

27 ACRES – MASON COUNTY

**MONSTER 270 DEGREE VIEWS
IRRIGATION, COASTAL,
1 MILE FROM NICE TOWN...**

27 ACRES – MASON COUNTY

“MIRACLE VIEW”

LOCATION: Subject site is located on the north side of the charming Hill Country town of Mason, fronting on RR 386, with a metal gate/cattle guard entrance at the end of Mulberry Street. This is less than one mile from the Mason Courthouse, and about two hours to Austin or San Antonio, and less than one hour from popular Fredericksburg. It lies within the Mason City limits.

Mason is a quiet, rural community with banks, restaurants, shops, services and supplies. The economy is centered on agriculture and outdoor recreation, with the pristine Llano River being just 5 minutes south of town, offering the finest in kayaking, fishing and water recreation. Schools are excellent and the Mason HS Tennis Program is known state-wide

LAND/WATER/SOIL/ASSETS: This spectacular, one-of-a-kind parcel consists of a wooded hilltop with panoramic views of 270 degrees, stretching to Enchanted Rock! Giant oaks are found throughout the site, with light to medium mesquite brush in some areas. The hilltop rolls down to a field of coastal Bermuda, that can be irrigated by the est. 80 gpm water well, and two medium-sized ponds can also be supplemented by said well. City water is also nearby, and there are two wells not in service at this time.

SUMMARY: There are few smaller parcels with such interesting diversity less than a mile from an awesome small town within 2 hours of major urban areas. Mason is a sleeper no more, folks, so get on your horse and scoop this prize up while it's available!

