

# DEER CREEK *Summit*

225.36± Acres | Mason County

Mason, Texas



*Anders*  *Realty*  
PURVEYORS OF FINE TEXAS RANCHES

# DEER CREEK SUMMIT

225.36± AC · MASON, TEXAS

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*DIVERSE HUNTING OR WEEKEND RETREAT  
IN THE HEART OF  
THE TEXAS HILL COUNTRY*

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## INTRODUCTION

Deer Creek Summit is a beautiful, blank canvas ranch situated just N of Doss, featuring healthy, mature Live oak trees, rolling topography with fantastic views, and 4,235 feet of frontage along both sides of Deer Creek. This rare offering is in a very desirable area and is the complete package for buyers seeking the perfect country property to build their dream home. Deer Creek Summit is being offered without any restrictions and can easily be subdivided by the new owner.

## LOCATION & ACCESS

The property sits in the heart of the Texas Hill Country and is located 8.5 miles N of Doss, 30-miles NW of Fredericksburg, and 17-miles S of Mason. The ranch has 0.80 miles or 4,330 feet of frontage along the W line of RR 783. This is a highly desirable area that is close enough to town to feel convenient, yet far enough away to feel like you are out in the country.

**Property Address: 22726 N RR 783, Mason, TX 76856.**



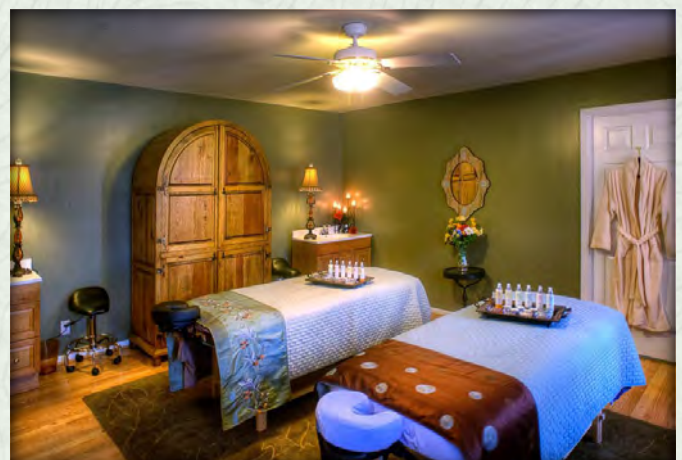
## *Nearby Fredericksburg*

Fredericksburg is the epicenter and premier destination of the Texas Hill Country and boasts a small-town feel with the restaurants, accommodations, shops and attractions usually reserved for a much larger destination. The town's German roots are evident today in its charming historic Main Street, which offers some 150 shops, art galleries, museums, bakeries and restaurants in a walkable setting. Fredericksburg, known for decades as a premier shopping destination, offers the best of home decor, western wear, fine art, jewelry, kitchen wares, linens, antiques and more.



Fredericksburg is also Texas Wine Country. With over 50 wineries in the area, visitors can sample a diverse range of varietals in picturesque vineyards or boutique tasting rooms. The selection of lodging options in Fredericksburg includes 23 hotel/motels with over 1,100 rooms as well as nearly 1,500 vacation rentals, bed & breakfasts, and guesthouses in the area.

Great food and fantastic dining are a fixture in Fredericksburg with more than 100 restaurants that feature everything from fine dining to regional Texas Hill Country cuisine, to authentic German, Tex-Mex and BBQ.





## Wineries

The Texas Hill Country is home to over 100 wineries and vineyards and Fredericksburg is the beating heart of Texas Wine Country. There are more than 60 wineries, vineyards, and wine tasting rooms located in Fredericksburg's Gillespie County, in addition to dozens more wineries located within an hour or two drive.

Fredericksburg's Urban Wine Trail, which includes more than 10 downtown wineries and wine tasting rooms owned by Fredericksburg wineries, are all within walking distance to historic hotspots, shops and boutiques, and the town's B&Bs and hotels.



## Main Street & Shopping

Main Street is the center of the action, where you can find more than 150 shops, boutiques and art galleries as well as dozens of restaurants, wine tasting rooms, a brewpubs & distilleries, two museums, and more.

Shopping has been a massive draw for tourists that visit Fredericksburg for years, as shops on Main Street are all



locally owned and operated by people that call Fredericksburg home. Franchises and chain stores are not allowed in the National Historic District (which runs along Main Street), providing a unique small-town shopping experience. Main Street is also home to two notable museums - the National Museum of the Pacific War at the East End and the Pioneer Museum at the West End.



## Events

Fredericksburg is home to more than 400 festivals and special events each year, in addition to dozens of live music performances each week. From wine events to historical reenactments, the Texas Hill Country is filled with something to entertain just about everyone from the young to the young at heart.



Fredericksburg's signature culinary event, the Fredericksburg Food & Wine Fest, takes place at the end of each October and transforms Marktplatz into a foodie paradise with a celebration of all things Texas food and wine. Live music, cooking demonstrations and specialty booths make this a must-do for Fredericksburg visitors and Hill Country residents.



