

A detailed topographic map of a region in Mason County, Texas, featuring the Guadalupe River and various contour lines. The map is rendered in a light gray tone, serving as a background for the text.

**777 ACRES – MASON COUNTY**

**SKY ISLAND RANCH**

**LANDTX™**  
**BEST RANCHES. BEST FOLKS.**

PO Box 860 | 954 San Antonio St. | Mason, TX 76856

David E. Culver, *Broker* /dec@landtx.com

325.294.4616 Ph / 210.422.4676 CI

**SKY ISLAND RANCH**  
**777 ACRES – MASON COUNTY**

**LOCATION/LOCALE:** The ranch lies one mile north of TX 29, touching a good, all-weather caliche road, in NW Mason County, about 9 miles from Mason (pop. 2100, supplies, restaurants, shops, med. clinic, DQ, pharmacy), a thriving small community with a progressive school system that has brought home 2 Lone Star Cups since 2017. Brady is 20 miles north, Fredericksburg (major retail/food/arts center) is 50 miles south. Austin, San Antonio and San Angelo are each about 2 hours away from the ranch, DFW is about 3. The locale consists of working/recreational ranches with focus on livestock production, deer hunting and water recreation. ADDRESS UNKNOWN

**LAND:** This ranch possesses some of the **most interesting variety** seen in this area, with views to downtown Mason, spring fed limestone canyons, virgin hardwoods galore, fascinating topography and exquisite seclusion. The land is mostly in a primitive state, with drivable trails to most areas, and the oak savannah/cedar/mesquite scenery is unparalleled to the Mason outdoorsman. Excellent populations of deer, hog, turkey and varmints thrive in this paradise, with countless nooks and crannies to disappear into. Evidence of **Native American presence** is strong, with chert noted in abundance. The western portion features deep, fine red sand and massive post oaks!

**WATER:** The area is known for **active seasonal springs**, and much evidence of hydro activity is noted on site, even during the current severe drought. Several water wells are on site, and 2 are active, and an old, large stock tank could possibly be lined.

