



SIMPSON RANCHES
&
LAND, LLC

SHADY OAK RANCH
120+- ACRES
MASON COUNTY, TEXAS



PRICE: \$ 1,023,255.50

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SIMPSON RANCHES
&
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SHADY OAK RANCH

±120 ACRES | MASON COUNTY, TEXAS

DESCRIPTION

SIMPSON RANCHES & LAND, LLC IS PROUD TO EXCLUSIVELY PRESENT SHADY OAK RANCH, A BEAUTIFUL ±120-ACRE HILL COUNTRY PROPERTY LOCATED IN THE HIGHLY SOUGHT-AFTER MASON COUNTY AREA. THIS SCENIC RANCH OFFERS AN EXCEPTIONAL COMBINATION OF OPEN PASTURELAND, MATURE OAK COVER, A NICE SIZE POND, AND PEACEFUL HILL COUNTRY SCENERY, MAKING IT IDEAL FOR A HOMESITE, RECREATIONAL RETREAT, CATTLE OPERATION, OR LONG-TERM INVESTMENT.

THE RANCH FEATURES BEAUTIFUL PASTURE HEAVILY ACCENTED BY SCATTERED LIVE OAKS THAT CREATE A PEACEFUL RANCH SETTING RARELY FOUND ON HIGHLY USABLE ACREAGE. ADDITIONALLY THERE IS A ±36-ACRE FENCED PASTURE IS DIVIDED INTO TWO SECTIONS BY A PARTITION FENCE, PROVIDING FLEXIBILITY FOR ROTATIONAL GRAZING, HAY PRODUCTION, OR LIVESTOCK MANAGEMENT.

A BEAUTIFUL POND TUCKED AMONG MATURE OAK TREES PROVIDES BOTH PRACTICAL USE AND SCENIC APPEAL, SERVING AS AN EXCELLENT WATER SOURCE FOR LIVESTOCK AND WILDLIFE WHILE ADDING TO THE OVERALL CHARACTER AND BEAUTY OF THE RANCH. THE REMAINING ACREAGE OFFERS NATIVE PASTURE, SCATTERED BRUSH COVER, AND EXCELLENT HABITAT FOR WILDLIFE.

SHADY OAK RANCH SHOWCASES THE CLASSIC CHARACTER BUYERS SEEK IN MASON COUNTY, GENTLY ROLLING TERRAIN, PRODUCTIVE USABLE LAND, MATURE HARDWOODS, PEACEFUL VIEWS, AND EASY ACCESSIBILITY THROUGHOUT THE PROPERTY.

LOCATION

SHADY OAK RANCH IS LOCATED IN MASON COUNTY, TEXAS, WITH FRONTAGE ALONG BLACKJACK ROAD AND LANGE POLK ROAD IN AN AREA KNOWN FOR LARGE NEIGHBORING RANCHES, SCENIC HILL COUNTRY LANDSCAPES, AND EXCELLENT RECREATIONAL PROPERTIES. THE RANCH IS SITUATED A STONES THROW NORTH OF MASON MOUNTAIN WMA [HTTPS://TPWD.TEXAS.GOV/HUNTWILD/HUNT/WMA/FIND_A_WMA/LIST/?ID=14](https://tpwd.texas.gov/huntwild/hunt/wma/find_a_wma/list/?ID=14) AND IS APPROXIMATELY 15 MINUTES NORTH OF MASON, ROUGHLY 40 MILES FROM LLANO, 90 MILES FROM AUSTIN, AND APPROXIMATELY 120 MILES FROM DOWNTOWN SAN ANTONIO.

IMPROVEMENTS

THE PROPERTY IS CURRENTLY UNIMPROVED, OFFERING A BLANK CANVAS FOR A FUTURE RESIDENCE, RANCH HEADQUARTERS, HUNTING CABIN, OR WEEKEND RETREAT. EXISTING PERIMETER FENCING AND PARTITION FENCING ARE ALREADY IN PLACE FOR LIVESTOCK AND GRAZING OPERATIONS. ELECTRICITY IS AVAILABLE ALONG THE ADJOINING ROAD.

