**69.798 ACRES – MASON COUNTY**

**WEST BIG VIEW RANCH**

**LOCATION:** This interesting, accessible site is located about one quarter mile east of the Mason County Airport, which boasts an asphalt strip of 3,715 feet. The land borders on a paved road – Airport Road – and is five minutes from downtown Mason, the Mason County seat. This is 30 miles from Llano, 45 miles from Fredericksburg (hospital, jet airport) and a two hour drive to both Austin and San Antonio.

Mason is a quiet, rural community with banks, restaurants, shops, services and supplies. The economy is centered on agriculture and outdoor recreation, with the pristine Llano River being just 5 minutes south of town, offering the finest in kayaking, fishing and water recreation. Schools are excellent and the Mason HS Tennis Program is known state-wide

**LAND/WATER/SOIL/ASSETS:** The site is a gently sloping, mostly wooded parcel of land featuring an array of spectacular vistas from different locations, mostly of the peaks and plateaus to the south and southeast. Having about 65% mesquite brush, hunting for deer and varmints is solid, and large oaks are scattered around all portions of the land. Soils are sandy and rocky, but yield abundant forage with adequate rainfall, allowing for livestock production. This is enhanced by excellent fencing.

Groundwater is spotty in the area, but the site is blessed with a solid, 3.5 gpm water well that is more than adequate for livestock and wildlife. There is also a windmill that is disabled, but has water at 60’ depth.

**SUMMARY:** If one seeks a quality plot of land with big views, excellent hunting and great location near a neat, small community within the reach of Austin and San Antonio, BVR is a must-see. These offerings are rare. . . . call for appointment now!

**FINANCIAL/TITLE:** Offering price is $10,900/acre, cash to Sellers, who will provide current survey and basic title insurance. Mineral conveyance is negotiable. Ag exempt taxes are about $200/year, the site is served by Central Texas Electric Coop and located in the Mason ISD.

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**.

Buyer’s brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of LANDTX, *David E. Culver*, broker.

**DAVID CULVER – 210.422.4676 KENDRA CHAMBERLAIN – 830.998.7196**