

MLS #: A76726A (Active) List Price: \$625,000 (56 Hits)

5599 -- Old Pontotoc Rd Mason, TX 76856



Type: Ranch Land, Rough/Rocky
Best Use: Recreational, Vacation, Hunting
Topography: Gently Rolling, Partially Wooded, Exceptional View, Hill Top View
Surface Cover: Wooded, Native Pasture, Brushy
Views: Yes
Apx \$/Acre:
Lot/Tract #:

Original List Price: \$625,000
Area: County-Northeast
Subdivision: None
County: Mason
Schools: Mason S/D
Distance From City: 6-9 miles
Apx Tract Size/Acreage: 60.491
Seller's Est Tax: 1080.71
Showing Instructions: Call LO Appointment, No Sign, Show Anytime, Gate Locked-Combo
Days on Market 9

Tax Exemptions: Ag Appraisal District #: 6599, 12588 Zoning: None
Flood Plain: No Deed Restrictions: No Easements: Electric Service
HOA: No HOA Fees: HOA Fees Pd:
Items Not In Sale:
Documents on File: Survey/Plat, Topographical Map, Legal Description, Aerial Photo, Well Log, Septic Permit

	Land		
	Leases		Cropland
	Rangeland/Pasture		Fenced

Water: Well Improvements: Barn, Workshop, Other-See Remarks
Sewer: Septic Tank Misc Search: Workshop, Livestock Permitted, Barn/Stable, Stream/River
Utilities: CTEC Electric on Property Surface Water: Seasonal Creek
Access/Location: County Road, Private Road Fence: Barbed Wire, Stone, Cross Fenced, Perimeter
Minerals: Conveys All Owned

Sub Agent %: 0.00 Buyer Agent %: 3.00 Sub Agency Non-MLS Fee: 0.00 Buyer Agency Non-MLS Fee: 3.00
TrmsFin: Cash, Conventional Possessn: Closing/Funding Var Rate: No Excl Agy: No
Escrow Agent: Clear Titles of Mason Attorney: Refer to MLS#:
Location/Directions: Approx. 7.5 miles NE of Mason near the end of Old Pontotoc Rd. Property is at last entrance on the right before reaching the creek.

Owner: Thomas & Marie Jo Westermeier
Legal Description: Being 60.491 ac. out of Fisher & Miller S-393, A-1351 and Conrad Linden S-135, A-646 in Mason County, Texas.
Instructions: Call Listing Office to schedule appointment.

Public Remarks: Remarkable setting and views along historic Willow Creek near Mason. 60 acres with a custom 3/2 barndominium high on a bluff overlooking the creek. Rolling terrain, big oak timber, native brush & grasses. 40x80 metal building updated for residential use and designed to withstand up to 120 mph winds. 1200 sq ft. of living quarters and 1200 sq ft. of open living/workshop space fully insulated with split system central A/C and huge inside-outside stone fireplace. 3 wells, 2 equipped. Approx. 3100 feet of Willow Creek frontage with old pioneer stone fence still standing along entire length.

Agent Remarks: Add'l 1/1 guest house or storage building with plumbing, electric and ductless mini-split A/C. 40x20 open bay/patio and 16x20 lean to over wood deck and parking. High fenced garden area (wrought iron/cedar post) with landscaping and waterfall chute. Main well equipped with water storage tank, softener and UV filtration system. 2nd well equipped with solar pump feeds into pasture stock pond.

Withdraw Comments:
Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No
Office Broker's Lic #: 0233410

Listing Office: Lehmborg Realty (#:94) Listing Agent: Will Lehmborg (#:7)
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