

MLS #: A76193A (Active) List Price: \$250,000 (25 Hits)

1041 -- Ranch Rd 386 Mason, TX 76856



Type: Ranch Land, Mixture of Soils
Best Use: Grazing, Residential, Recreational
Topography: Gently Rolling, Wooded
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre:
Lot/Tract #:

Original List Price: \$250,000
Area: City-Northeast
Subdivision: None
County: Mason
Schools: Mason S/D
Distance From City: In City Limits
Apx Tract Size/Acreage: 27.5 acres
Seller's Est Tax: 34.00
Showing Instructions: Call LO Appointment, Vacant
Days on Market 5

Tax Exemptions: Ag, X**Appraisal District #:** 2829,2830**Zoning:** R-1**Flood Plain:** No**Deed Restrictions:** No**Easements:** Electric Service, Telephone**HOA:** No**HOA Fees:****HOA Fees Pd:****Items Not In Sale:****Documents on File:** Legal Description, Aerial Photo

	Land			
	Leases	None	Cropland	
	Rangeland/Pasture	All	Fenced	Perimeter

Water: Well**Sewer:** Alternative Sewer**Utilities:** City Electric-On Property**Access/Location:** State Highway, City Street**Minerals:** Conveys All Owned**Improvements:** House, Working Pens**Misc Search:** Livestock Permitted**Surface Water:** Pond**Fence:** Perimeter**Sub Agent %:** 0**Buyer Agent %:** 3%**Sub Agency Non-MLS Fee:****Buyer Agency Non-MLS Fee:****TrmsFin:** Cash, Conventional**Possessn:** Closing/Funding**Var Rate:** No**Excl Agt:** No**Escrow Agent:** Clear Titles of Mason**Attorney:****Refer to MLS#:****Location/Directions:** Approx. 1 mile N of downtown Mason Square on State Ranch Rd. 386. Cattle guard with gate on the right.**Owner:** Mason Full Gospel Church**Legal Description:** 27.5 acres out of M.E. Grenwelge Survey 86. Abstract 328**Instructions:** Contact listing office to schedule appointment. Show anytime.

Public Remarks: Exceptional views and home site potential just inside the city limits. Densely wooded on top with several nice live oaks, mesquite and brush cover with some older coastal field land on the southern portion. Older rocked exterior 3/2 home in poor condition (needs extensive renovation). Several strong water wells on property and windmill well. Set of older steel working pens and barn shed behind home. Additional access from the south end off Waxwing Street by way of city alley and also an undeveloped city street.

Agent Remarks: Great location and views over town.**Withdraw Comments:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Office Broker's Lic #:** 233410**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:** Bruce Lehmberg (#2)**Agent Email:** bruce@lehmberealty.com**Contact #:** (325) 347-2412**License Number:** 0233410

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