

\$1,750,000 - 4309 Old Katemcy-mason Rd. Road, Mason

MLS® #8580151

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 200.00 Acres

None, Mason, TX

LOCATION

The 200 +/- acre, F4 Ranch is situated about 6 miles NE of Mason, Texas adjoining the Mason Mountain Wildlife Management Area. This ranch is on the boundary between the Central Mineral Region and the Edwards Plateau, just a short 8-10 minute drive northeast from Mason, Texas, (restaurants, shopping, short-term rental) only 45 minutes from Fredericksburg, Texas, (hotels, restaurants, shopping) 20 minutes to Castell, Texas and about 40 minutes to Brady, Texas. Perfect for hunting, recreational use or as an investment property.

LAND

This property offers a great mixture of grazing land, oak trees, cedar elm, and scattered mesquite. The F4 Ranch will be of great interest to both livestock owners as well as hunting and recreational enthusiasts because of the healthy populations of whitetail, turkey, quail, dove, and occasional species of native and exotic wild game. The area consists of granite derived soils supporting a community of post oak and blackjack oak. The remainder of the area is dominated by live oak and Texas oak on limestone derived soils. There are approximately 70 acres planted in improved Coastal Bermuda grass and 70 acres of pasture is overseeded in improved Wilmann Love Grass.



WILDLIFE

Native wildlife occurring on the F4 Ranch include white-tailed deer, bobwhite quail, javelina, wild turkey, mourning dove, fox squirrel, bobcat, raccoon, skunk, armadillo, ringtail "cat", rabbit, gray fox, hogs and many species of reptiles and migratory birds. There is also a variety of exotic wildlife that pass through occasionally.

SCHOOLS:

Mason ISD is a five-star school rated #33 out of 962 school districts in the State of Texas.

Essential Information

ListingFeed	abor_vow
MLS® #	8580151
List Price	\$1,750,000
Sale Price	\$1,550,500
Sale Date	October 24th, 2022
Bathrooms	0.00
Acres	200.00
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	4309 Old Katemcy-mason Rd. Road
Subdivision	None
City	Mason
County	Mason
State	TX
Zip Code	76856

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Propane, See Remarks
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Features	None
Parking	See Remarks
View	Hills, Panoramic, Rural
Waterfront	Pond, Seasonal

Interior

Appliances	See Remarks
# of Stories	1
Stories	One

Exterior

Lot Description	Agricultural, Farm, Trees Large Size, Trees Medium Size, Views
Construction	See Remarks

School Information

District	Mason ISD
Elementary	Mason
Middle	Mason
High	Mason