WATER

WATER IS PROVIDED BY ONE ATTRACTIVE SURFACE POND THAT SERVES BOTH LIVESTOCK AND NATIVE WILDLIFE. THE POND IS SURROUNDED BY MATURE OAK TREES AND CREATES A BEAUTIFUL FOCAL POINT WITHIN THE RANCH. BASED ON SURROUNDING AREA WELLS AND TEXAS WATER DEVELOPMENT BOARD DATA, NEIGHBORING WELLS COMMONLY RANGE FROM APPROXIMATELY 40 TO 80 FEET DEEP WITH VARYING PRODUCTION RATES THROUGHOUT THE AREA.

TERRAIN & HABITAT

THE RANCH OFFERS A HIGHLY DESIRABLE COMBINATION OF PRODUCTIVE OPEN PASTURE AND NATIVE HILL COUNTRY HABITAT. OPEN PASTURE AREAS ARE COMPLEMENTED BY SCATTERED MATURE LIVE OAKS, NATIVE GRASSES, MESQUITE, AND NATURAL COVER THAT PROVIDE EXCELLENT HABITAT DIVERSITY THROUGHOUT THE RANCH.

THE TERRAIN IS GENTLY ROLLING WITH EXCELLENT USABILITY THROUGHOUT, OFFERING NUMEROUS POTENTIAL HOMESITES WITHIN THE BEAUTIFUL HILL COUNTY SURROUNDINGS.

WILDLIFE

NATIVE WILDLIFE IS ABUNDANT THROUGHOUT THE RANCH AND SURROUNDING AREA. WHITETAIL DEER, TURKEY, DOVE, AND HOGS ARE COMMONLY SEEN ON THE PROPERTY, WITH THE POND AND TREE COVER HELPING ATTRACT WILDLIFE YEAR-ROUND. THE COMBINATION OF PASTURE, COVER, AND WATER CREATES AN EXCELLENT ENVIRONMENT FOR BOTH RECREATIONAL HUNTING AND WILDLIFE VIEWING.

EASEMENTS & MINERALS

NO KNOWN EASEMENTS OTHER THAN ANY STANDARD UTILITY OF RECORD.
SURFACE ONLY TO BE CONVEYED.