## LAND

The habitat on this ranch consists of a rolling, oak dominated savannah, interspersed with other native tree, brush, and grass species such as Texas persimmon, Mesquite, Cedar elm, Black hickory, and Little bluestem. Live oak is the primary and most visible oak species, with scattered Spanish oak, Blackjack oak, and Shinnery oak. At the center of the property near the cabin, there are some very special groves of mature Live oaks with large crowns.

Soils consist of deep sandy loams along Deer Creek and the secondary drainages that feed it, to

shallower, more rocky soils on the hillsides. The elevation ranges from 1,500 feet along Deer Creek up to 1,640 feet in multiple sections of the property.











## WATER

Deer Creek runs for 4,235 feet through the upper end of ranch, flowing from east to west, with three smaller seasonal creeks flowing into it in the center of the property. There is a short dam near the cabin area that can back-up water during non-drought periods. Owning both sides of the creek, there is an opportunity to enlarge the dam and create a significant water feature. Along Deer Creek and all of the secondary drainages, there are many beautiful rock outcroppings which add to the unique character of this ranch. There is a water well (water at 12 feet, drilled to 125 feet), yielding 8 GPM that was completed in February 2024 which sits next to the cabin. The well is serviced with a windmill which pumps water into an adjacent concrete holding tank.





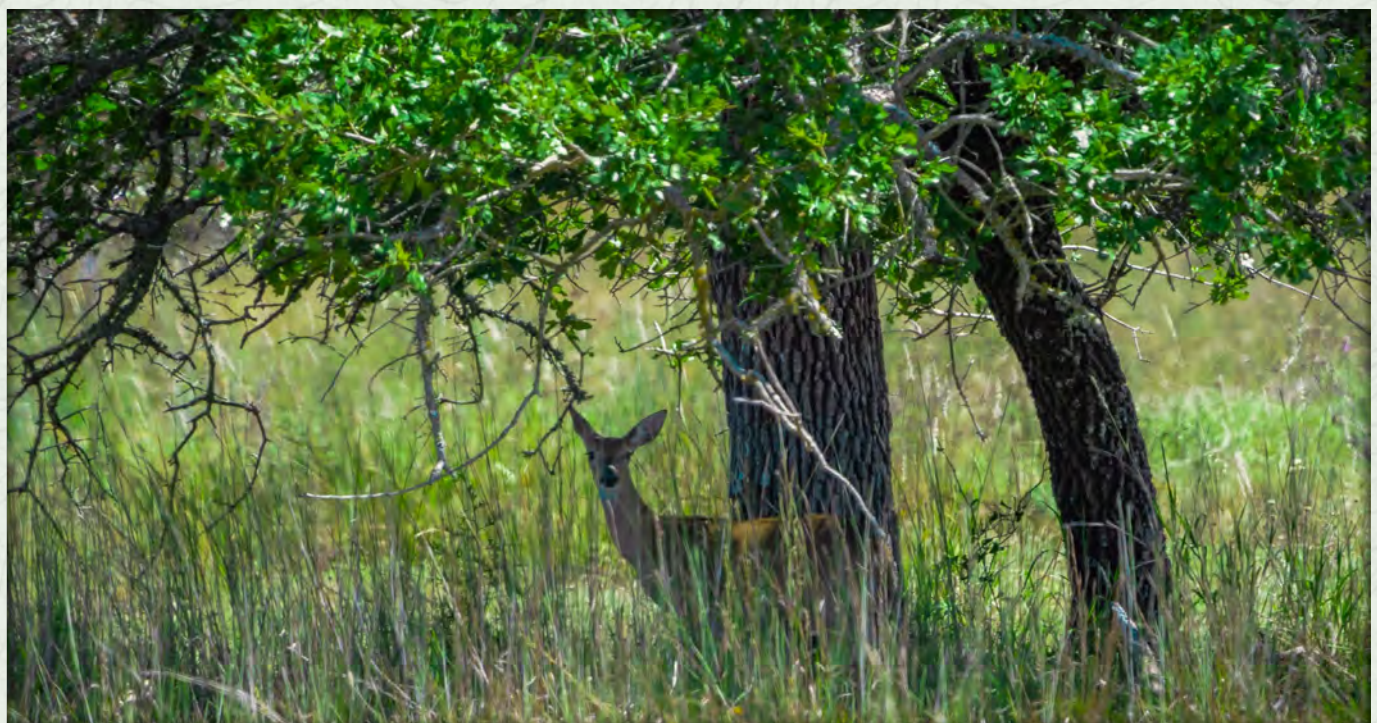


## WILDLIFE

White-tailed deer are especially abundant and have been lightly hunted over the years. Rio Grande turkey, mourning & white-wing dove, and other indigenous wildlife species such as raptors, songbirds, various small mammals, and



reptiles are also abundant and are commonly seen. There is an Ag-Exemption in-place. Deep, loamy soils found in the flats along Deer Creek provide multiple, ideal locations for food plots, hunting blinds, and feeder stations.







