

MLS #: A76184A (Active) List Price: \$354,000

11498 -- Eastman Lane Mason, TX 76856



**Type:** Ranch Land  
**Best Use:** Residential, Recreational, Hunting  
**Topography:** Wooded, Exceptional View, Slightly Rocky  
**Surface Cover:** Wooded/Native Pasture  
**Views:** Yes  
**Apx \$/Acre:** 5500  
**Lot/Tract #:**

**Original List Price:** \$354,000  
**Area:** Other Area  
**Subdivision:** Other  
**County:** Mason  
**Schools:** Mason S/D  
**Distance From City:** 10-15 miles  
**Apx Tract Size/Acreage:** 64.356  
**Seller's Est Tax:** 6290.00  
**Showing Instructions:** Call LO Appointment, Show Anytime, Gate Locked-Combo  
**Days on Market** 1

**Tax Exemptions:** None**Appraisal District #:** 6950**Zoning:** None**Flood Plain:** No**Deed Restrictions:** Yes**Easements:** Electric Service**HOA:** No**HOA Fees:****HOA Fees Pd:****Items Not In Sale:** Travel Trailer, Livestock Trailer, Deer Stands/Feeders**Documents on File:** Survey/Plat, Topographical Map, Deed Restrictions, Legal Description, Aerial Photo, Well Log

	Land			
	Leases	None	Cropland	
	Rangeland/Pasture	100%	Fenced	Perimeter

**Water:** Well**Sewer:** Septic Tank**Utilities:** CTEC Electric on Property**Access/Location:** County Road**Minerals:** Conveys All Owned**Improvements:** None**Misc Search:** Livestock Permitted**Surface Water:** None**Fence:** Barbed Wire, Perimeter**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 Agy:** No**Escrow Agent:** Clear Titles of Mason**Attorney:****Refer to MLS#:**

**Location/Directions:** North from Mason on RR 386 13 miles to right on Oak Grove County Road, then just under one mile to left on Eastman Lane. Property at end of Lane.

**Owner:** Michael W Hodges and Darla D Hodges**Legal Description:** 64.356 Acres, E.W.T.Sheppard Survey 141, Abstract 1441**Instructions:** Call listing office to show.

**Public Remarks:** Private, end of the county lane kind of place. Suitable for weekend, residential or just hunting/recreation.

Completely fenced, equipped water well, electricity, septic in place. Live oak, mesquite and other native brush provide an excellent wildlife habitat. Modest rugged texture. Deer, turkey, hogs, bobcat and other native game animals. Big, hill country view looking west to Spy Rock and sunsets. Interesting pioneer dugout on property.

**Agent Remarks:** Deed Restrictions provide for single family residential and recreation purposes only. Currently taxed at market value.

**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**Fax:** (325) 347-6651**Mail Address 1:** P.O. Box 417**Mail City:** Mason**Mail Zip Code:** 76856**Listing Agent:** Mark Lehmberg (#1)**Agent Email:** [mark@lehmbergrealty.com](mailto:mark@lehmbergrealty.com)**Contact #:** (325) 347-2400**License Number:** 0256542

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