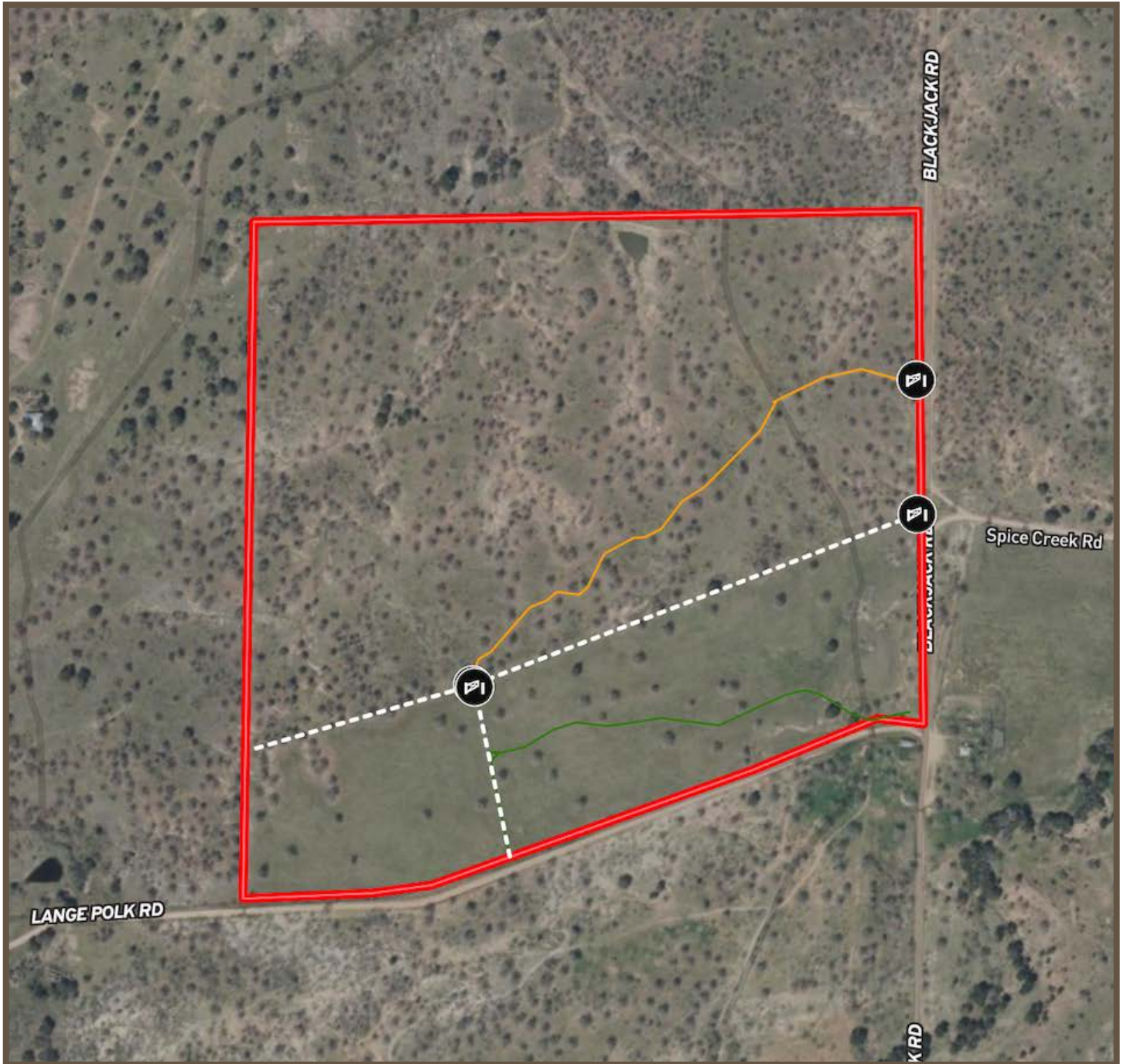
SUMMARY

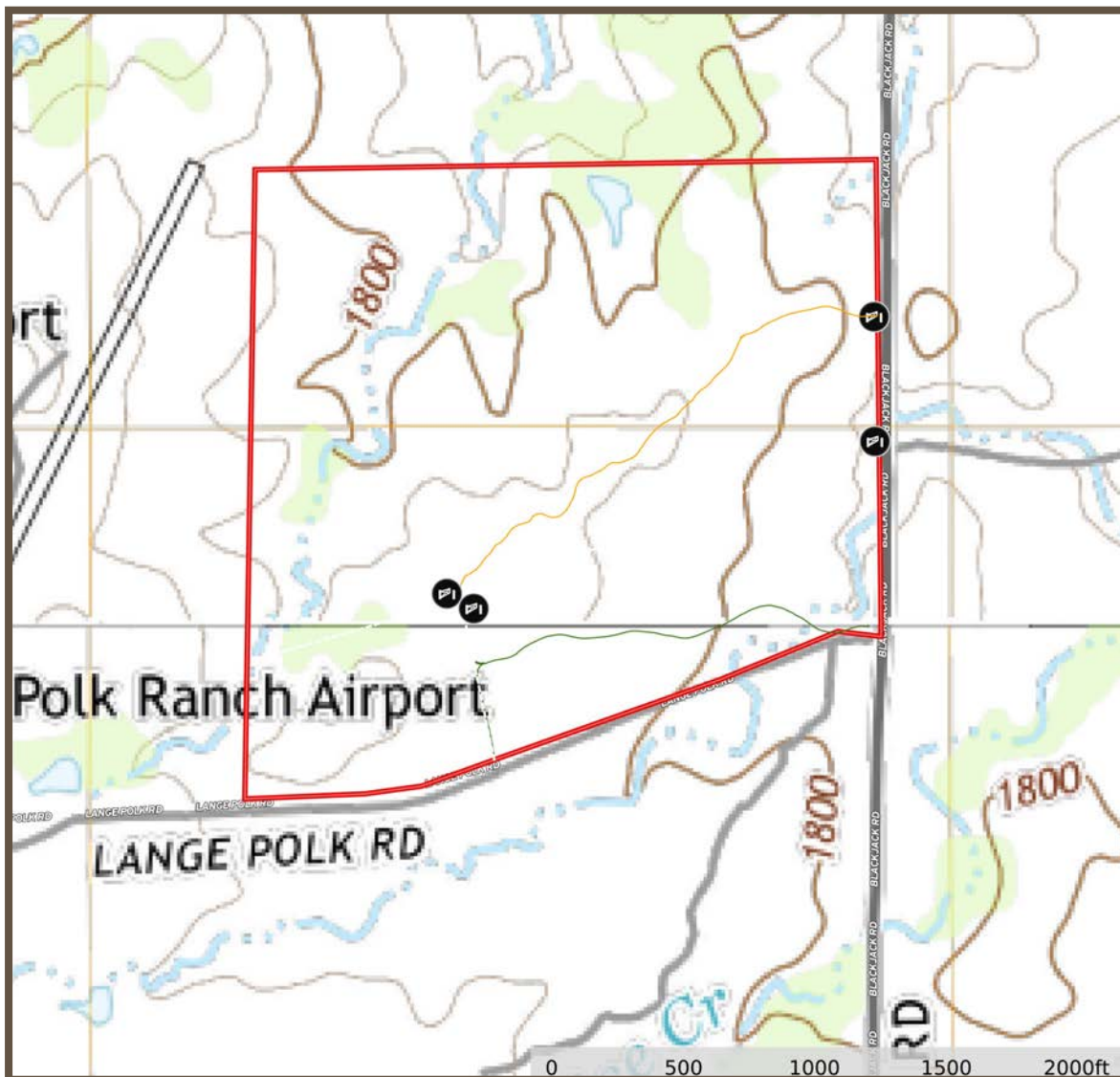
SHADY OAK RANCH IS A RARE OPPORTUNITY TO OWN A HIGHLY USABLE AND SCENIC RANCH IN THE HEART OF MASON COUNTY. WITH PRODUCTIVE PASTURELAND, MATURE LIVE OAKS, A BEAUTIFUL POND, EXCELLENT ROAD FRONTAGE, AND CLASSIC HILL COUNTRY CHARACTER, THIS PROPERTY IS WELL SUITED FOR A FULL-TIME RESIDENCE, RECREATIONAL GETAWAY, CATTLE OPERATION, OR LONG-TERM LAND INVESTMENT. PROPERTIES OFFERING THIS COMBINATION OF BEAUTY, USABILITY, AND LOCATION ARE INCREASINGLY DIFFICULT TO FIND IN TODAY'S MARKET.











