

Red Fox Ridge Ranch
1895 N US Hwy 87
Mason, TX 76856

\$2,350,000
120± Acres
Mason County



Red Fox Ridge Ranch
Mason, TX / Mason County

SUMMARY

Address

1895 N US Hwy 87

City, State Zip

Mason, TX 76856

County

Mason County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

30.7696057 / -99.2451443

Dwelling Square Feet

3,000

Bedrooms / Bathrooms

3 / 2

Acreage

120

Price

\$2,350,000

Property Website

<https://ranchrealestate.com/property/red-fox-ridge-ranch/mason/texas/60597/>



Red Fox Ridge Ranch Mason, TX / Mason County

PROPERTY DESCRIPTION

Red Fox Ridge Ranch

Summary: Just 0.4 miles from Mason, Texas, Red Fox Ridge Ranch is a rare Hill Country offering that pairs luxury improvements, meaningful recreation, and lasting land value in one exceptionally well-rounded property. Centered around a beautifully maintained 3,000 sq. ft. limestone home with a custom pool and spa, the ranch also features a spacious insulated barn with guest accommodations, mature fruit trees and grapevines, a dedicated skeet and trap field, and impressive water infrastructure. With refined amenities, excellent hunting, and close proximity to town, Red Fox Ridge Ranch offers an uncommon opportunity for those seeking a private retreat, full-time residence, or legacy-caliber investment in the heart of Mason County.

What truly sets Red Fox Ridge Ranch apart is the way it combines comfort, craftsmanship, and exclusivity with the natural beauty of the Hill Country. This is not simply a ranch near town. It is a thoughtfully improved property that feels both elevated and grounded, where luxury and land stewardship come together in a setting designed for entertaining, relaxing, and enjoying for years to come. From the quality of the improvements to the convenience of its location, Red Fox Ridge Ranch offers a level of finish and functionality that is increasingly hard to find.

Location: Red Fox Ridge Ranch is located just 0.4 miles from the Mason city limits, giving owners the rare ability to enjoy privacy and space without sacrificing convenience. As one of the larger tracts this close to town, the ranch offers quick access to the historic Mason Square, dining, shopping, and local events, all within roughly 1.5 miles. It is an ideal blend of town accessibility and true Hill Country living.

Home: The custom 3,000 sq. ft. 3-bedroom, 2-bath limestone home is a standout expression of timeless Hill Country design with a refined, upscale finish. Every detail reflects quality, care, and comfort, from the warm natural materials to the seamless indoor-outdoor flow. The home features a Keith Zars custom pool and spa with waterfall, outdoor cooking station, flagstone decking and walkways, a gas fireplace, a vertical wine cooler with room for 55 bottles, and full-home LED lighting. The grounds surrounding the home are equally impressive, with Tiff-Tuff Hybrid Bermuda grass offering a clean, manicured appearance with lower water demands. This residence feels both luxurious and livable, offering the kind of understated elegance that never goes out of style.

- Stunning kitchen featuring an expansive island, granite countertops, and sleek stainless steel appliances.
- Seamless open-concept design connecting the kitchen, dining, and living areas for effortless everyday living and entertaining.
- Grand stone fireplace paired with custom-built cabinetry, creating a warm and sophisticated central gathering space.
- Beautifully repurposed timber used throughout for beams, baseboards, and door casings, bringing texture, richness, and authentic ranch character to the home.
- Spacious carport attached to the main house, featuring a durable metal roof and wood siding on three sides.
- Convenient mudroom with generous storage and cabinetry, accessible through the secondary front entrance.
- Upgraded laundry room complete with a large sink, granite countertops, and abundant cabinetry for organization.
- Thoughtfully furnished with high-end, hand-selected pieces that complement the home's polished Hill Country ranch aesthetic.
- Custom Keith Zars pool and spa with waterfall, cooking station, and flagstone deck and walks.

