



**SIMPSON RANCHES**  
**&**  
**LAND, LLC**

**THE CAVE S.W. RANCH**  
**171+- ACRES**  
**MASON COUNTY, TEXAS**

**PRICE: \$ 1,287,202.50**



**SIMPSON RANCHES**  
**&**  
**LAND, LLC**

Anthony Simpson  
Cell: 210.854.6365  
Anthony@SimpsonRanches.com

SimpsonRanches.com  
Office: 830.955.1725  
Info@SimpsonRanches.com

# THE CAVE S.W. RANCH

## ±171 ACRES | MASON COUNTY, TEXAS

### DESCRIPTION

SIMPSON RANCHES *ℳ* LAND, LLC PROUDLY PRESENTS THIS 171± ACRE MASON COUNTY RANCH, LOCATED JUST SOUTHWEST OF CAVE RANCH (97± ACRES) AND NEIGHBORING TRACTS COMING SOON IN THIS SAME SCENIC AREA OF MASON COUNTY. EACH PROPERTY IS SEPARATED BY COUNTY ROADS YET SHARES THE CLASSIC HILL COUNTRY CHARACTER THAT DEFINES THIS REGION, ROLLING GRANITE OUTCROPPINGS, NATIVE GRASSES, AND THE TIMELESS BEAUTY OF WIDE TEXAS SKIES.

THIS RANCH OFFERS BOTH FUNCTIONALITY AND NATURAL APPEAL, WITH USABLE ACREAGE, WATER FEATURES, AND CONVENIENT ACCESS FROM LANGE POLK ROAD. WHETHER YOU'RE LOOKING FOR A RECREATIONAL RETREAT, A WORKING LIVESTOCK PROPERTY, OR A FUTURE HOMESITE SURROUNDED BY HILL COUNTRY SCENERY, THIS RANCH PROVIDES THE VERSATILITY AND SETTING TO MAKE IT YOUR OWN.

### LOCATION

THE PROPERTY IS ACCESSED VIA LANGE POLK ROAD AND BLACK JACK ROAD, JUST 15 MINUTES NORTH OF MASON, TEXAS, IN A QUIET STRETCH OF THE TEXAS HILL COUNTRY RICH IN RANCHING HERITAGE AND HISTORY. THE AREA'S ROOTS TRACE BACK TO EARLY GERMAN SETTLEMENT IN THE MID-1800S, WITH A LANDSCAPE SHAPED BY THE LLANO UPLIFT'S GRANITE FORMATIONS AND GENERATIONS OF RANCH FAMILIES WHO HAVE WORKED THE LAND EVER SINCE.

### IMPROVEMENTS

THE RANCH INCLUDES AN OLDER SET OF CATTLE PENS AND EXISTING FENCING, ALLOWING FOR CONTINUED LIVESTOCK USE. WITH MULTIPLE POTENTIAL BUILDING SITES, THE PROPERTY OFFERS FLEXIBILITY FOR NEW IMPROVEMENTS OR EXPANSION TAILORED TO THE NEXT OWNER'S GOALS.

### WATER

THE RANCH FEATURES TWO PONDS, BOTH OF WHICH HOLD WATER WELL, AND TWO SEASONAL DRAINAGES; SPICE CREEK, A WET-WEATHER CREEK, AND AN UNNAMED TRIBUTARY THAT ALSO TRAVERSES THE PROPERTY. BOTH CONTRIBUTE TO EXCELLENT DRAINAGE AND HABITAT.

THERE IS NO EXISTING WATER WELL ON THE PROPERTY, THOUGH THERE IS AN ACTIVE WELL ACROSS THE COUNTY ROAD. THE SELLER HAS AGREED TO PROVIDE A SHORT-TERM WATER SHARE AGREEMENT TO SUPPLY THE EXISTING LIVESTOCK TROUGHS CURRENTLY IN PLACE. ACCORDING TO DATA FROM THE TEXAS WATER DEVELOPMENT BOARD, NEIGHBORING WELLS RANGE FROM 40–80 FEET DEEP AND PRODUCE 10–20 GALLONS PER MINUTE.

### TERRAIN *ℳ* HABITAT

THE LAND OFFERS SLIGHTLY ROLLING TERRAIN WITH APPROXIMATELY 30 FEET OF ELEVATION CHANGE, PROVIDING BOTH USABILITY AND VISUAL INTEREST ACROSS THE RANCH. THE SOIL IS PRODUCTIVE, WITH GRANITE OUTCROPS, NATIVE GRASSES, AND A HEALTHY MIX OF LIVE OAK, POST OAK, MESQUITE, AND HACKBERRY TREES.

THE SOUTH BOUNDARY IS HIGH-FENCED AND ADJOINS THE MASON MOUNTAIN WILDLIFE MANAGEMENT AREA, A 5,500-ACRE STATE-MANAGED RESERVE KNOWN FOR ITS NATURAL BEAUTY AND PUBLIC HUNTING ACCESS BY PERMIT. THE REMAINDER OF THE RANCH IS LOW FENCED.