DISCLAIMERS

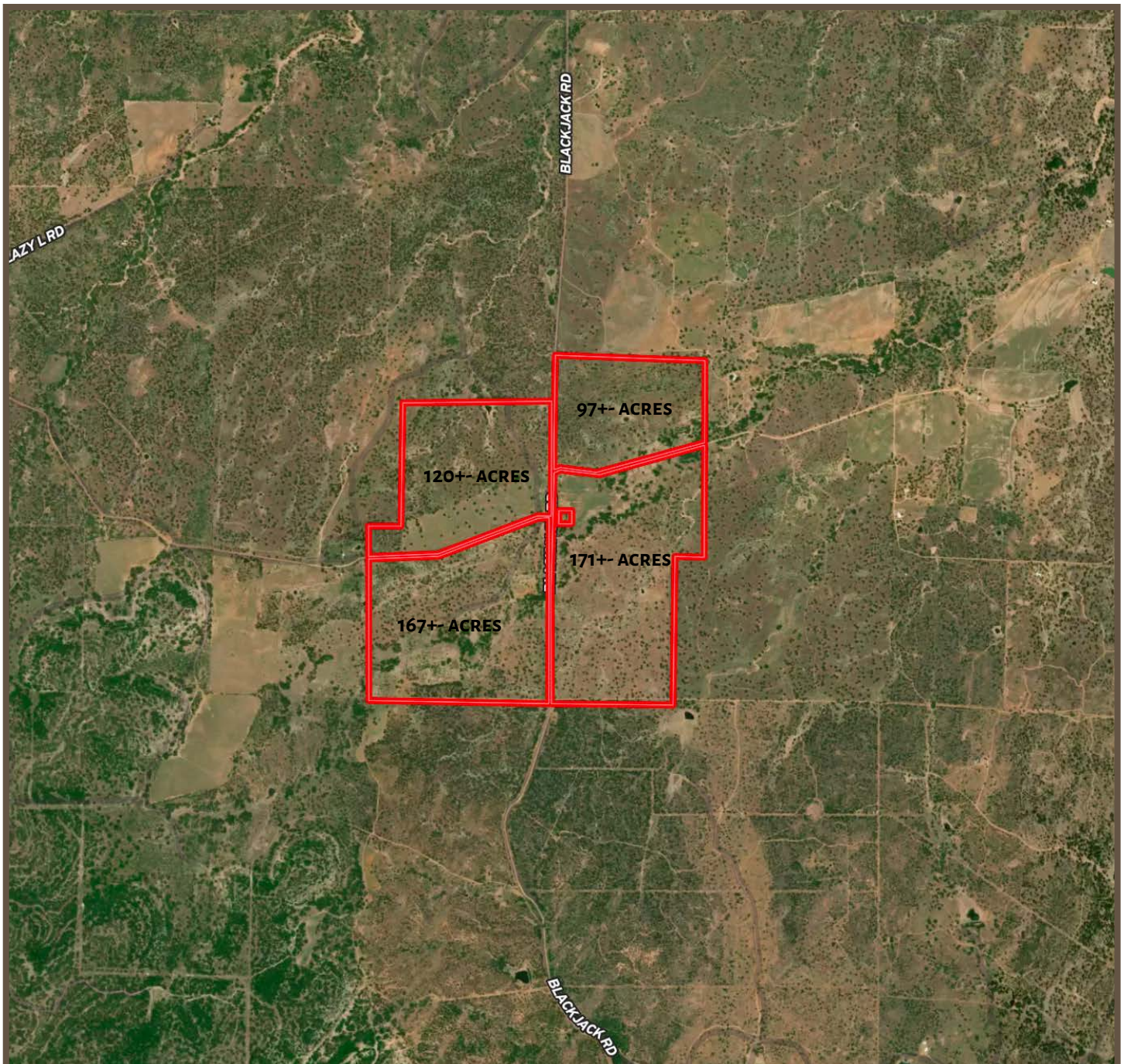
Real Estate buyers are hereby notified that real properties and its rights and amenities in the State of Texas are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate should investigate any concerns regarding a specific real property to their satisfaction.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Simpson Ranches & Land, LLC, Broker.

Simpson Ranches & Land, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Simpson Ranches & Land, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Simpson Ranches & Land, LLC's sole and absolute discretion.

ADDITIONAL OFFERINGS IN THE AREA

IN ADDITION TO SHADY OAK RANCH, THREE OTHER RANCHES IN THIS SAME AREA ARE FOR SALE. EACH OFFERS ITS OWN UNIQUE HILL COUNTRY CHARACTER, SIZE, AND LANDSCAPE FEATURES. SEE THE ATTACHED MAP FOR LOCATIONS ON THESE LISTINGS.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Simpson Ranches & Land, LLC</u>	<u>9001555</u>	<u>info@simpsonranches.com</u>	<u>830.955.1725</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Anthony Simpson</u>	<u>508054</u>	<u>anthony@SimpsonRanches.com</u>	<u>210.854.6365</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date