Fiber Optic Internet: Red Fox Ridge Ranch offers an exceptionally rare and valuable amenity for the area: a dedicated fiber optic line through Mason's fiber service. According to the owner, this service is not available to properties outside the City of Mason, with Red Fox Ridge Ranch being the rare exception. With up to 1000 Mbps internet service available, the ranch delivers a level of connectivity almost unheard of in a property of this kind, making it ideal for remote work, streaming, business operations, and modern full-time living without compromise.

Fruit Trees + Grapes: Behind the home, a net wire fenced backyard area includes fruit trees and a productive grapevine patch, adding both charm and lifestyle appeal. Mature red grapes have produced well, while the younger white grapes are beginning to produce. It is a unique feature that enhances the experience of ranch ownership and creates a setting that feels both abundant and intentional.

Guest Suite/Office: Located within the insulated barn, the guest suite offers a private 1-bedroom, 1-bath layout with a full kitchen and open-concept living area. With water, electricity, and fiber optic internet in place, the suite is well suited for guests, extended family, a

private office, or short-term rental use. Visitors consistently comment on the comfort and quality of the accommodations, and its location just a short walk from a hunting blind makes it especially attractive for weekend stays and ranch guests.

Barn: The approximately 4,000 sq. ft. insulated barn is a major asset to the property and far more than a simple utility structure. Designed with flexibility and comfort in mind, it includes a large overhang for covered parking, four RV-size overhead doors, full LED lighting, and a loft for additional storage. Whether envisioned as a workshop, equipment barn, entertaining venue, or headquarters for ranch operations, the barn offers substantial square footage and a level of finish that elevates its utility. It is warm in the winter, cool in the summer, and ready to support a wide range of uses.

Water: Red Fox Ridge Ranch is exceptionally well equipped in terms of water resources. The ranch features a reported 10.5+ GPM well along with a complete rainwater collection system that includes sediment, carbon block, and UV filtration. The owners currently use two 18,800-gallon galvanized steel storage tanks for the home, providing a total storage capacity of 37,600 gallons. This setup offers both practical reliability and long-term appeal for ranch ownership in the Hill Country.

Trap + Skeet Field: For those who appreciate fine recreational improvements, the ranch includes a regulation-quality skeet and trap field complete with two Lincoln commercial skeet machines and one Lincoln commercial trap machine. The skeet towers are steel construction, and the trap bunker is cinder block with a hinged steel top. It is a standout amenity and a rare feature that adds both entertainment value and uniqueness to the property.

Terrain + Hunting: NEW ROAD! The ranch has been carefully managed for classic low-fence hunting and supports an excellent habitat for wildlife. The owner has reported many high-scoring whitetail deer and axis, along with turkey and hogs moving through the creek bottoms and mesquite flats. Years of brush management, established trails, and cleared lanes have made the property both functional and visually appealing. The terrain offers a gentle roll with a strong mix of cover, open ground, and mature tree canopy. In both the spring and fall, the ranch shows beautifully, with large oaks and other hardwoods scattered throughout.

Surface Water: The property features three solid ponds, some of which reportedly hold water even in drier years. In addition, a portion of Comanche Creek runs through the back of the ranch, enhancing both the scenic quality and wildlife appeal of the property while adding another layer of recreational value.

