



SIMPSON RANCHES
— & —
LAND, LLC

THE CAVE RANCH
95+- ACRES
MASON COUNTY, TEXAS

PRICE: \$ 845,500.00



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THE CAVE RANCH

±95 ACRES | MASON COUNTY, TEXAS

DESCRIPTION

THE BEAUTIFUL HILL COUNTRY LANDSCAPE MEETS HISTORY AT CAVE RANCH, A ±95 ACRE PROPERTY THAT HAS BEEN IN THE SAME FAMILY SINCE 1962. WE AT SIMPSON RANCHES & LAND, LLC ARE PROUD TO REPRESENT THIS EXCEPTIONAL OFFERING EXCLUSIVELY.

THIS SCENIC PROPERTY SHOWCASES CLASSIC MASON COUNTY CHARACTER WITH GRANITE OUTCROPPINGS, SCATTERED TREES, NATIVE GRASSES, AND A PICTURESQUE POND LOCATED NEAR THE CENTER OF THE RANCH. THE LAND OFFERS PRIVACY, CHARM, AND A GREAT BALANCE OF USABILITY AND NATURAL BEAUTY.

CAVE RANCH HAS EXCELLENT ROAD FRONTAGE ON THE SOUTH SIDE ALONG SPICE CREEK ROAD AND ON THE WEST ALONG BLACK JACK ROAD, WITH ELECTRICITY AVAILABLE MAKING IT IDEAL FOR FUTURE HOMESITE OR RECREATIONAL RETREAT.

LOCATION

CAVE RANCH SITS AT THE INTERSECTION OF BLACK JACK ROAD AND SPICE CREEK ROAD, JUST 15 MINUTES NORTH OF MASON, TEXAS. THE PROPERTY OFFERS A PEACEFUL HILL COUNTRY SETTING WITH EASY ACCESS TO NEARBY TOWNS ABOUT 41 MILES TO LLANO, 89 MILES TO AUSTIN, AND 122 MILES TO DOWNTOWN SAN ANTONIO.

IMPROVEMENTS

THERE ARE NO STRUCTURAL IMPROVEMENTS, OFFERING A BLANK CANVAS FOR YOUR DREAM HOME OR WEEKEND RETREAT. ELECTRICITY IS AVAILABLE, AND SEVERAL ELEVATED BUILDING SITES PROVIDE SWEEPING VIEWS.

WATER

THE RANCH FEATURES ONE SURFACE POND THAT, ACCORDING TO THE SELLERS, HOLDS WATER VERY WELL. ALTHOUGH THERE IS NO CURRENT WATER WELL ON THE PROPERTY, NEIGHBORING WELLS RANGE FROM 40 TO 80 FEET DEEP AND PRODUCE 10 TO 20 GALLONS PER MINUTE, BASED ON DATA FROM THE TEXAS WATER DEVELOPMENT BOARD.

TERRAIN & HABITAT

ELEVATION RANGES FROM APPROXIMATELY 1,800 FEET ABOVE SEA LEVEL DOWN TO 1,760 FEET IN THE LOWER AREAS NEAR SPICE CREEK. THE LANDSCAPE IS A BEAUTIFUL MIX OF LIVE OAK, POST OAK, AND MESQUITE, SCATTERED THROUGHOUT WITH A HEALTHY GROUND COVER OF NATIVE GRASSES.

WILDLIFE

THE RANCH IS HOME TO A VARIETY OF NATIVE HILL COUNTRY WILDLIFE. WHITETAIL DEER ROAM THE PROPERTY ALONGSIDE WILD TURKEY, HOGS, AND DOVE, OFFERING GREAT HUNTING AND WILDLIFE VIEWING OPPORTUNITIES THROUGHOUT THE YEAR.

EASEMENTS

NO KNOWN EASEMENTS.

MINERALS

SURFACE ONLY CONVEYED.

SUMMARY

CAVE RANCH OFFERS A RARE OPPORTUNITY TO OWN A SCENIC, EASILY ACCESSIBLE PIECE OF MASON COUNTY LAND RICH IN HISTORY, NATURAL BEAUTY, AND RECREATIONAL POTENTIAL. WHETHER YOU'RE LOOKING FOR A WEEKEND GETAWAY, HUNTING RETREAT, OR FUTURE HOMESTEAD, CAVE RANCH CAPTURES THE VERY ESSENCE OF TEXAS HILL COUNTRY LIVING.

