

The Lane Ranch
1895 N US Hwy 87
Mason, TX 76856

\$2,750,000
119± Acres
Mason County



The Lane 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

3000

Bedrooms / Bathrooms

3 / 2

Acreage

119

Price

\$2,750,000

Property Website

<https://ranchrealestate.com/property/the-lane-ranch-mason-texas/60597/>



The Lane Ranch Mason, TX / Mason County

PROPERTY DESCRIPTION

Summary: Just 0.4 miles from Mason, Texas, this exceptional ranch boasts a 3,000 sq. ft. limestone home with a custom pool and spa, a guest suite within a spacious insulated barn, and thriving fruit trees and grapevines. The property offers a dedicated skeet and trap shooting field, abundant water resources, including a well and rainwater collection system, and excellent opportunities for hunting and outdoor recreation.

However, what sets the Lane Ranch apart is its breathtaking natural beauty and its potential as a land investment. Meticulously crafted to embody the very best that the area has to offer, this property presents an enticing opportunity for individuals seeking both personal enjoyment and long-term investment.

Location: This ranch is just 0.4 miles from the city limits of Mason, Texas, making it one of the largest tracts close to the town. You can be downtown, eating and enjoying Mason City Square, with a short 1.5-mile drive.

Home: Custom 3,000 sq. ft. 3-bed, 2-bath Hill Country limestone home with a Keith Zars custom pool and spa with a waterfall and cooking station, flagstone deck and walks, gas fireplace, and vertical wine cooler (capacity of 55 bottles) and full home LED lighting. This ranch is full of Hill Country charm and is yet modern and timeless you will not find a ranch home that is better taken care of! The yard has Tiff-Tuff Hybrid Bermuda grass with low water needs. Experience unmatched luxury and tranquility in this exceptional hill country retreat. Additional highlights include a mudroom with ample storage, a well-appointed laundry room, and high-end furnishings curated for a hill country ranch theme.

- 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 flow.
- Grand stone fireplace paired with custom-built cabinetry, creating a warm and inviting living space.
- Beautifully repurposed timber used throughout for beams, baseboards, and door casings, adding rustic charm.
- Spacious carport attached to the main house, featuring a durable metal roof and wood siding on three sides.
- Convenient mudroom with ample 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 maintain a cohesive Hill Country ranch aesthetic throughout.
- Custom Keith Zars pool and spa with waterfall, cooking station and flagstone deck and walks

Internet: High Speed Fiber Optic Internet at the ranch!

Fruit Trees + Grapes: In the backyard, enclosed with a net wire fence, are fruit trees and a grapevine patch for bottling your own wine. Grapevines have good production from mature red, while white grapes are young but beginning to produce.

Guest Suite/Office: The guest suite, located in the insulated barn, has 1 bed and 1 full bathroom, with a full kitchen suite and an open-concept living room. Utilities: water, electric, and fiber optic internet are present. All of the guests that come and stay on the Lane Ranch comment on the excellent accommodations of this place -- this guest suite is perfect for the weekend guest, in-laws, or short term rental for hunters or others. a 300 yard walk to the hunting blind!

Barn: The massive 4,000 sq. ft. insulated barn is equipped with a large overhang for covered parking and 4 RV-size overhead doors, all with LED lighting, and a barn loft for storage. This barn provides more than enough room for any hobby, shop, or more. This barn is top-

tier and loaded with extras. Warm in the winter, and cool in the summer; you can enjoy a cold beverage after a long day of ranching!

Water: The Lane Ranch is equipped with excellent water; a 10.5+ GPM well (per owner) and a complete rainwater collection system with sediment, carbon block, and UV filters, plus two 18,800-gallon galvanized steel storage tanks used by the owners in the home (total water storage capacity of 37,600 gallons).

Trap + Skeet Field: The Lane Ranch has a high-quality, regulation and professional skeet and trap field, complete with 2 Lincoln commercial skeet machines and 1 Lincoln commercial trap machine. Both skeet towers are steel construction, and the trap bunker is a cinder block with a hinged steel top. How fun to spend time with family and friends shooting skeet!

