

# 289+/-Acres & Home Mason County

**This 289+/-acre High Fenced Ranch is a great opportunity to own a hunting retreat in the Tx Hill Country. The ranch has great tree coverage with post oak, live oak, elm, western soapberry and mesquite, the rolling Hill Country terrain provides for spectacular views. The ranch has been extensively managed for native with tail and axis deer, and has a healthy population of turkey, dove and bobwhite quail. This ranch is truly a hunters' paradise.**

**The house was built in 1999 and consists of 3 bedrooms, 2 baths, office and walk-in pantry off the kitchen, 2 car detached carport with additional laundry room and workroom. The house has new insulated windows and updated HVAC.**

**There are two water wells and a nice set of cattle pens. The property has several ponds for livestock and wildlife. There are 3 corn feeders, 2 bulk protein feeders and 3 insulated hunting blinds.**

**The ranch also has beautiful granite outcroppings and wet weather springs.**



## \$3,100,000

**Karen Lenz, Broker**

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225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Mason
- Schools – Mason I.S.D.
- Sq Ft- 2011
- Year Built- 1999
- Pasture – 289 Acres
- Cultivated – None
- Surface Water – Several ponds
- Water – 2 Water Wells
- Soil Type –Sandy Loam/Rock /Shale
- Terrain – Rolling
- Hunting – Deer, Turkey, Dove, some Quail
- Outbuildings – None
- Minerals owned – What Owner Owns-  
Negotiable
- Ag Exempt – Yes
- Taxes - \$ 3.809
- Price Per Acre - \$10,708



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