

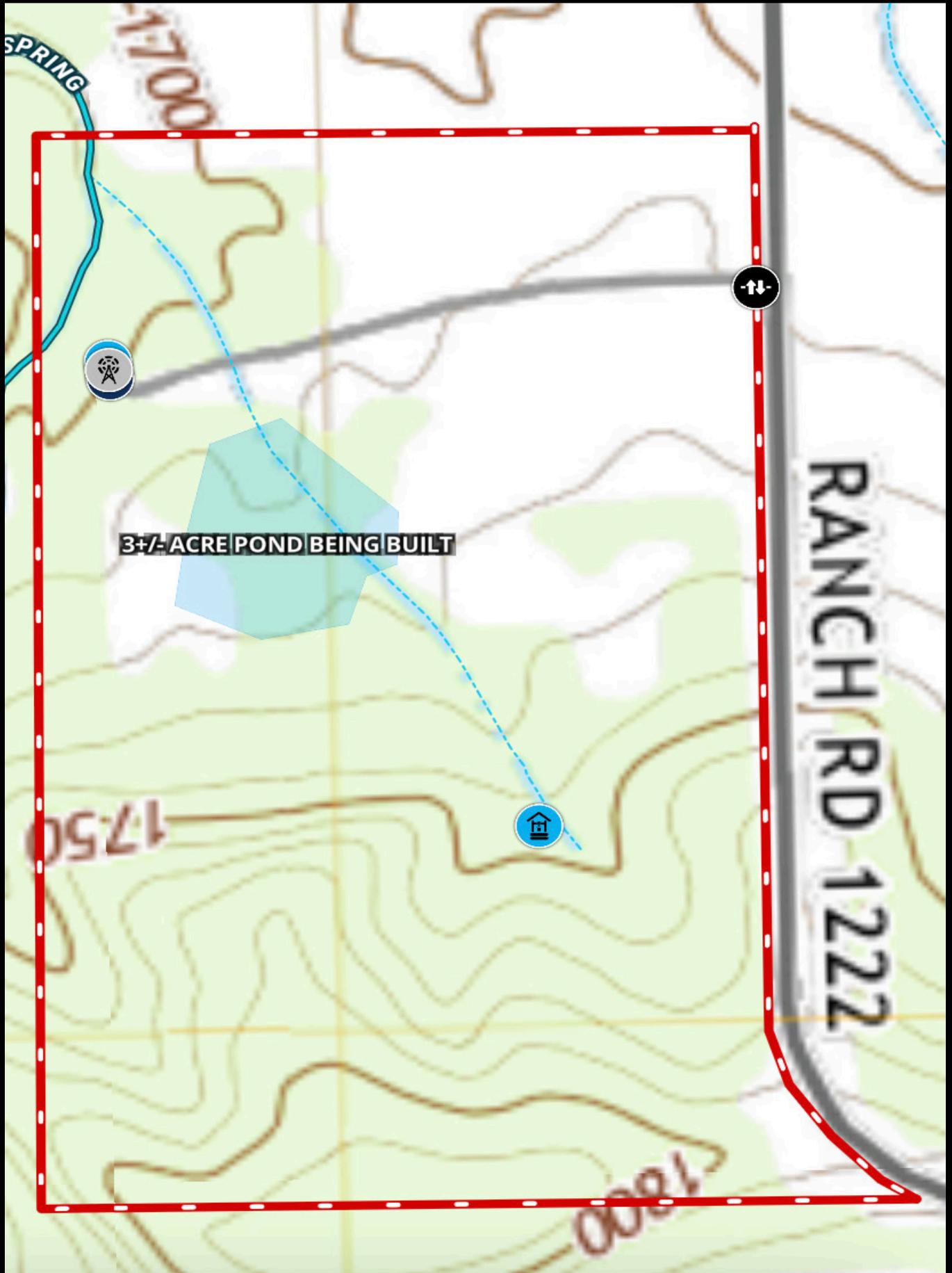


RANCHLAND
REAL ESTATE



Katemcy Hilltop Ranch

105± acres | Mason County









Introduction

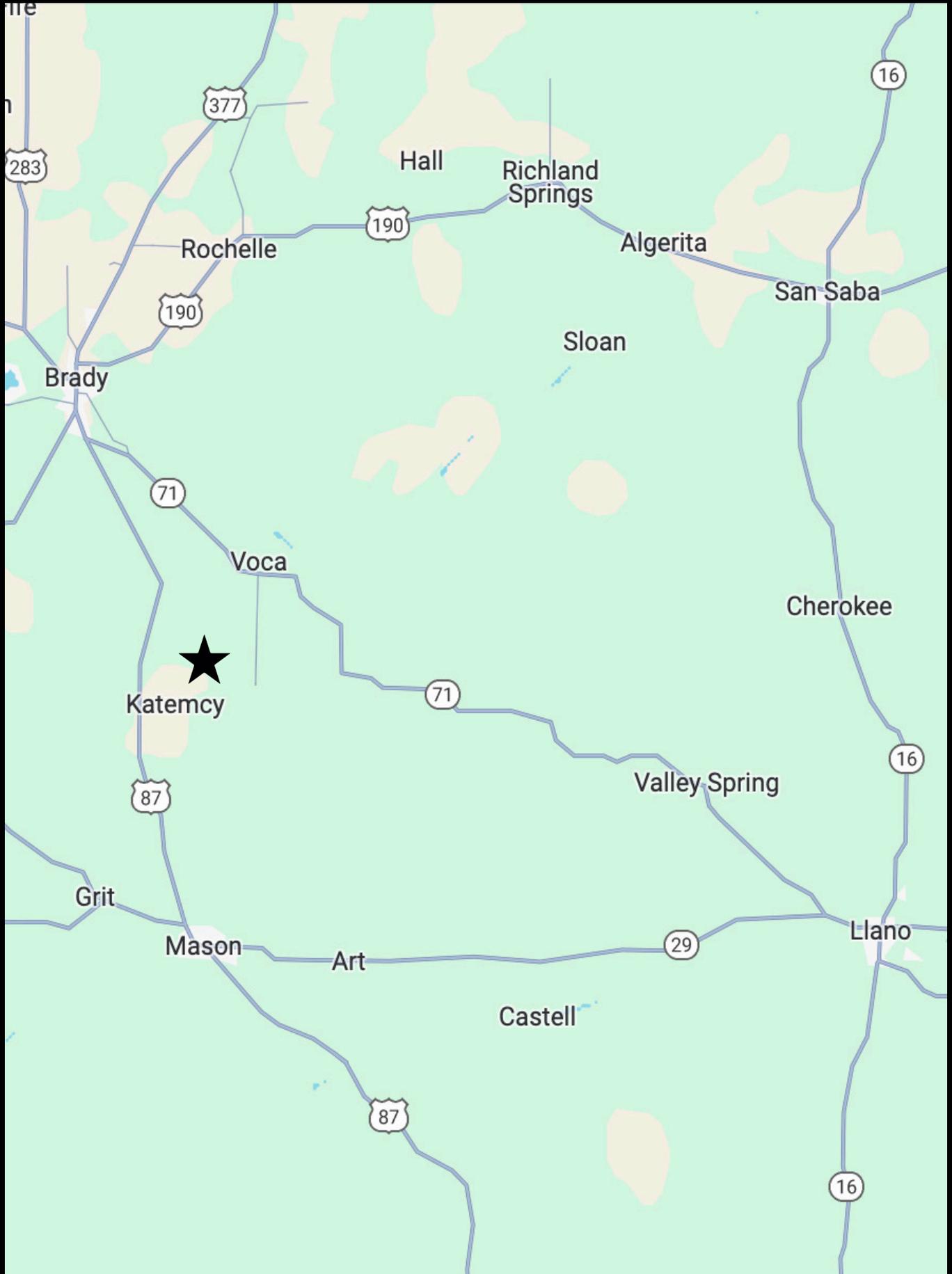
Katemcy Hilltop Ranch located in Mason County near the town of Katemcy, Texas stands out on its own, showcasing a beautiful piece of the Texas Hill Country. With 105 acres of varied landscape, fertile soil, and diverse habitats, it's a ranch that offers great opportunities for hunting and agriculture, making it enjoyable year-round. Devils Spring creek runs along the southern edge of the land, bordered by a stunning granite bottom fed by the nearby San Saba River. The key feature of this property is the expansive ridge that runs across the ranch and provides a view of the impressive Katemcy rock formation. This natural geological wonder comprised of pink granite, was named after a Comanche chief involved in the Meusebach Comanche Treaty of 1848.



Location

The ranch is located in Mason County. Close to both the towns of Mason & Brady offering restaurants, shopping, hotels, taxidermists, meat processors, fuel, feed stores, grocery, hardware, and much more.

- Brady 20 miles
- Mason 14 Miles
- Llano 40 Miles
- San Saba 50 Miles
- Fredericksburg 56 Miles
- Austin 115 Miles
- Marble Falls 70 Miles







Improvements

Katemcy Hilltop Ranch features extensive granite roads excavated from the lake to establish a network of durable all-weather roads that span the entirety of the property. Alongside this, meticulous brushwork has been undertaken, including the ongoing construction of a lake nestled at the base of the ridge, potentially serving as a future homesite. While the lake is not yet fully complete, we have obtained a quote from a local company to finalize its development.







Habitat & Wildlife

The land is abundant in fertile soil offering some of the best wildlife habitat and cattle grazing in the region. The majority of this ranch consists of diverse dense brush cover, rolling meadows, open stands of live oaks, a tree lined creek, and large uplifted ridge offering 360 degree views.

This area is known for both the quantity and quality of Whitetail Deer. The Rio Grande turkey population is also strong and makes for a wonderful spring turkey hunt. Coyotes, foxes, bobcats, and hogs are abundant along with good dove hunting in September.









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