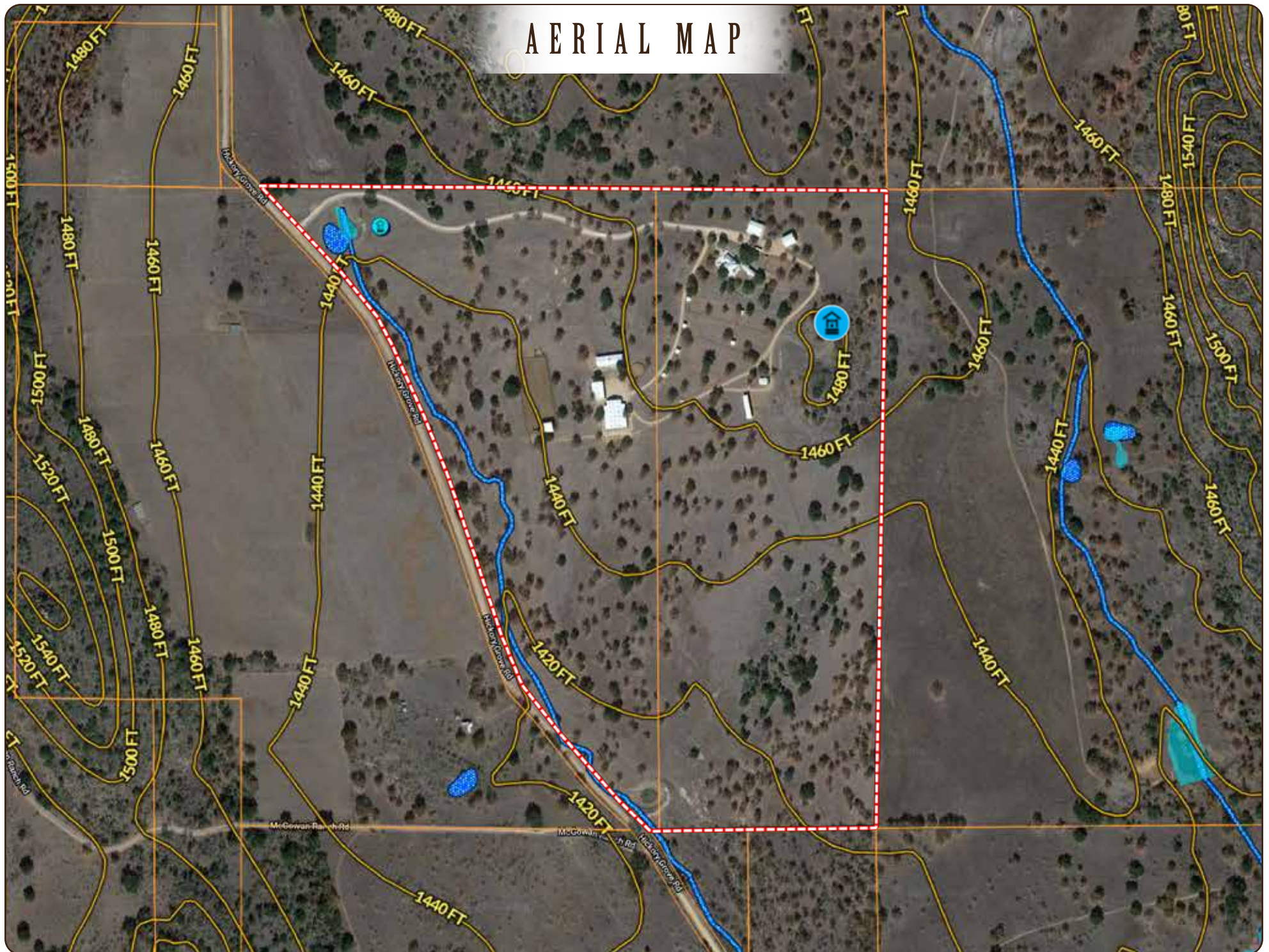


Granite Mountains Surround Ranch

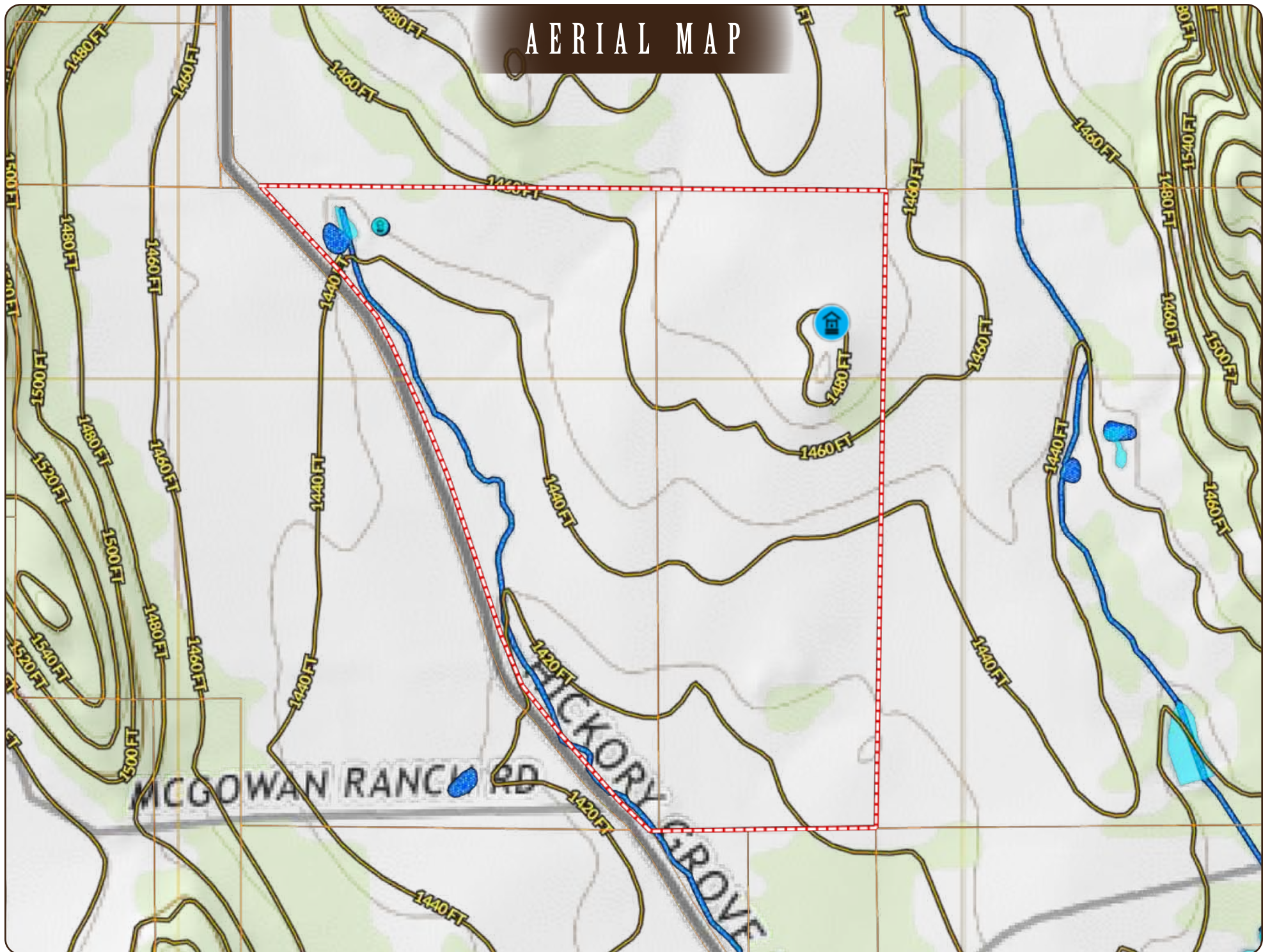


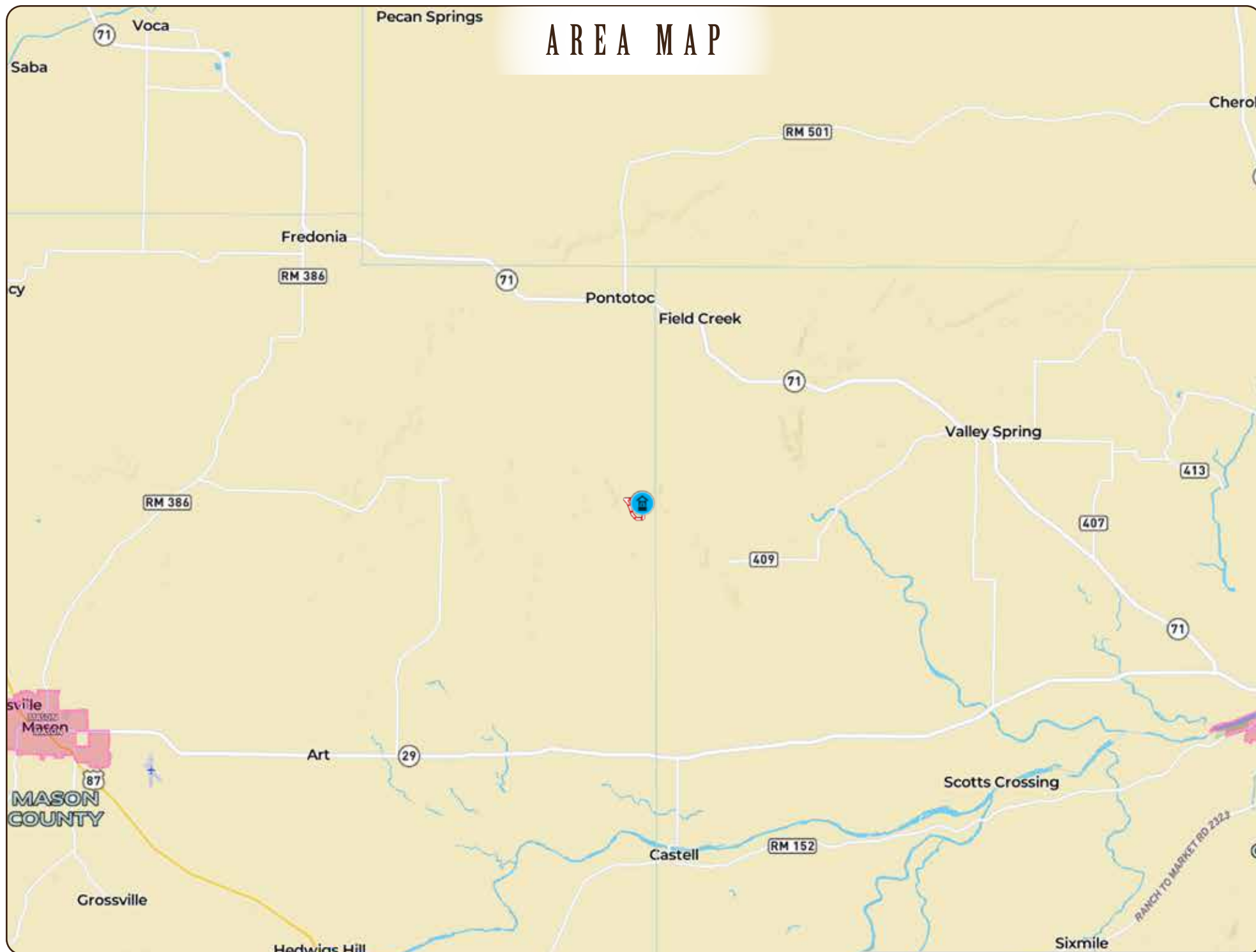
Granite Outcrops Gracefully Landscaped

AERIAL MAP



AERIAL MAP







Information About Brokerage Services

Texas law requires all real estate licensees 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.

Texas Ranch Brokers, LLC	90033375	info@txranchbrokers.com	(512)756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm Michael Wallace Bacon	License No. 273134	Email mike@txranchbrokers.com	Phone (512)940-8800
Licensed Supervisor of Sales Agent/ Associate Drew Colvin	License No. 202616	Email drew@txranchbrokers.com	Phone (512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

TXR-2501

Texas Ranch Brokers LLC, P.O. Box 1338 Barnett, TX 78611

Mike Bacon Drew Colvin

Information available at www.trec.texas.gov

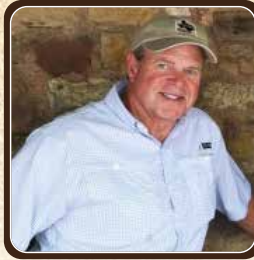
IABS 1-0 Date

Phone: 512756-7718

Fax: 512756-7718

Produced with zplForm® by zplLogic 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zpllogic.com

INFO ON



Listing Agents: MIKE BACON AND DREW COLVIN
512-940-8800 / MIKE@TXRANCHBROKERS.COM
512-755-2078 / DREW@TXRANCHBROKERS.COM



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611
512-756-7718 / INFO@TXRANCHBROKERS.COM
TXRANCHBROKERS.COM



DISCLAIMER The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.

Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>