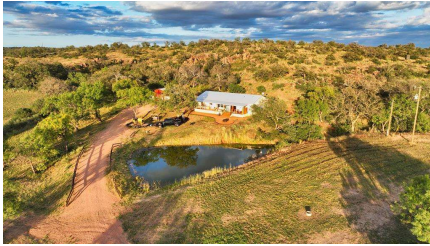


MLS #: A86429A (Active) List Price: \$1,575,000**8312 E State Hwy 29 Mason, TX 76856**

Type: Ranch Land
Best Use: Residential, Recreational, Hunting
Topography: Partially Wooded, Exceptional View, Hill Top View, Rocky
Surface Cover: Wooded, Native Pasture, Abandoned Cropland
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$1,575,000
Area: County-East
Subdivision: N/A, Not in Sub
County: Mason
School District: Mason
Distance From City: 6-9 miles
Property Size Range: 26-50 Acres
Apx Tract Size: 44.57
Apx Acreage: 44.5700
Seller's Est Tax: 3569.06
Showing Instructions: Call LO Appointment, Call LA Appointment, Gate Locked-Combo
Days on Market 1

Tax Exemptions: Ag	CAD Property ID #: 12176	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, Legal Description, Aerial Photo

Land		
Leases	Cropland	
Rangeland/Pasture	Fenced	

Water: Well
Sewer: Septic Tank
Utilities: CTEC Electric on Property
Access/Location: State Highway, Gravel Road
Minerals: Conveys All Owned

Improvements: House, Barn
Misc Search: Livestock Permitted
Surface Water: Pond
Fence: Barbed Wire, Perimeter

Sub Agent %: 0.00	Buyer Agent %: 2.5	Sub Agency Non-MLS Fee:	Buyer Agency Non-MLS Fee:
TrmsFin: Cash, Conventional	Possessn: Closing/Funding	Var Rate: No	Excl Agy: No
Escrow Agent: Mason County Title Company	Attorney:	Refer to MLS#:	

Location/Directions: Approx. 6 miles east of Mason, TX with access on E State Highway 29 between Mason and Llano. 1.5 hours from Austin or San Antonio.

Owner: Anchor Creative, LLC**Legal Description:** 44.57 acres of land out of Valentine Hopf Survey No's. 153, 154, 155, & 156, Abstract No. 434**Instructions:** Shown by appointment only. Contact listing office or agent to schedule.

Public Remarks: Back 40 Ranch- an ultimate hill country getaway located near the small town charm of Mason, TX. Quality, custom built home comes fully furnished and sits in front of a unique granite hilltop offering exceptional sunset views over the Art and Lower Willow Creek Valley. Ranch style house is a 3 bed, 2.5 bath, split bedroom design with 2,040 sq ft of interior space. The land topography features a great combination of hills, pasture, pond, oak trees and brush cover for wildlife. 12 gpm well. Turn-key ranch with all blinds, feeders, furniture, and appliances included. .

Agent Remarks: Highly improved property with a 900 sq ft, 2-room barn/shop on slab with electric. Extensive stone landscaping, granite gravel road and private entrance/access off highway. Pond for wildlife/livestock can be supplemented by water well. Generac 22kW backup generator. Rheem tankless water heater, softener and filtration system. Gas log fireplace in living room and outdoor front porch set.

Withdraw Comments:

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

Listing Office: Lehmberg Realty (#94)
Main: (325) 347-5360
Mail Address 1: P.O. Box 417
Mail City: Mason
Mail Zip Code: 76856
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Will Lehmberg (#7)
Agent Email: will@lehmbergrealty.com
Contact #: (325) 347-5360
License Number: 0657358

Information Herein Deemed Reliable but Not Guaranteed
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