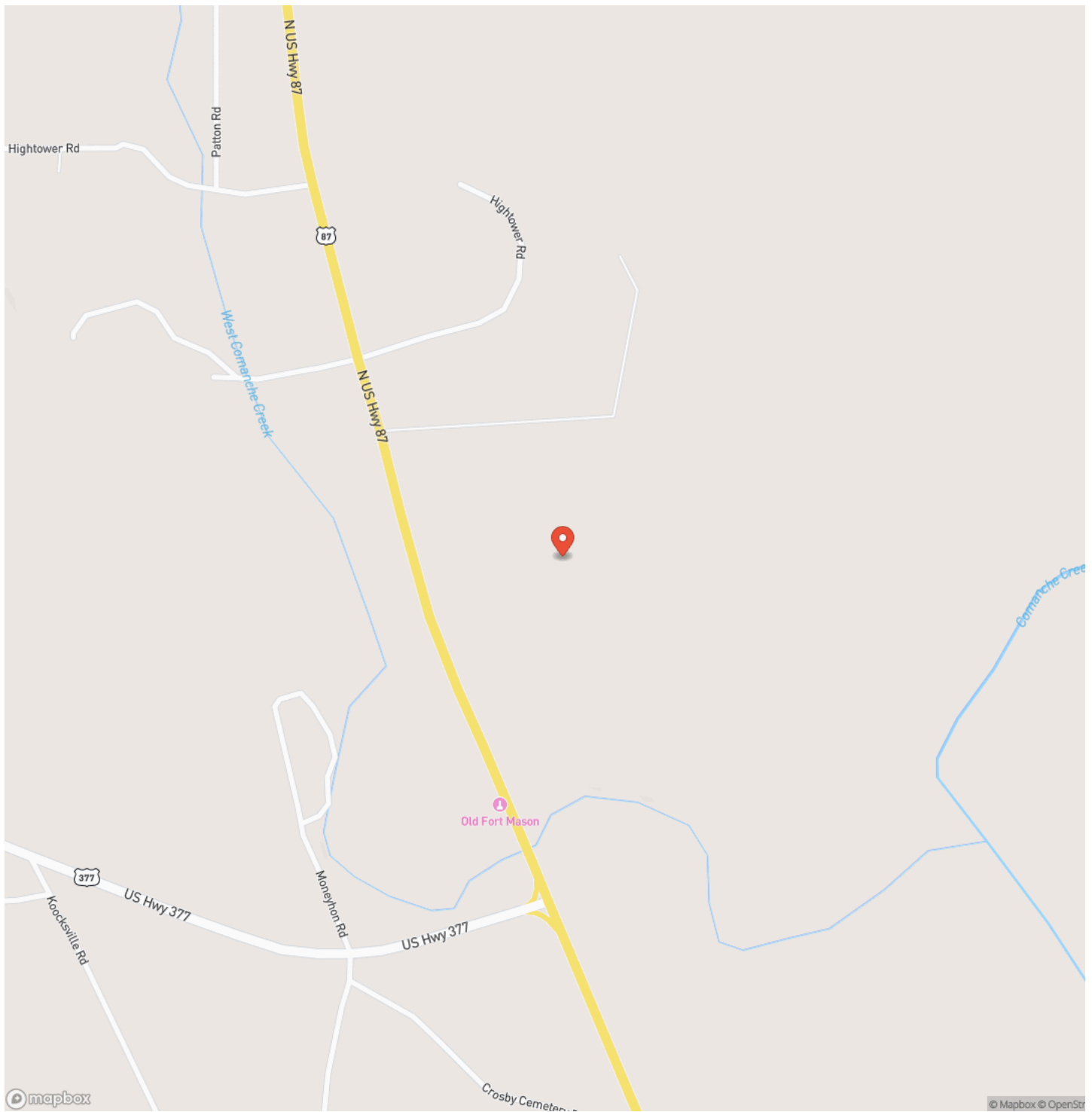
Taxes: Ag Evaluation.

Local Area: Mason is known as the Gem of the Hill Country and is the only place in Texas where Texas Topaz can be found in nature. Beyond that distinction, Mason offers a rich blend of history, hospitality, and culture, with a charming town square, excellent food, and a strong sense of place. Owning a ranch this close to Mason means enjoying the best of both worlds: a refined private retreat with one of the Hill Country's most beloved small towns just minutes away.