## IMPROVEMENTS

### *Cabin, Fencing & Roads*

There is a small 312 SF cabin built around 1940, complete with an old pot-bellied wood stove, that has served the family as a rustic hunting cabin through the years. The cabin sits in the center of the property along Deer Creek with the water well and water storage tank sitting nearby. There are two (2) wooden tower deer blinds that will convey in the sale.



The ranch is entirely perimeter fenced and is in good condition. There are no interior cross fences, but there are approximately 2.50 acres of fenced-in area adjacent to the cabin that serve to trap livestock. Access throughout the ranch is provided by typical ranch roads and trails. CTEC power has been extended into the property at the cabin.



## FINANCIAL / TITLE

DEER CREEK SUMMIT, as described herein (225.36± ac), is offered at \$1,915,560 or \$8,500/ac in Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.
2. The Seller will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
3. The Sellers will provide a new survey.
4. Mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
5. All water right claims controlled by the Sellers will be transferred to the Buyer at Closing.
6. The property lies in the Mason ISD.
7. The property does not have deed restrictions.
8. The 2024 ag-exempt property taxes were \$772.07.



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This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. ***SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.***

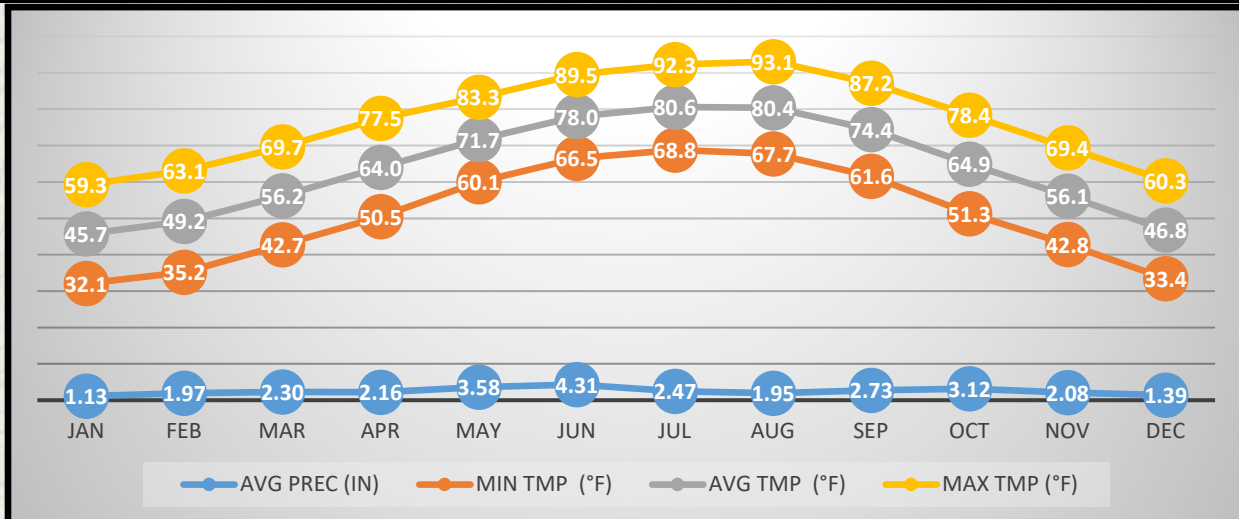
Buyer's brokers/agents must be identified on first contact and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