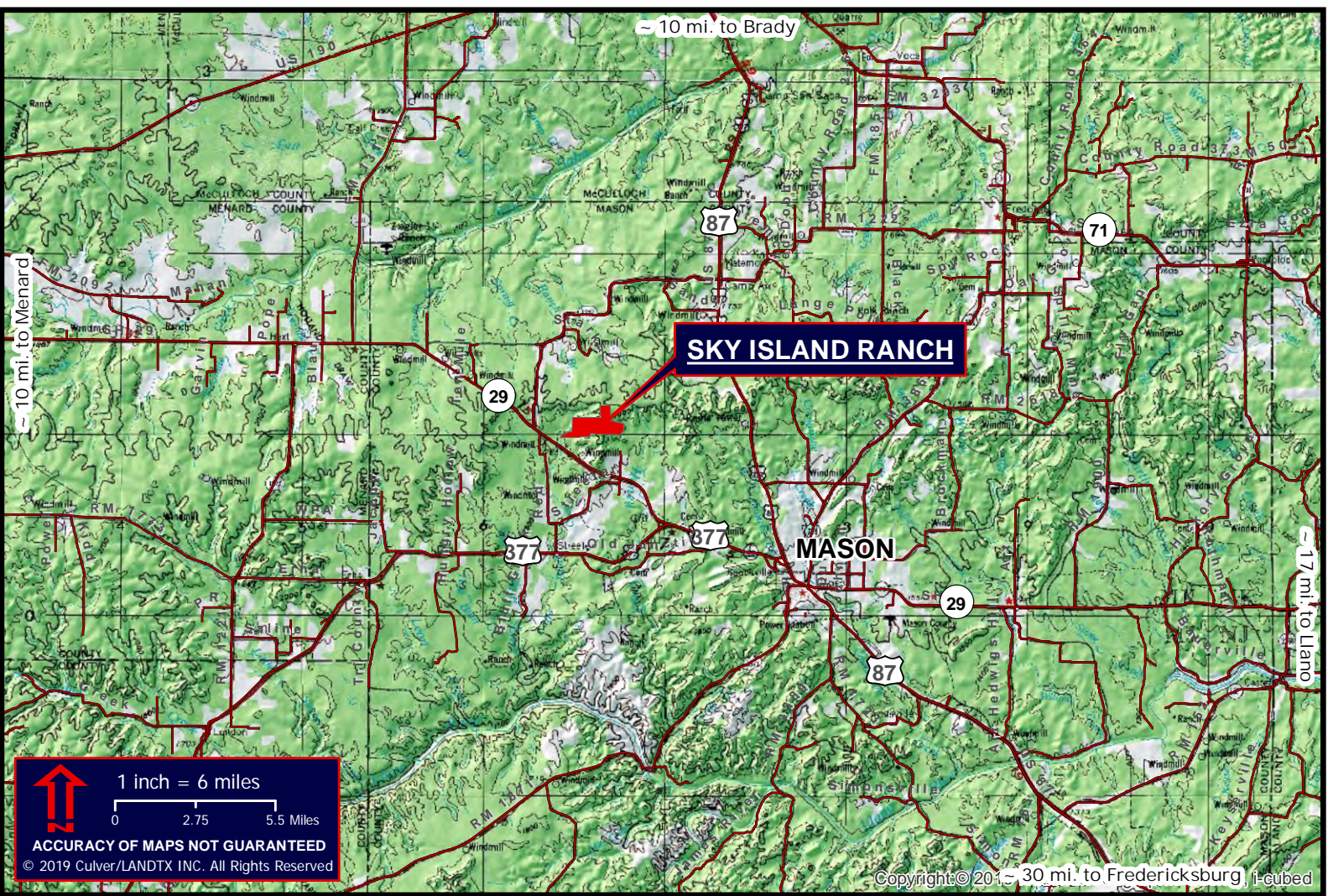
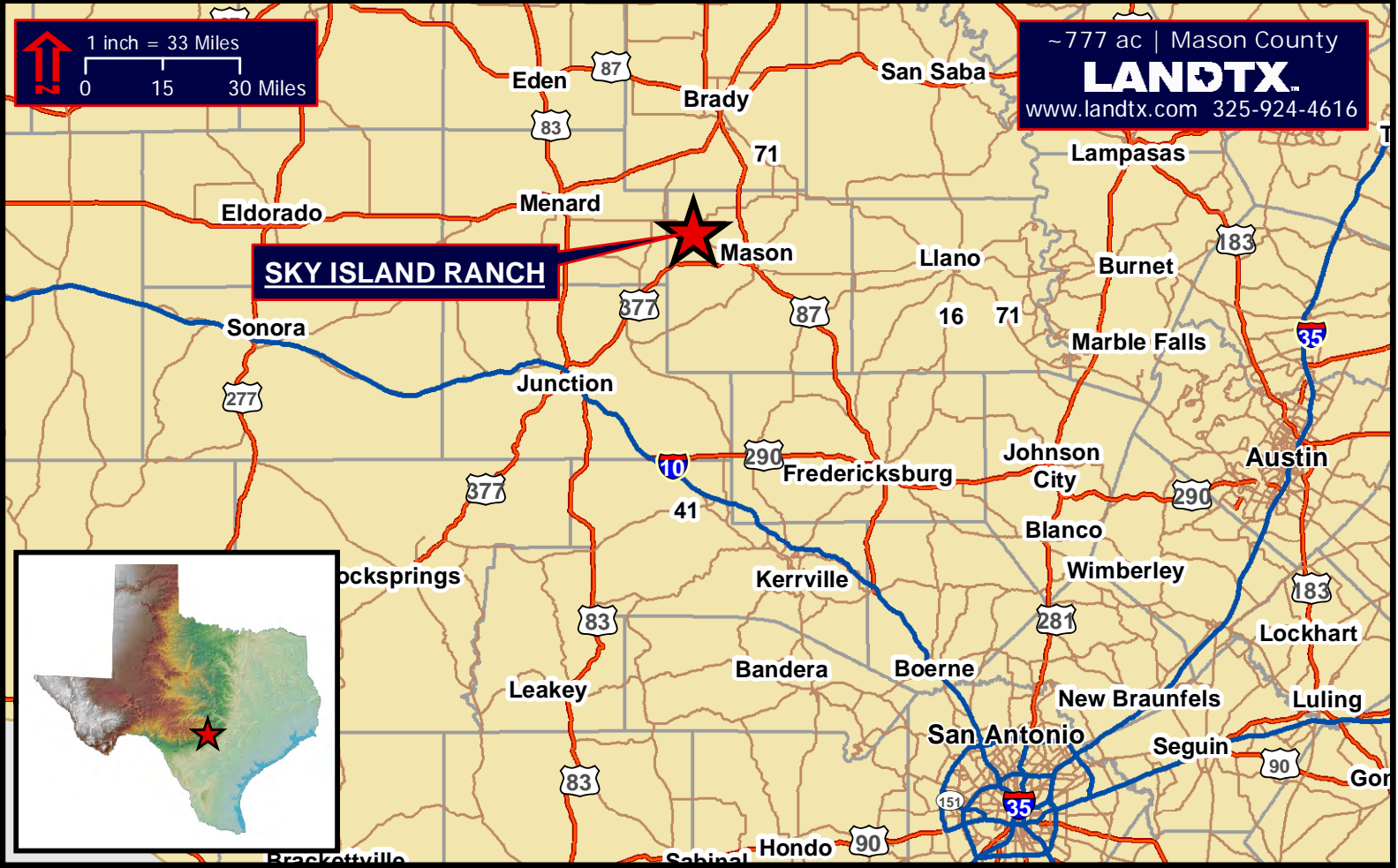
**ASSETS:** Two active water wells, and fencing with minor cross fencing, are the only material assets on site. A hunting camp in the SE corner will be disbanded, and there is presently no co-op electricity on site, though available.

