

Suttle and Company Real Estate

Prop #13
44.71 Ac TBS, Mason County
Mason, Tx 76856



*"Your Real Estate
Professionals"*



Attributes

- Ag Exempt
- Well
- Unrestricted
- County Road Access



Suttle and Company Real Estate

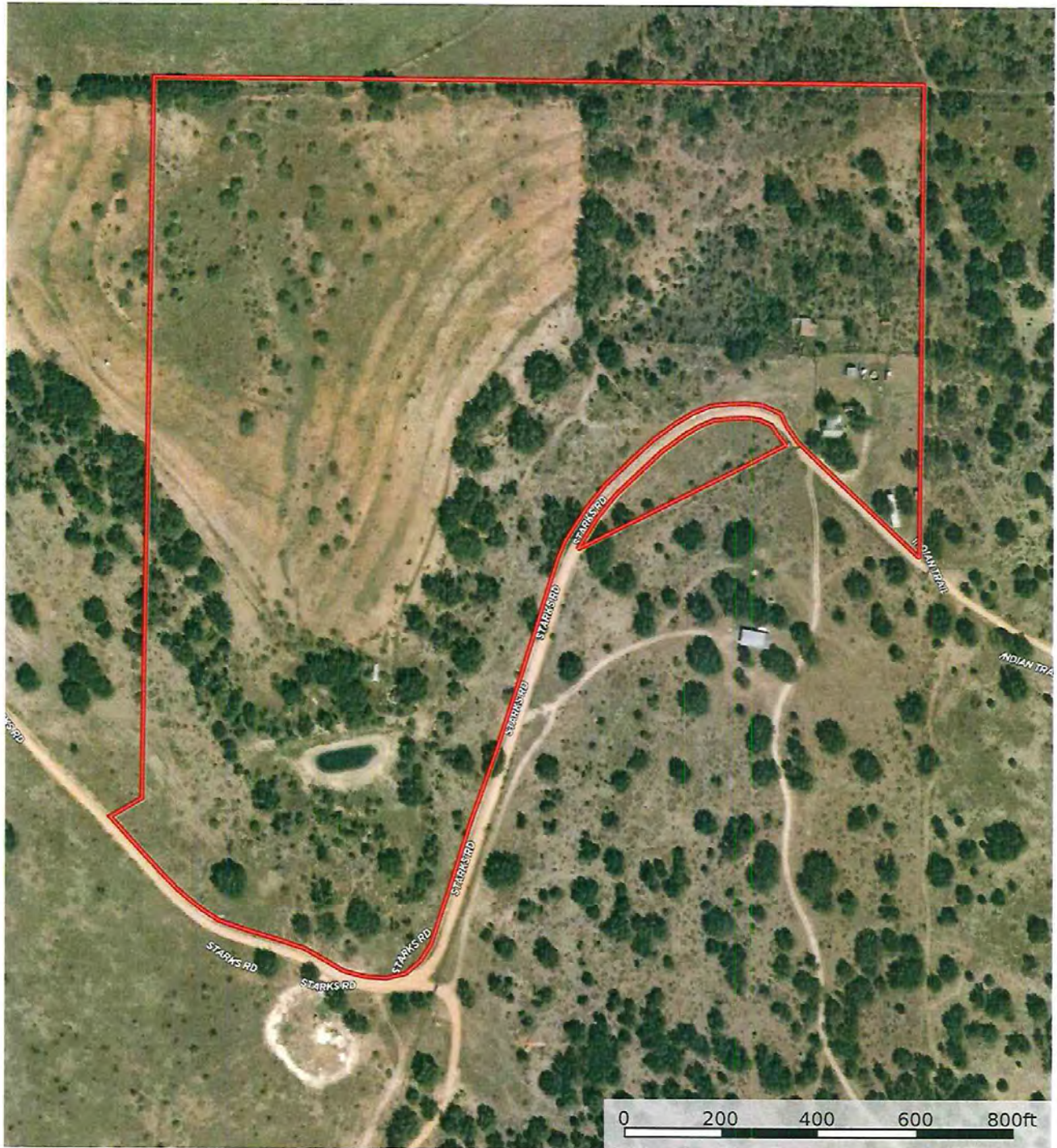
1260 Hwy 83 South
P.O. Box 606
Leakey, Tx. 78873

Phone: 830/232-5242
Fax: 830/232-4283

Email: suttlerealty@hctc.net
www.SuttleandCompany.com

This exceptional investment and development property offers a unique opportunity to own a historic and charming ranch 44.71-/+ TBS acres featuring a 2-bedroom, 1-bathroom farmhouse with a picturesque windmill, all nestled among majestic oak trees that provide stunning views of the surrounding Hill Country. The property boasts multiple outbuildings, a stock pond, ag exempt, and is teeming with abundant wildlife, including deer. With approximately 2700 feet of county road frontage, this property allows for easy division, providing flexibility for future development or expansion. Additionally, the presence of fiber optic infrastructure along the county road offers modern connectivity options for potential development projects. Conveniently located just 15+/- minutes from the charming town of Mason, this property combines the tranquility of rural living with proximity to amenities. Whether you're looking to create a private retreat, embark on a development project, or invest in a piece of history, this ranch presents a prime opportunity for buyers seeking a unique and versatile property in a desirable location. List Price: \$725,000

6623 Starks Rd
Mason County, Texas, 44 AC +/-



Boundary