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## CLIMATE DATA

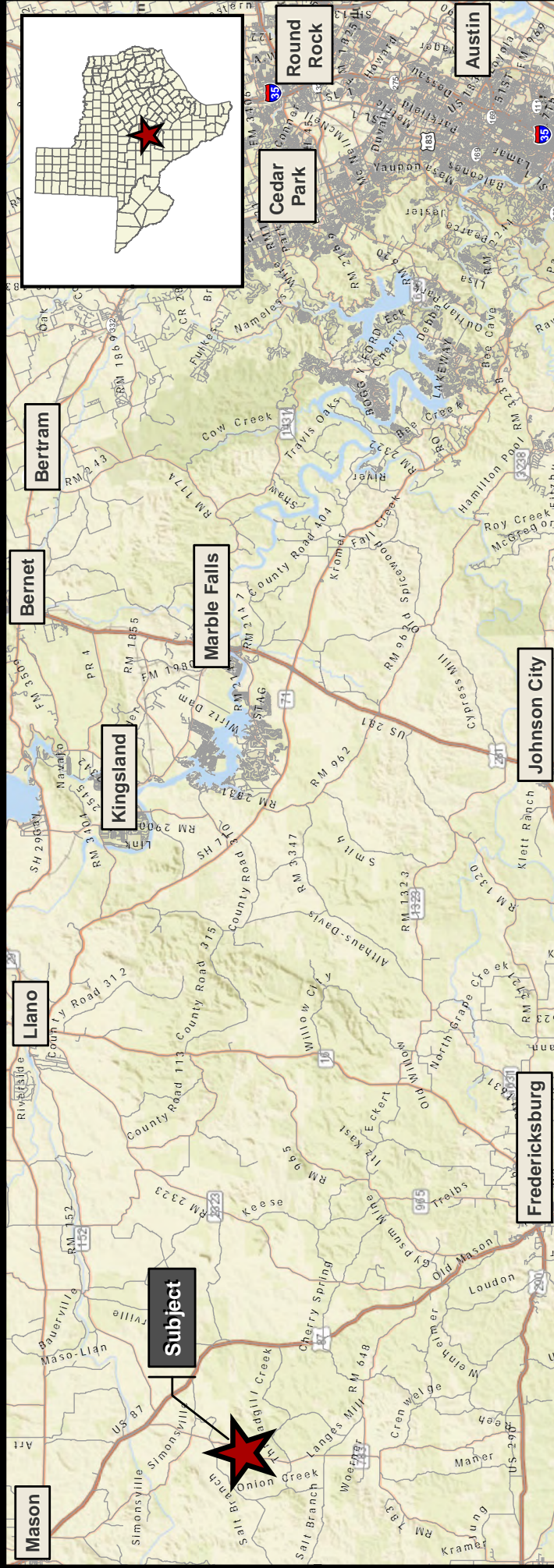
Three-decade averages of climatological variables (1991-2010)  
Climate Normals for **Mason, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.13	32.1	45.7	59.3
Feb	1.97	35.2	49.2	63.1
Mar	2.30	42.7	56.2	69.7
Apr	2.16	50.5	64.0	77.5
May	3.58	60.1	71.7	83.3
Jun	4.31	66.5	78.0	89.5
Jul	2.47	68.8	80.6	92.3
Aug	1.95	67.7	80.4	93.1
Sep	2.73	61.6	74.4	87.2
Oct	3.12	51.3	64.9	78.4
Nov	2.08	42.8	56.1	69.4
Dec	1.39	33.4	46.8	60.3
<b>Ann</b>	<b>29.19</b>	<b>51.1</b>	<b>64.0</b>	<b>76.9</b>



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
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecogregion:	30b – Llano Uplift
	Palmer Drought Index:	Moderately Moist

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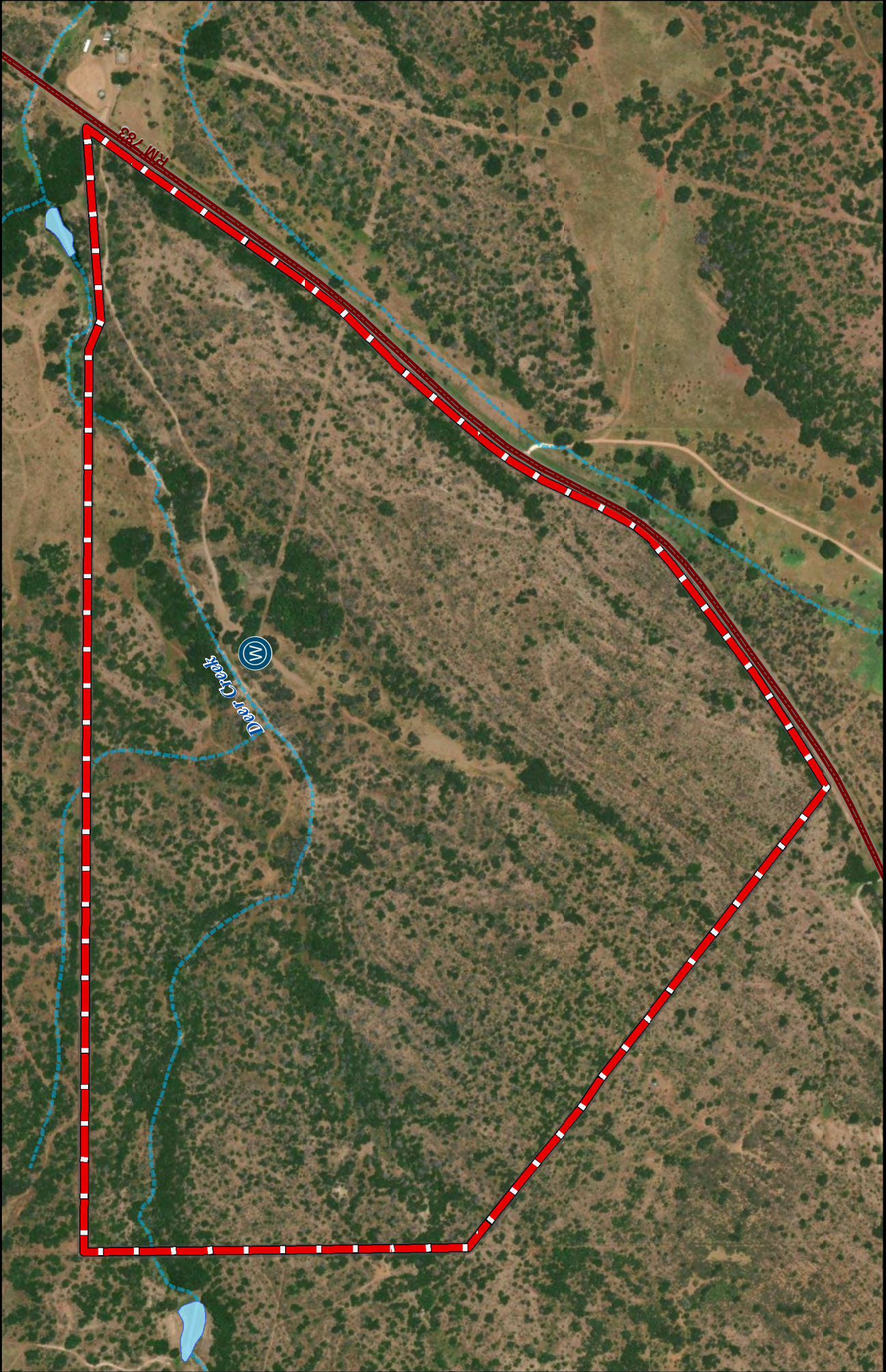
1 inch = 2,500 feet  
 0 0.3 0.6 0.9 Miles