**SUMMARY:** This place is the “**crème dela crème**” for the true Mason connoisseur, checking all the boxes, including monster vistas, virgin hardwoods, mysterious canyons, interesting topography and abundant wildlife. What a blank canvas only 10 minutes from town! Develop the water and infrastructure, then enjoy paradise forever!

**FINANCIAL/TITLE:** Listing price is \$5,500/acre, sellers will provide basic title insurance and survey. Mineral conveyance is negotiable. Division into two parcels is possible, eastern portion must sell first. The land lies within the Mason ISD, and estimated ag exempt taxes are \$1,000.

The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well as investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose. **SHOWN BY APPOINTMENT ONLY, DO NOT TRESPASS.**







Mason County - ~777ac.

**LANDTX™**

www.landtx.com 325.294.4616

SKY ISLAND RANCH - AERIAL

Highest Elevation  
2080 ft.

Lowest Elevation  
1800 ft.



1 inch = 1,500 feet

0 625 1,250 Feet

ACCURACY OF MAPS NOT GUARANTEED

© 2020 Culver/LANDTX Inc. All Rights Reserved

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Turkey Springs



SKY ISLAND RANCH - TOPOGRAPHIC

Mason County - ~777ac.

**LANDTX™**

www.landtx.com 325.294.4616

Highest Elevation  
2080 ft.

Lowest Elevation  
1800 ft.



1 inch = 1,500 feet

0 625 1,250 Feet

ACCURACY OF MAPS NOT GUARANTEED

© 2020 Culver/LANDTX Inc. All Rights Reserved

Copyright: © 2013 National Geographic Society, i-cubed



SKY ISLAND RANCH - GROUNDWATER

Well # 5614401  
Date Drilled: 1905  
Depth: 200 ft  
Water Level: 148 ft. - 1958

Well # 373872  
Date: 8/27/2014  
Depth: 460 ft.  
PLUGGED

Well # 37036  
Date: 5/5/2004  
Depth: 400 ft  
Pump Depth: 300 ft.  
Water Level: 195 - 5/5/2005

Well # 312396  
Date: 2/28/2013  
Depth: 280 ft  
Pump Depth: 260 ft.  
Water Level: 204 ft

Well # 671  
Date: 4/5/2001  
Depth: 340  
Pump Depth: 300  
Water Level: 235 ft.