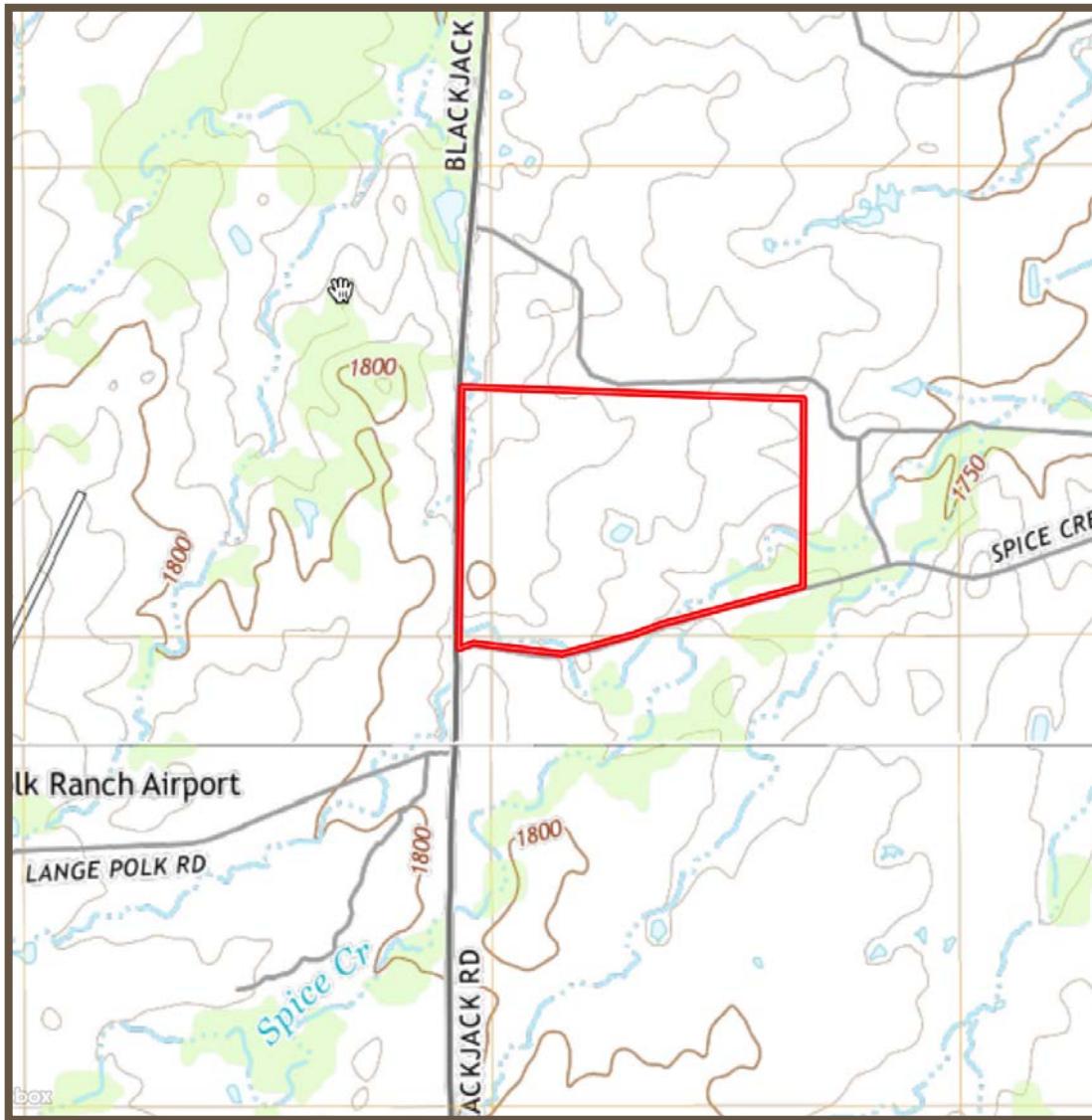
SHOWN BY APPOINTMENT ONLY. CALL ANTHONY SIMPSON AT 210.854.6365











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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	