Terrain + Hunting: The ranch has been equipped and managed for classic low-fence hunting and has had many high-scoring whitetail deer and axis. In addition, the owner has reported many turkeys and hogs running through the creek bottoms and mesquite flats. The property has had many cleared lanes, trails, and excellent brush management throughout many years. This a great habitat for wildlife. The property has a gentle roll and varied terrain.

The Fall and Spring trees cover on this ranch is remarkable; many large oaks and other hardwood trees scatter the ranch.

Surface Water: The property has 3 solid ponds, some of which hold water in dry years. The property is fortunate enough to have a portion of Comanche Creek running through the back of the ranch.

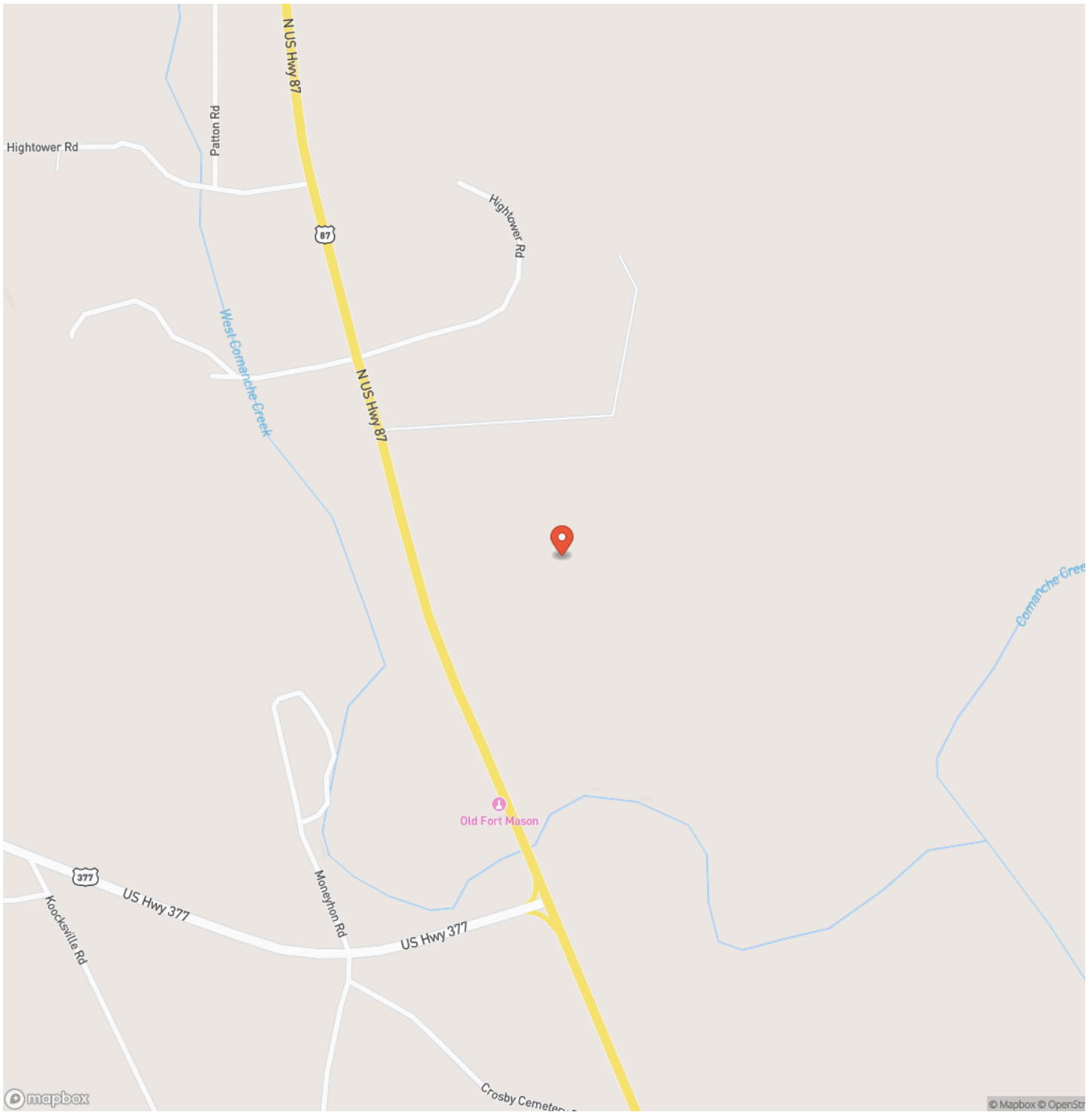
Taxes: Ag Evaluation

Local Area: Mason is known as the Gem of the Hill Country and the only place in Texas where you can find Texas Topaz in nature. But if you day trip here, you'll find that the whole town sparkles with culture, history, great people, and excellent food. (Texas Daytripper)