1 inch = 1,500 feet

0 625 1,250 Feet

ACCURACY OF MAPS NOT GUARANTEED

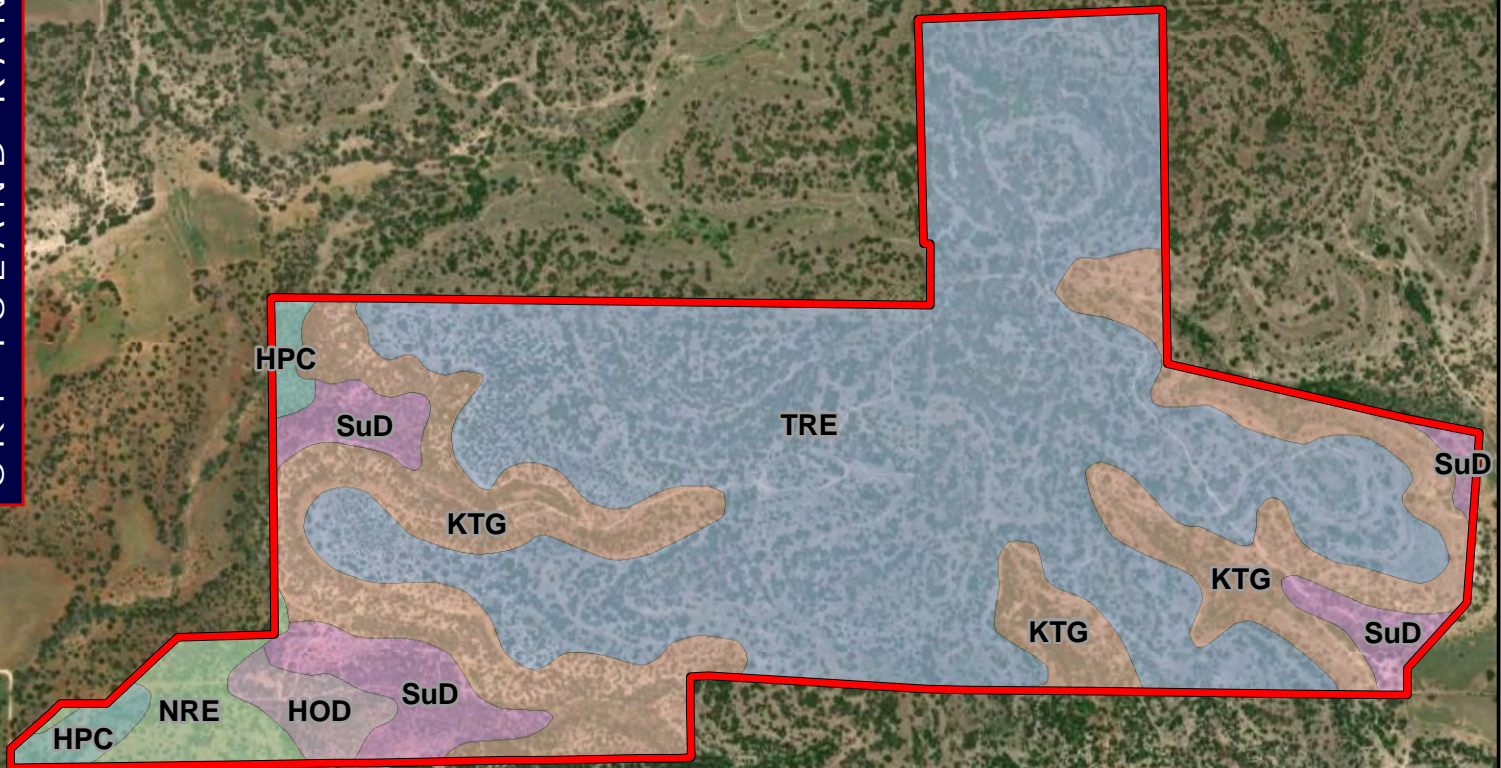
© 2020 Culver/LANDTX Inc. All Rights Reserved



