

MLS #: A76187A (Active) List Price: \$238,132

-0- E State Hwy 29 Mason, TX 76856



Type: Ranch Land
Best Use: Residential, Recreational, Hunting
Topography: Wooded, Exceptional View
Surface Cover: Wooded, Native Pasture
Views: Yes
Apx \$/Acre: 6900
Lot/Tract #:

Original List Price: \$238,132
Area: Other Area
Subdivision: None
County: Mason
Schools: Mason S/D
Distance From City: 6-9 miles
Apx Tract Size/Acreage: 34.512
Seller's Est Tax: 50.00
Showing Instructions: Call LO Appointment
Days on Market 4

Tax Exemptions: AG,

Appraisal District #: 12173-176,12179-8

Zoning: None

Flood Plain: No

Deed Restrictions: No

Easements: None

HOA: No

HOA Fees:

HOA Fees Pd:

Items Not In Sale:

Documents on File: Legal Description

	Land			
	Leases	None	Cropland	None
	Rangeland/Pasture	100%	Fenced	3 sides

Water: None

Sewer: None

Utilities: City Electric Available

Access/Location: Easement Road

Minerals: Negotiable

Improvements: None

Misc Search: Livestock Permitted, Mobile Homes Permitted

Surface Water: None

Fence: Partial

Sub Agent %: 0

Buyer Agent %: 3

Sub Agency Non-MLS Fee:

Buyer Agency Non-MLS Fee: 3

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Var Rate: No

Excl Agt: No

Escrow Agent: Mason County Title Trust

Attorney:

Refer to MLS#:

Location/Directions: East from Mason 7 miles on State HWY 29 (Llano HWY) to just past Art, Texas. New entrance on north side of Hwy 29 before cemetery. 30 foot non-exclusive access easement to property.

Owner: Elizabeth Belle Cano, Sherryl Marie Hoerster Bibb

Legal Description: Two Tracts: 17.256 acres Valentine Hopf Survey 153, Abstracts 433,434, 435, 436; and 17.256 acres Valentine Hof Survey 153, Abstracts 433 and 436;

Instructions: Call listing office to show.

Public Remarks: Big country views from this affordable tract of land only 7 miles from Mason. Access from State HWY 29 by 30 ft. non-exclusive easement 3/10 mile. Located in Art community of Mason County. Intriguing rock formations and topography. Mostly live oak hill with various native brush species that provides great wildlife habitat. Small patch of improved grasses. Fenced 3 sides. Ag valuation. Seller is on waiting list to drill water well and prove water at seller's expense. Electricity available short distance from property.

Agent Remarks: Not many small properties exhibit this much character.

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Office Broker's Lic #: 0256542

Listing Office: Lehmberg Realty (#94)

Main: (325) 347-5360

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Mail Address 1: P.O. Box 417

Mail City: Mason

Mail Zip Code: 76856

Listing Agent: Mark Lehmberg (#1)

Agent Email: mark@lehmbergrealty.com

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License Number: 0256542

Information Herein Deemed Reliable but Not Guaranteed

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