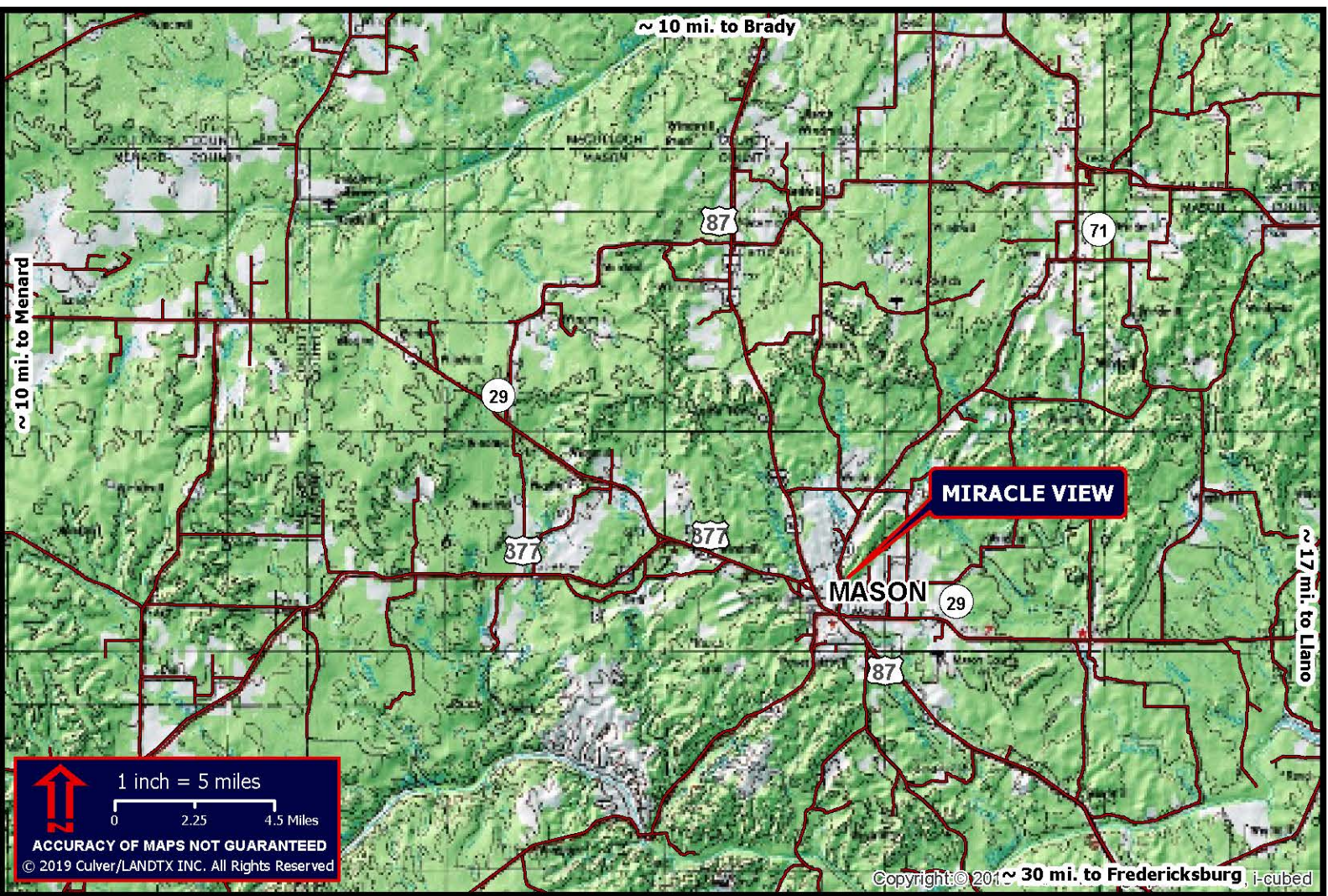
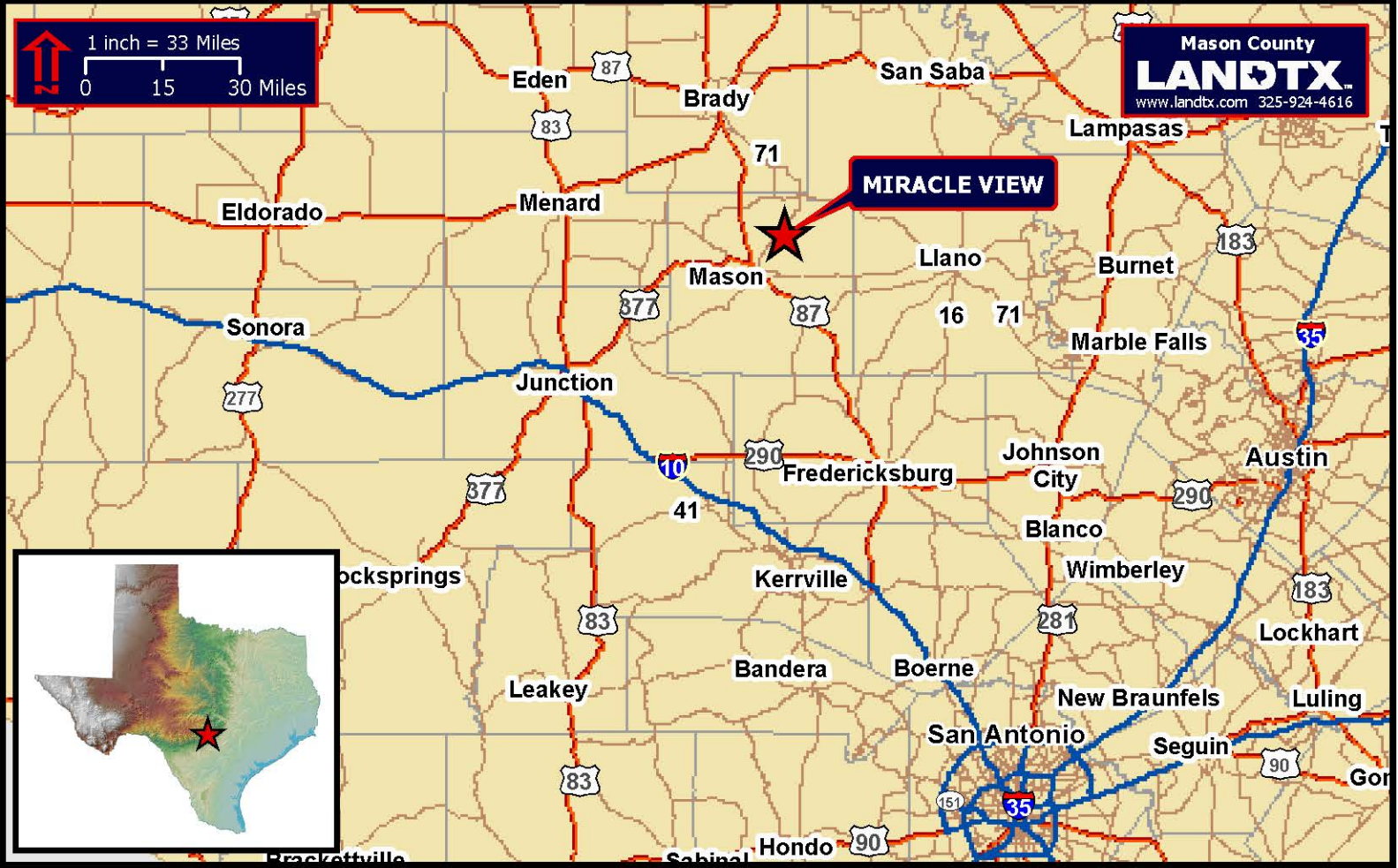
FINANCIAL/TITLE: Listing price is \$550,000, cash to Sellers, who will provide current survey and basic title insurance. Mineral conveyance is negotiable. Annual taxes are approximately \$260/year, location is in the Mason ISD and is served by City of Mason Electric.