SKY ISLAND RANCH - SOILS

NRCS SOILS

- HOD - Hye-Oben-Loneoak complex, 1 to 8 percent slopes
- HPC - Hye-Pontotoc complex, 0 to 5 percent slopes
- KTG - Kerrville, Brackett, and Tarrant soils, 12 to 40 percent slopes, very rocky
- NRE - Nebgen-Rock outcrop complex, 1 to 12 percent slopes
- SuDD - Sunev clay loam, 1 to 8 percent slopes
- TRE - Tarrant-Rock outcrop complex, 1 to 12 percent slopes



1 inch = 1,500 feet

0 625 1,250 Feet

ACCURACY OF MAPS NOT GUARANTEED

© 2020 Culver/LANDTX Inc. All Rights Reserved

Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerog, User Community

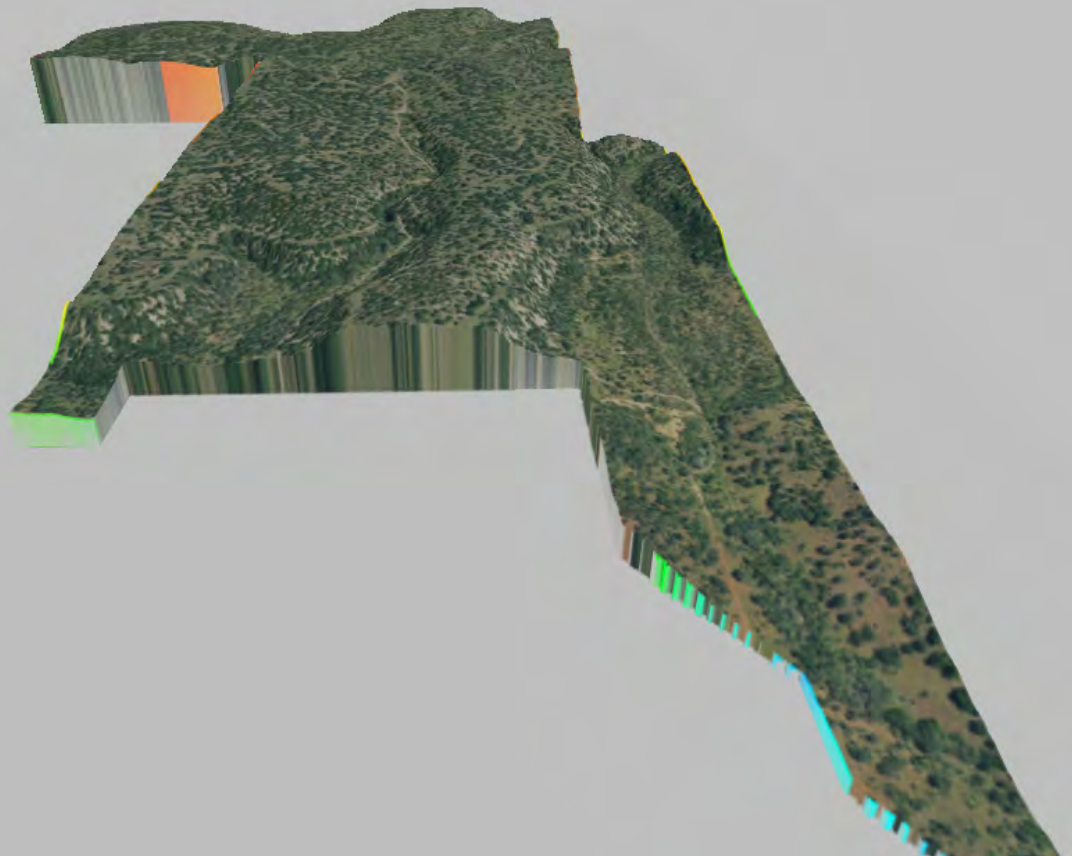
Mason County - ~777ac.