112 N. Edison Street, Fredericksburg, TX 78624  
 Jeremy Lacy (830) 225-0595  
[www.AndersRanchRealty.com](http://www.AndersRanchRealty.com)

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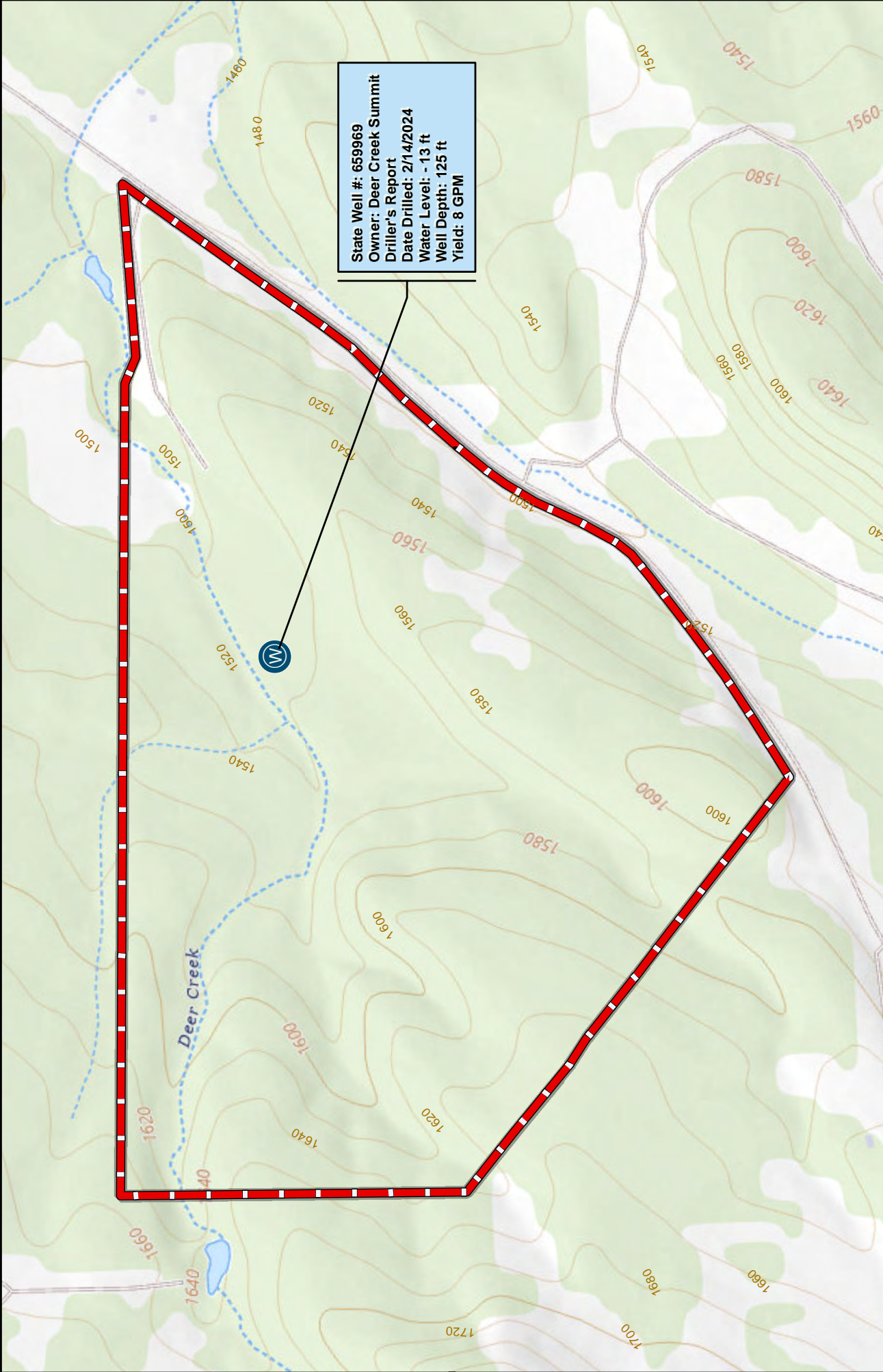