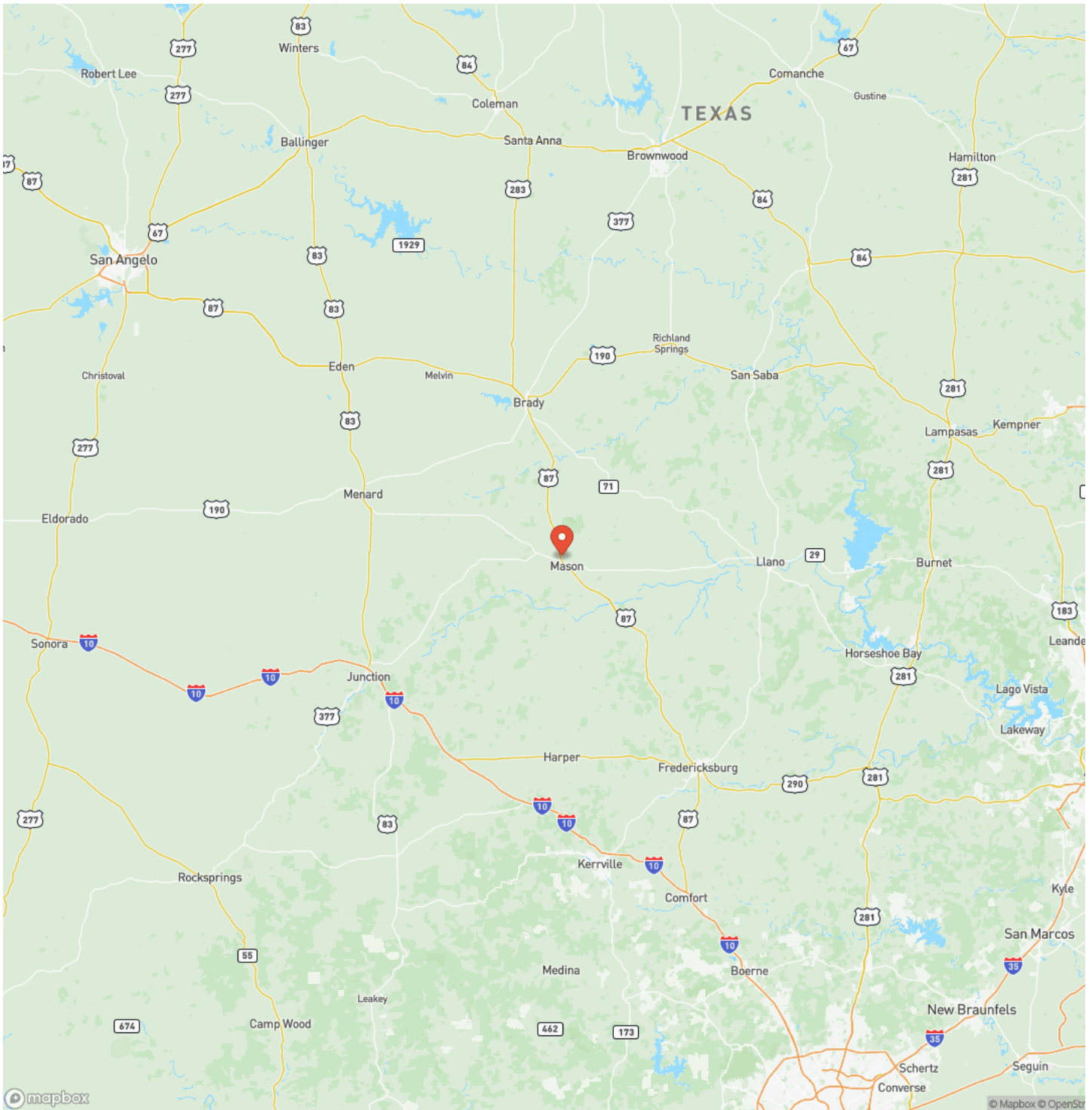
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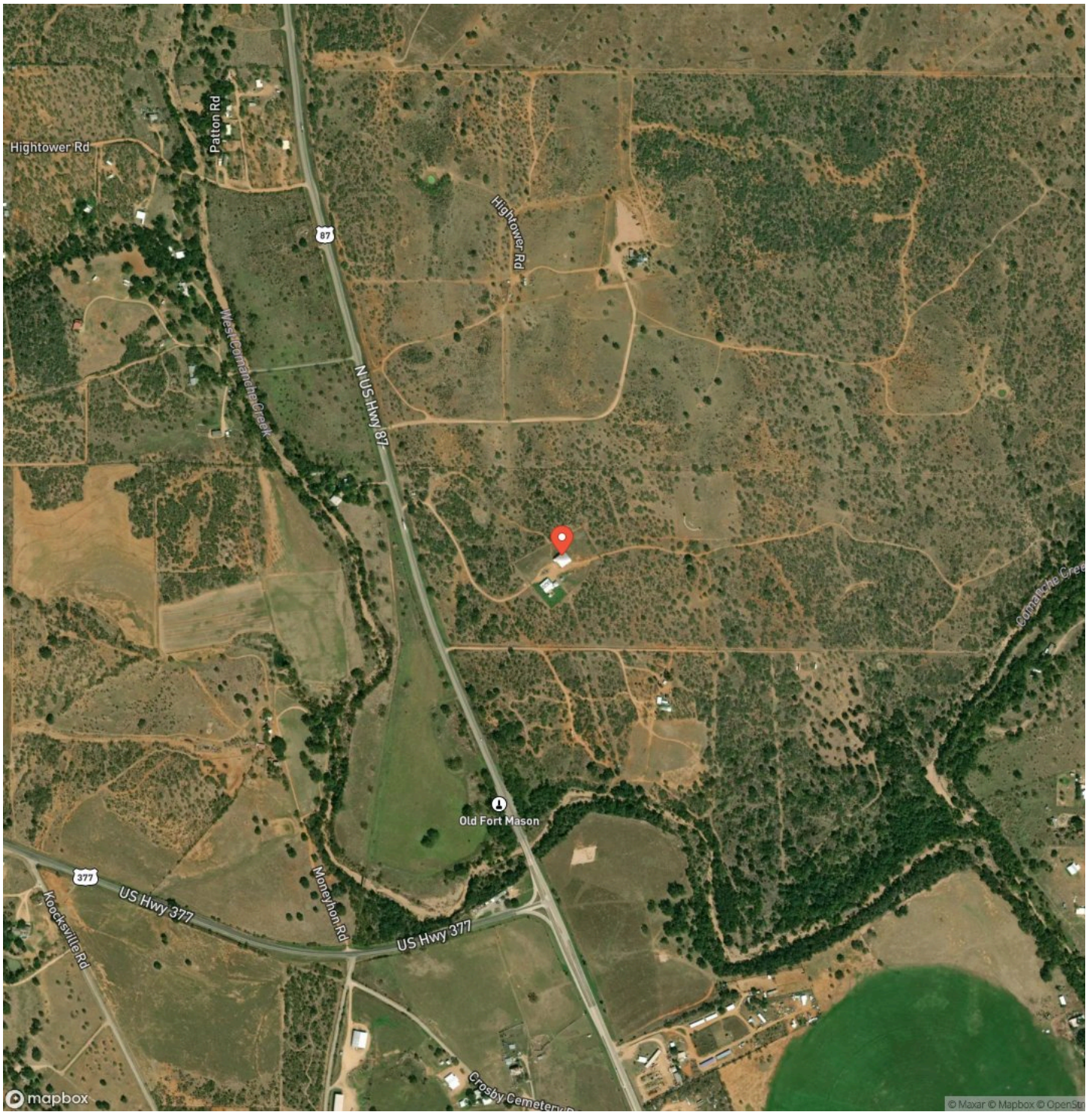
Locator Map



Locator Map



Satellite Map



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