**LANDTX**

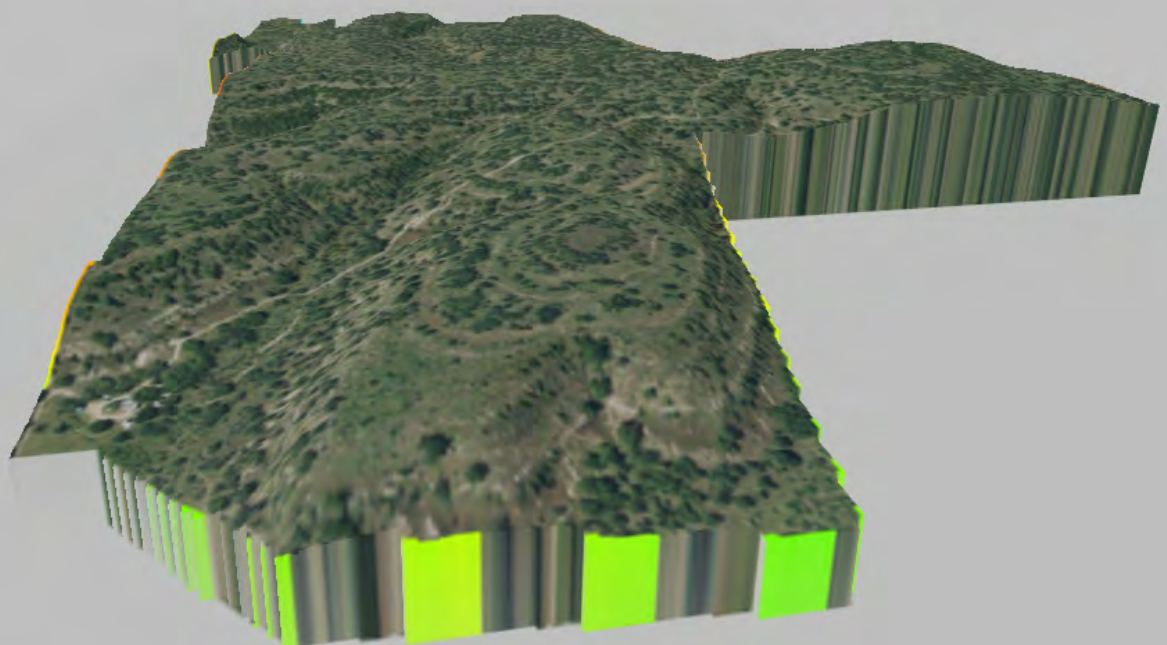
www.landtx.com 325.294.4616



West to East 3-d view  
^ EAST

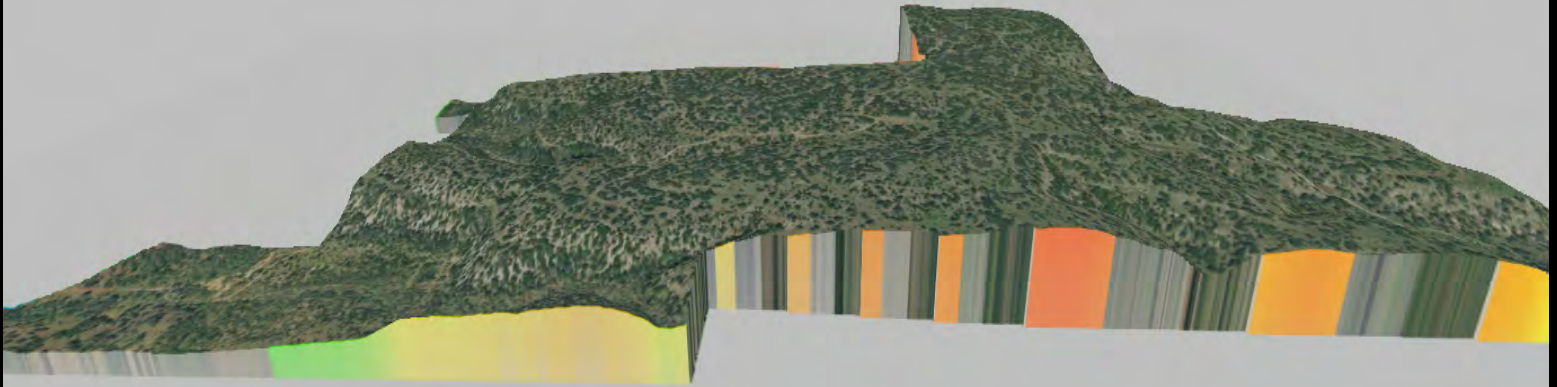


East to West 3-d view  
^ WEST

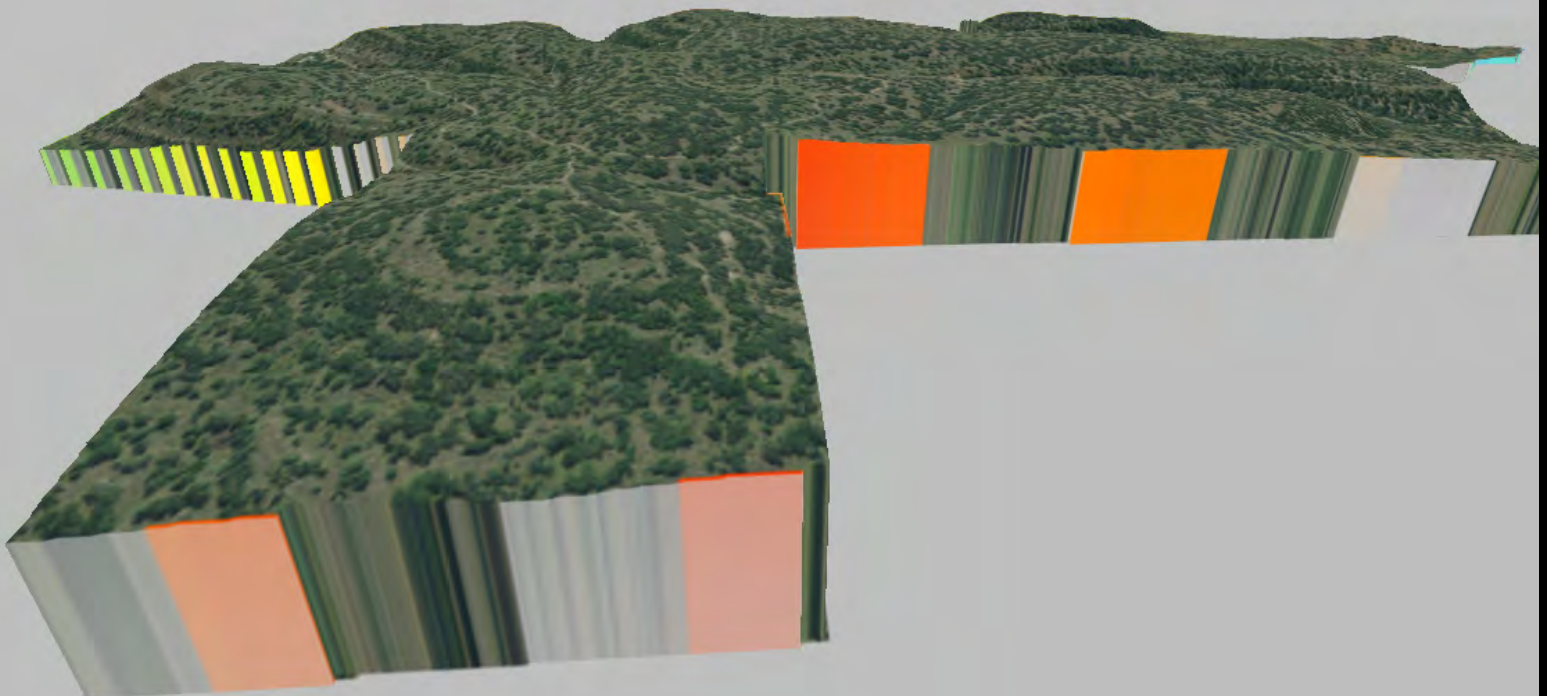




South to North 3-d view  
^ NORTH



North to South 3-d view  
^ SOUTH

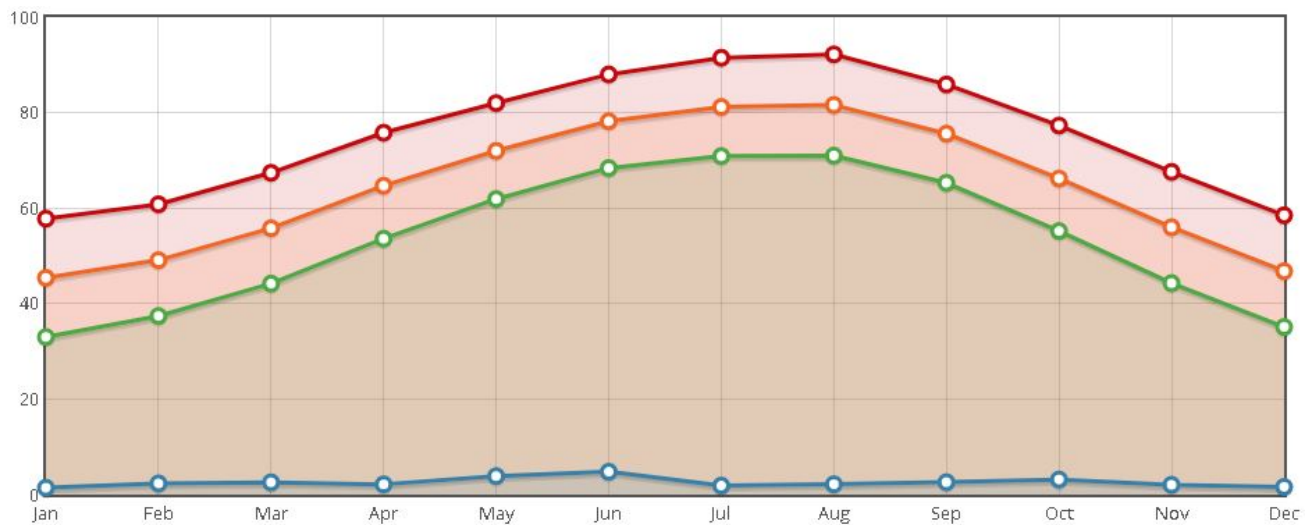




## Climate of SKY ISLAND RANCH

The following charts are the 1981-2010 Climate Normals for **Mason County, Texas**. This is the latest three-decade