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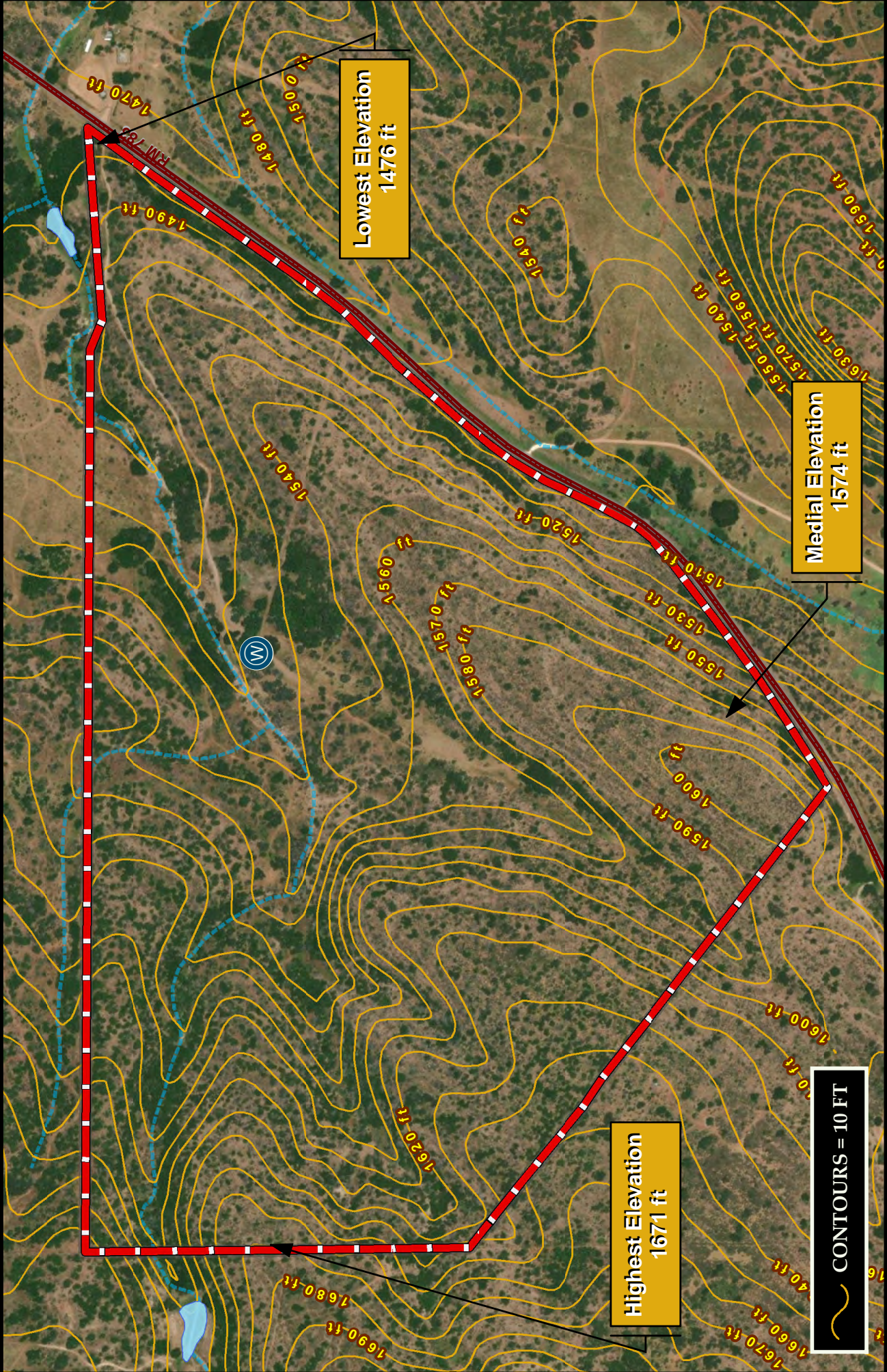