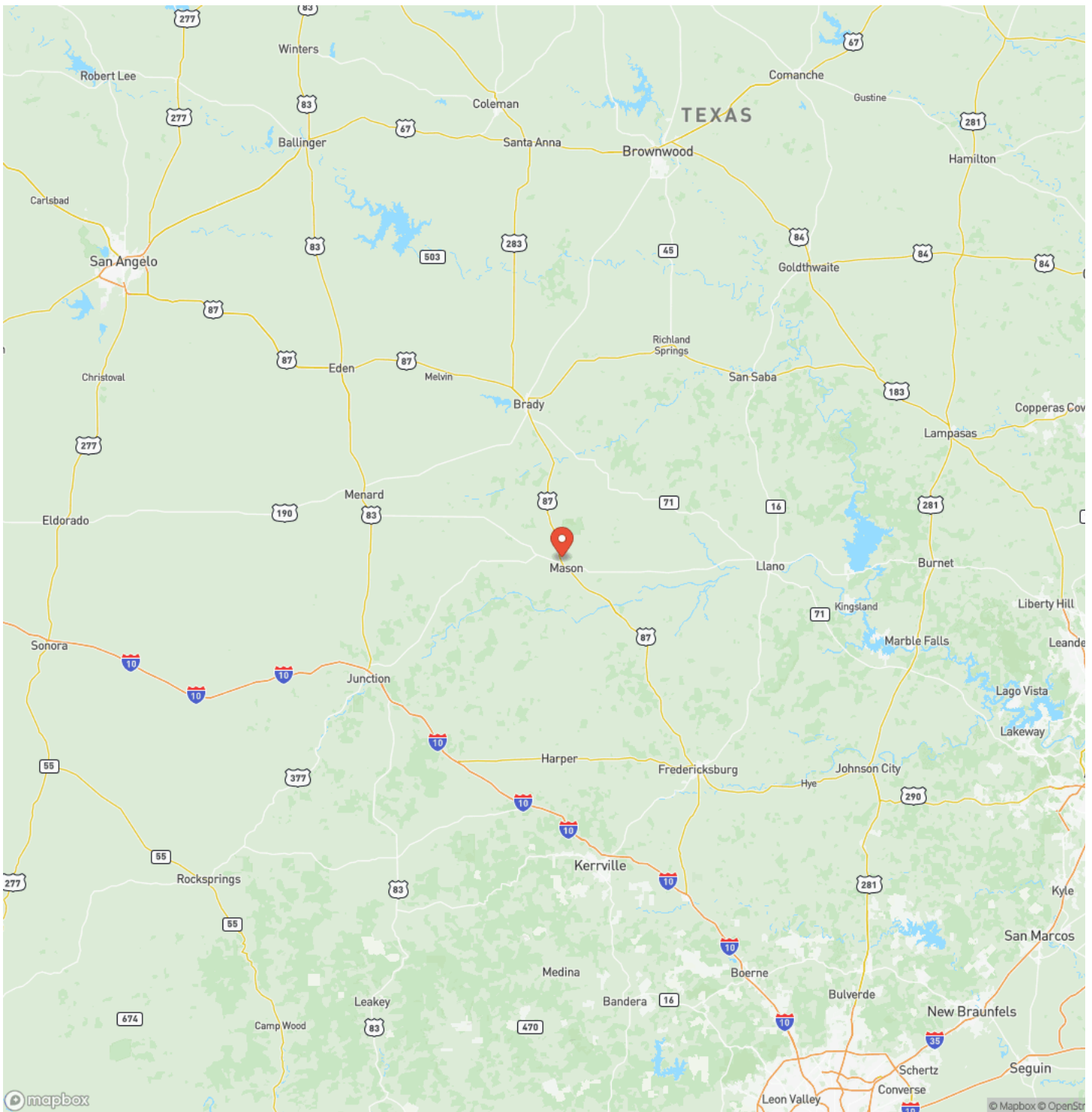
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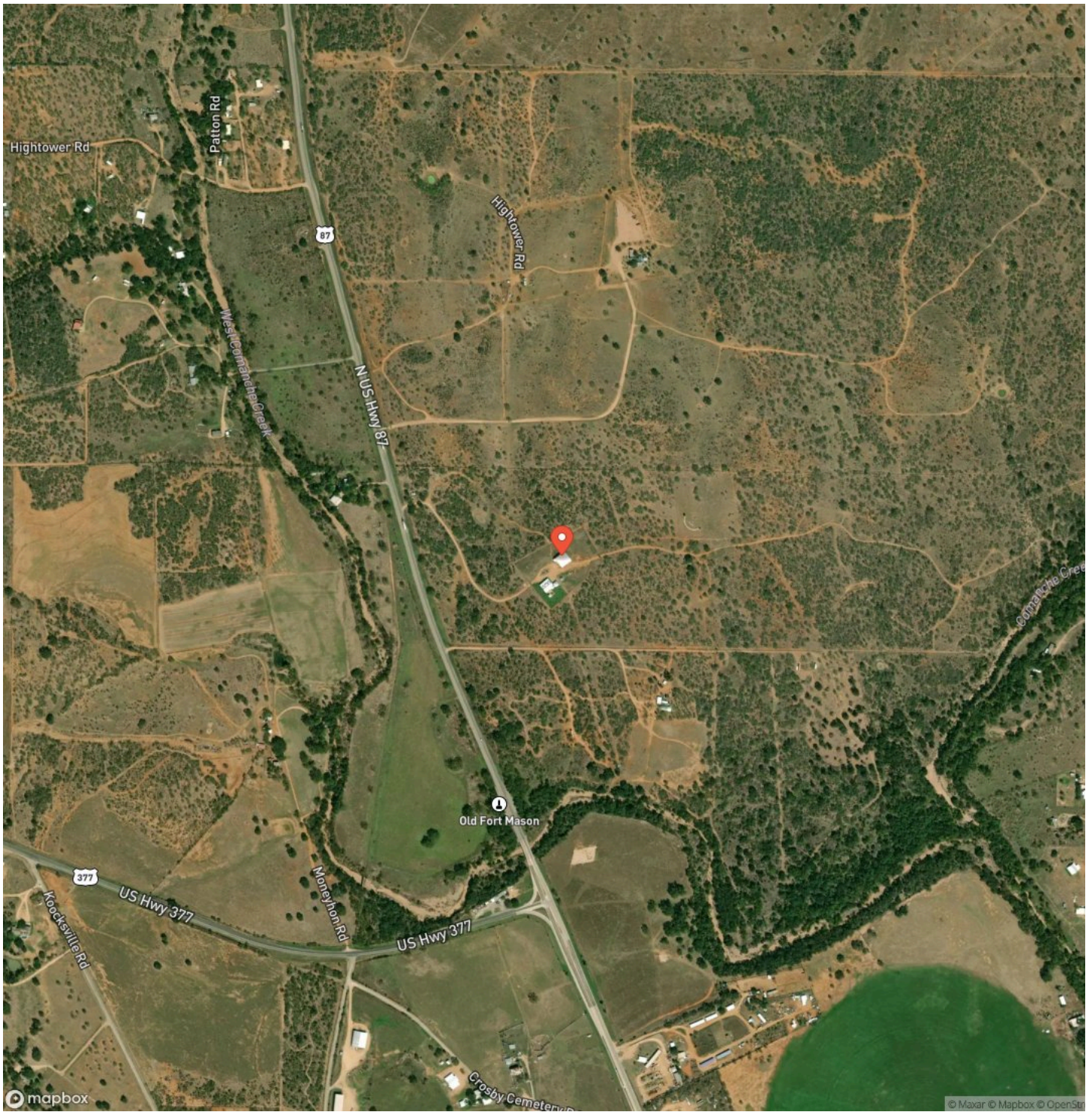
Locator Map



Locator Map



Satellite Map



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