

\$1,100,000 - 1222 Ranch To Market Road, Mason

MLS® #7364136

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 105.00 Acres

N/A, Mason, TX

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, itâ€™s a ranch that offers great opportunities for hunting and agriculture, making it enjoyable year-round. Devil's 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. The Katemcy Hilltop Ranch spans 105 pristine hill country acres and is now available for a new owner.

Land 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: 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 a large uplifted ridge offering 360-degree views.

Wildlife: 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.

Essential Information

ListingFeed	abor_vow
MLS® #	7364136
List Price	\$1,100,000
Sale Price	\$860,000
Sale Date	January 18th, 2024
Bathrooms	0.00
Acres	105.00
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	1222 Ranch To Market Road
Subdivision	N/A
City	Mason
County	Mason
State	TX
Zip Code	76842

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Water Connected, Sewer Not Available
Features	None

View	Pond, Creek/Stream, Trees/Woods
Waterfront	Creek, Pond, Seasonal

Exterior

Lot Description	Moderate Trees, Rolling Slope
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School Information

District	Mason ISD
Elementary	Mason
Middle	Mason
High	Mason