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Highest Elevation  
1671 ft

Lowest Elevation  
1476 ft

Medial Elevation  
1574 ft

CONTOURS = 10 FT



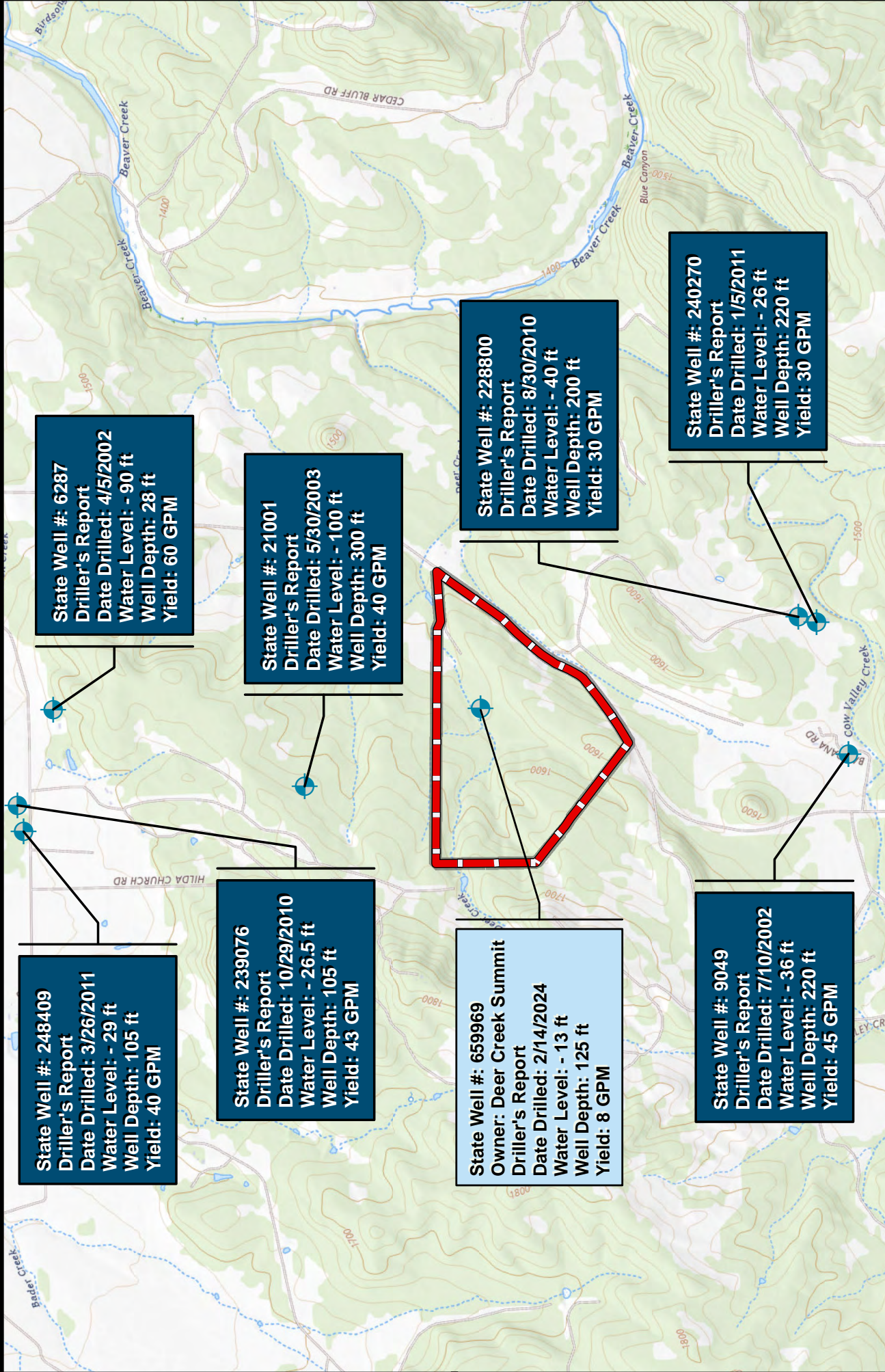
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State Well #: 248409  
 Driller's Report  
 Date Drilled: 3/26/2011  
 Water Level: - 29 ft  
 Well Depth: 105 ft  
 Yield: 40 GPM

State Well #: 6287  
 Driller's Report  
 Date Drilled: 4/5/2002  
 Water Level: - 90 ft  
 Well Depth: 28 ft  
 Yield: 60 GPM

State Well #: 239076  
 Driller's Report  
 Date Drilled: 10/29/2010  
 Water Level: - 26.5 ft  
 Well Depth: 105 ft  
 Yield: 43 GPM

State Well #: 21001  
 Driller's Report  
 Date Drilled: 5/30/2003  
 Water Level: - 100 ft  
 Well Depth: 300 ft  
 Yield: 40 GPM

State Well #: 659969  
 Owner: Deer Creek Summit  
 Driller's Report  
 Date Drilled: 2/14/2024  
 Water Level: - 13 ft  
 Well Depth: 125 ft  
 Yield: 8 GPM

State Well #: 228800  
 Driller's Report  
 Date Drilled: 8/30/2010  
 Water Level: - 40 ft  
 Well Depth: 200 ft  
 Yield: 30 GPM

State Well #: 9049  
 Driller's Report  
 Date Drilled: 7/10/2002  
 Water Level: - 36 ft  
 Well Depth: 220 ft  
 Yield: 45 GPM

State Well #: 240270  
 Driller's Report  
 Date Drilled: 1/5/2011  
 Water Level: - 26 ft  
 Well Depth: 220 ft  
 Yield: 30 GPM