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. 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 the sole discretion of LANDTX, David E. Culver, broker.

DAVID CULVER – 210.422.4676

KENDRA CHAMBERLAIN – 830.998.7196



Mason County ~27 ac.

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www.landtx.com 325.294.4616

MIRACLE VIEW - AERIAL



1 inch = 200 feet

0 90 180 Feet

ACCURACY OF MAPS NOT GUARANTEED

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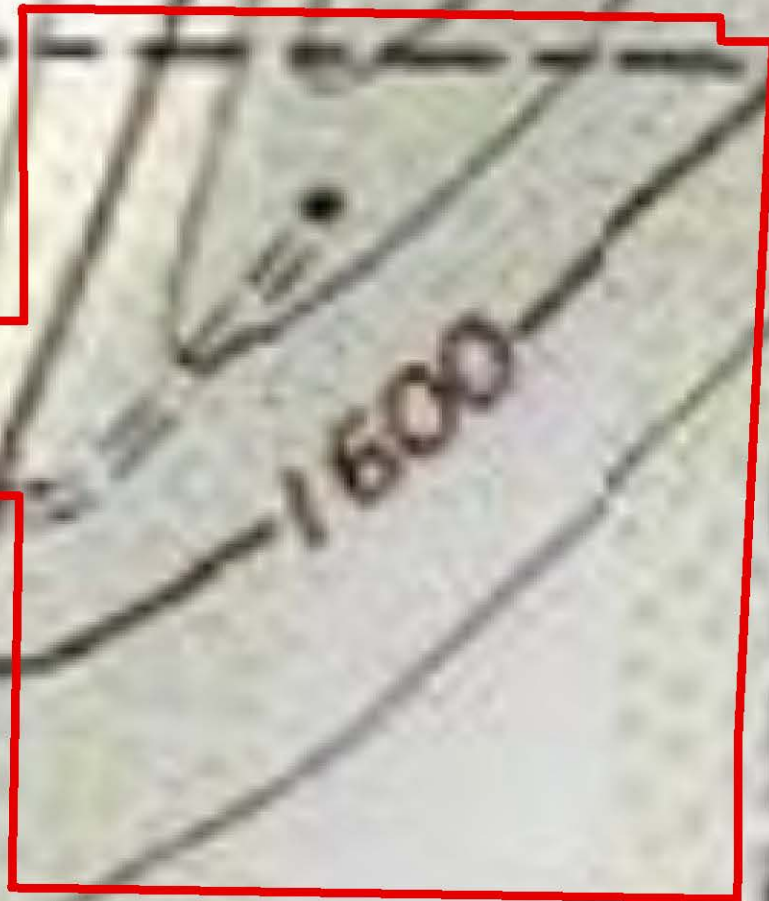
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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MIRACLE VIEW - TOPOGRAPHIC



1 inch = 250 feet

0 112.5 225 Feet

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Well # 114384
Date: 6/12/2007
Depth: 160 ft.
Water Level: 56 ft.
Pump Depth: 100 ft.

Well # 114385
Date: 6/12/2007
Depth: 160 ft.
Water Level: 45 ft.
Yield: 60 GPM Jetted

Well # 134282
Date: 2/12/2008
Depth: 80 ft.
Water Level: 25 ft.
Pump Depth: 60 ft.

Well # 411899
Date: 12/29/2015
Depth: 140 ft.
Water Level: 23 ft.
Pump Depth: 120 ft.