averages of climatological variables, including temperature and precipitation from the National Climate Data Center (NCDC).

MONTH	● PRECIP (IN)	● MIN TMP (°F)	● AVG TMP (°F)	● MAX TMP (°F)
01	1.43	33.0	45.4	57.8
02	2.34	37.4	49.1	60.8
03	2.57	44.2	55.8	67.4
04	2.15	53.6	64.7	75.8
05	3.87	61.9	72.0	82.0
06	4.79	68.4	78.2	88.0
07	1.89	70.9	81.2	91.5
08	2.16	71.0	81.6	92.2
09	2.60	65.3	75.6	85.9
10	3.15	55.2	66.2	77.3
11	2.05	44.3	56.0	67.6
12	1.61	35.1	46.8	58.5



SEASON	● PRECIP (IN)	● MIN TMP (°F)	● AVG TMP (°F)	● MAX TMP (°F)
Annual	30.61	53.4	64.4	75.5
Winter	5.38	35.1	47.0	59.0
Summer	8.84	70.1	80.3	90.6
Spring	8.59	53.2	64.1	75.1
Autumn	7.80	55.0	65.9	76.9













## 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>Culver/LANDTX, Inc.</b>	<b>287898</b>	<b>dec@landtx.com</b>	<b>325.294.4616</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>David E. Culver</b>	<b>287898</b>	<b>dec@landtx.com</b>	<b>210.422.4676</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date