1 inch = 2,166.67 feet














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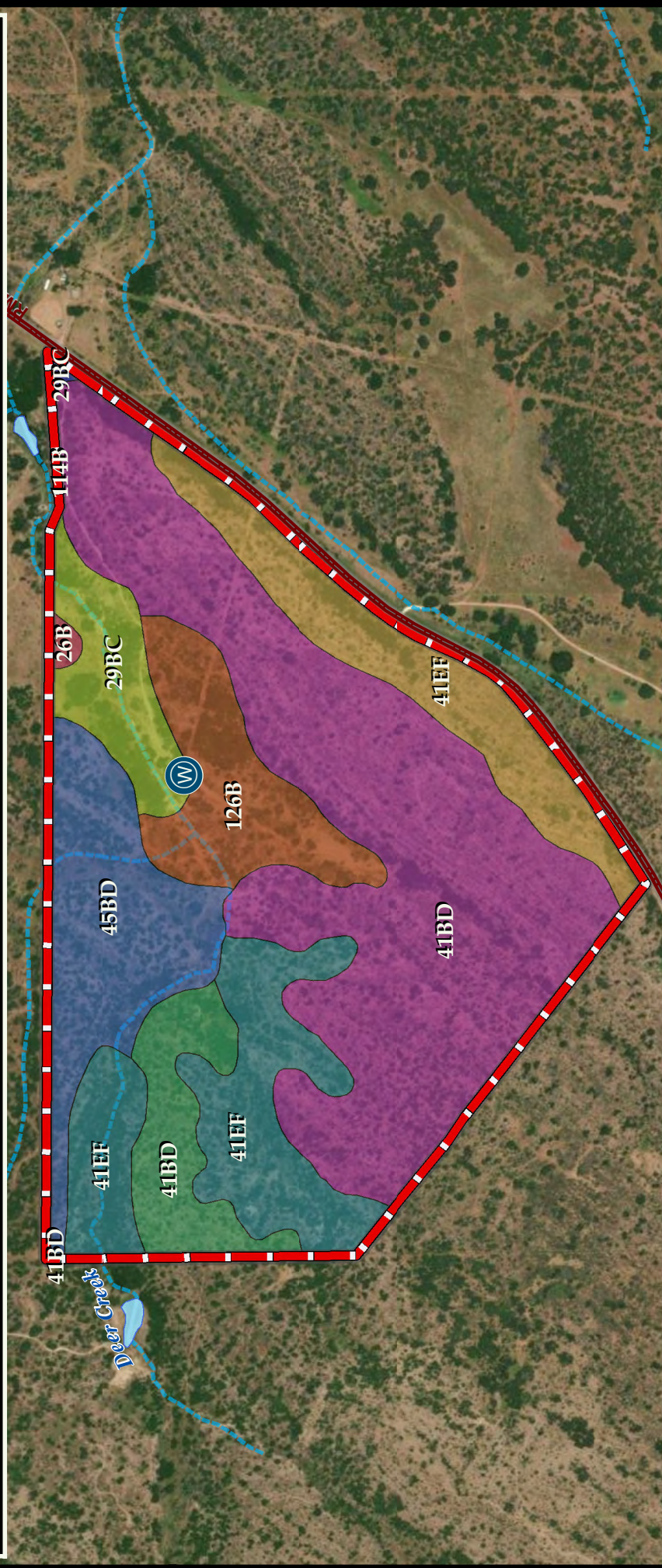


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## SOIL DESCRIPTION

- |   |   |   |  |
|---|---|---|--|
|  | 026B - Pontotoc fine sandy loam, 1-3% slopes (0.090± ac)                |  | 041EF - Yates-Rock outcrop complex, 12-40% slopes, extremely stony (23.45± ac) |
|  | 029BC - Hye fine sandy loam, 1-5% slopes (0.045± ac)                    |  | 041EF - Yates-Rock outcrop complex, 12-40% slopes, extremely stony (30.11± ac) |
|  | 029BC - Hye fine sandy loam, 1-5% slopes (13.04± ac)                    |  | 045BD - Nebgen-Oben complex, 1-8% slopes, stony (27.99± ac)                    |
|  | 041BD - Yates-Rock outcrop complex, 1-8% slopes, very stony (0.091± ac) |  | 114B - May sandy loam, 0-3% slopes (0.104± ac)                                 |
|  | 041BD - Yates-Rock outcrop complex, 1-8% slopes, very stony (13.70± ac) |  | 126B - Oben sandy loam, 1-5% slopes (19.33± ac)                                |
|  | 041BD - Yates-Rock outcrop complex, 1-8% slopes, very stony (96.01± ac) |   |  |



1 inch = 791.67 feet  
0 0.095 0.19 0.285 Miles



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# BROKERAGE INFORMATION



11-2-2015



## 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.

<b>Anders Ranch Realty</b>	<b>514096</b>	<b>Brady@AndersRanchRealty.com</b>	<b>512-791-9961</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brady P. Anders</b>	<b>514096</b>	<b>Brady@AndersRanchRealty.com</b>	<b>512-791-9961</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jeremy N. Lacy</b>	<b>603524</b>	<b>Jeremy@AndersRanchRealty.com</b>	<b>830-225-0595</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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