TWDB WATER WELLS



DRILLERS REPORTS



1 inch = 900 feet

0 410 820 Feet

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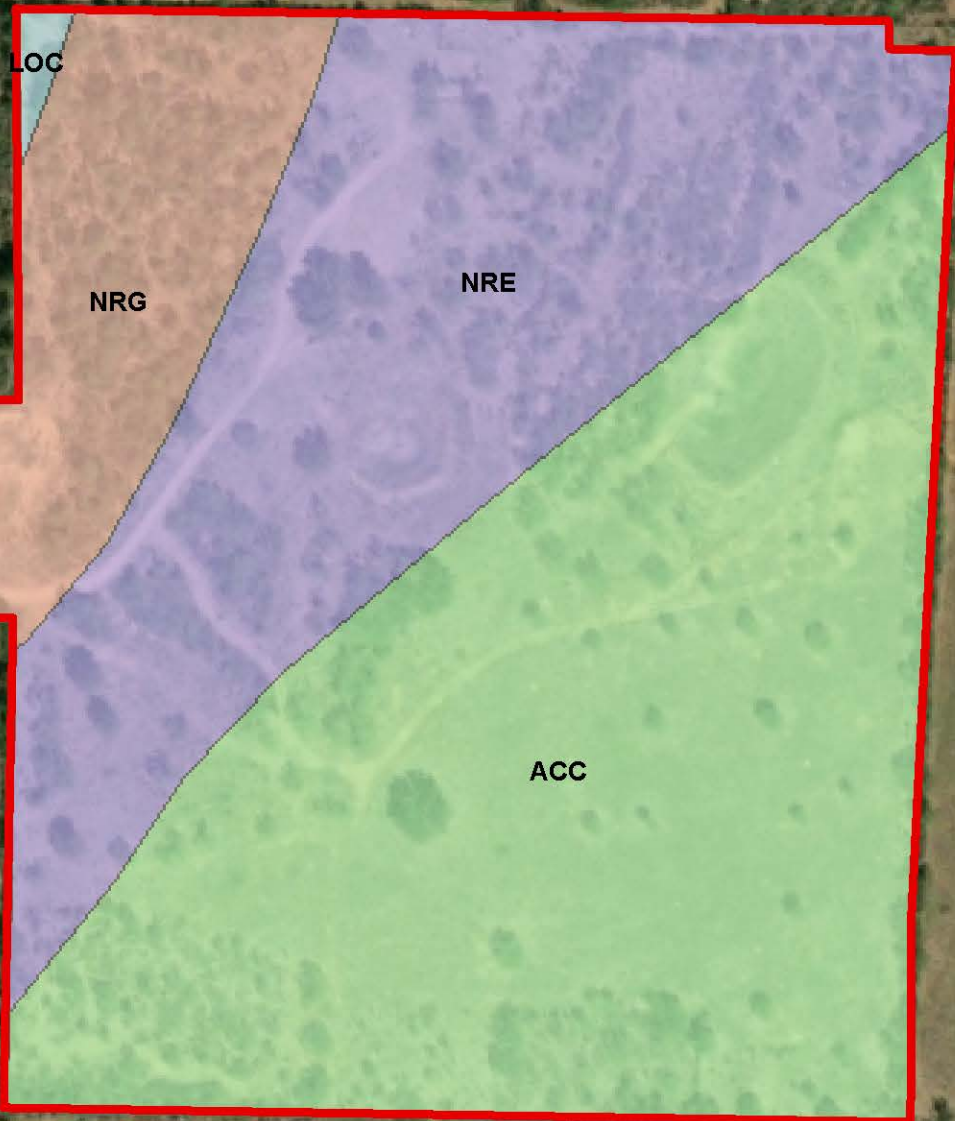
GeoEye, Earthstar Geographics, CNES/Airbus DS, Mapping, Aerogrid, IGN, IGP, swisstopo, and the GIS

Mason County ~27 ac.





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MIRACLE VIEW - SOILS



NRCS SOILS

-  ACC - Acove-Campair-Loneoak complex, 0 to 5 percent slopes
-  LOC - Loneoak-Campair complex, 0 to 5 percent slopes
-  NRE - Nebgen-Rock outcrop complex, 1 to 12 percent slopes
-  NRG - Nebgen-Rock outcrop complex, 12 to 40 percent slopes



1 inch = 200 feet

0 90 180 Feet

ACCURACY OF MAPS NOT GUARANTEED

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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.

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|---|-------------|----------------|--------------|
| Culver/LANDTX, Inc. | 287898 | dec@landtx.com | 325.294.4616 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David E. Culver | 287898 | dec@landtx.com | 210.422.4676 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| KENDRA CHAMBERLAIN | 682818 | ktc@landtx.com | 830.998.7196 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date