### WILDLIFE

THE RANCH SUPPORTS A VARIETY OF NATIVE WILDLIFE, INCLUDING WHITETAIL DEER, TURKEY, DOVE, AND HOGS, ALL DRAWN TO THE PROPERTY'S BRUSH COVER, AND WATER SOURCES. WITH NATURAL DRAINAGE, RELIABLE PONDS, AND NEARBY MANAGED LAND, THIS AREA OFFERS EXCELLENT WILDLIFE HABITAT AND HUNTING POTENTIAL.

### ADDITIONAL OFFERINGS

THIS PROPERTY IS ONE OF FOUR NEIGHBORING TRACTS, EACH SEPARATED BY COUNTY ROADS BUT PART OF THE SAME SOUGHT-AFTER AREA OF NORTHERN MASON COUNTY. BUYERS HAVE THE OPPORTUNITY TO PURCHASE INDIVIDUAL TRACTS OR COMBINE MULTIPLE PARCELS FOR A LARGER OWNERSHIP FOOTPRINT, WITH EACH PROPERTY OFFERING ITS OWN MIX OF SCENERY AND FUNCTIONALITY.

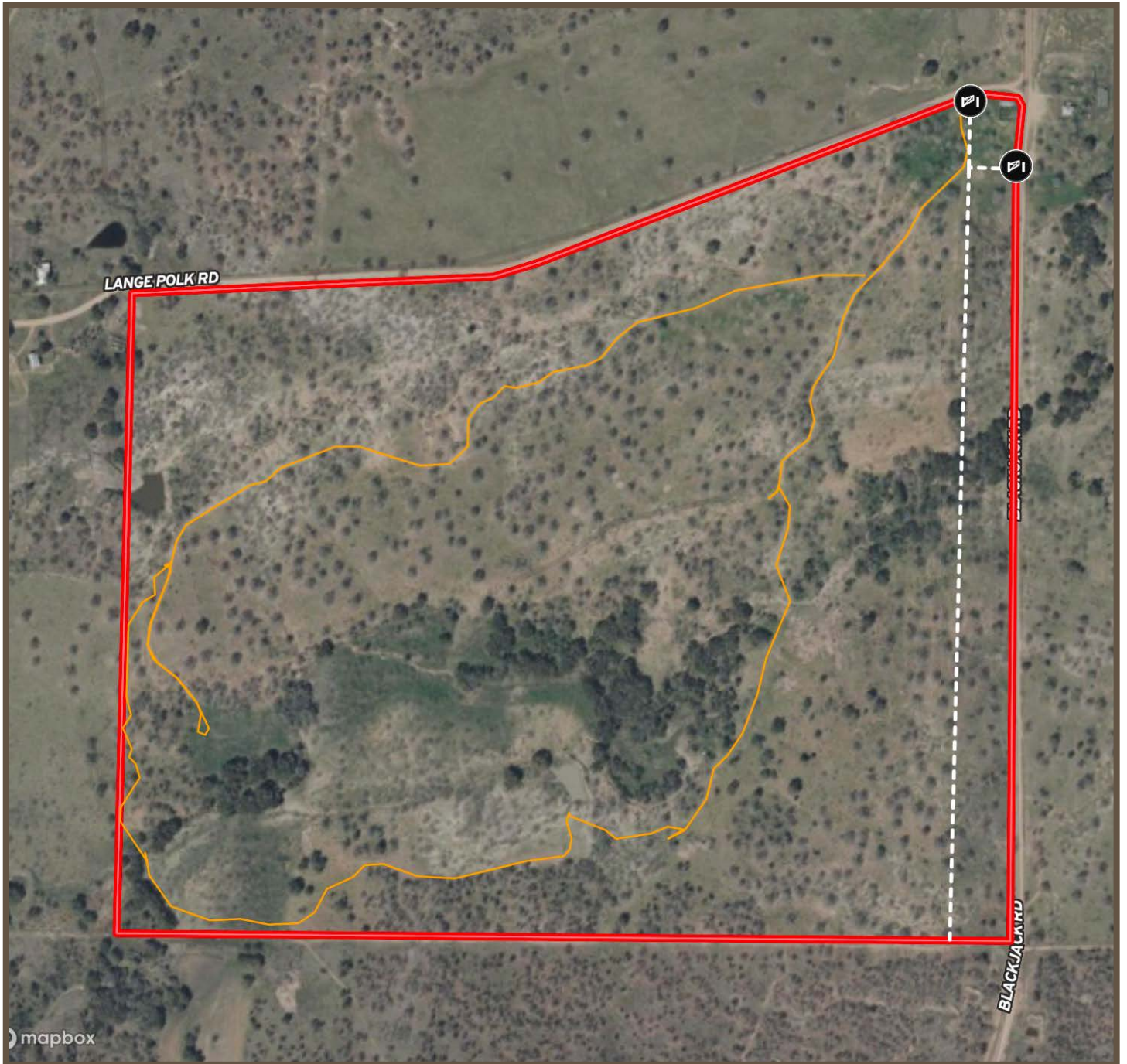
### SUMMARY

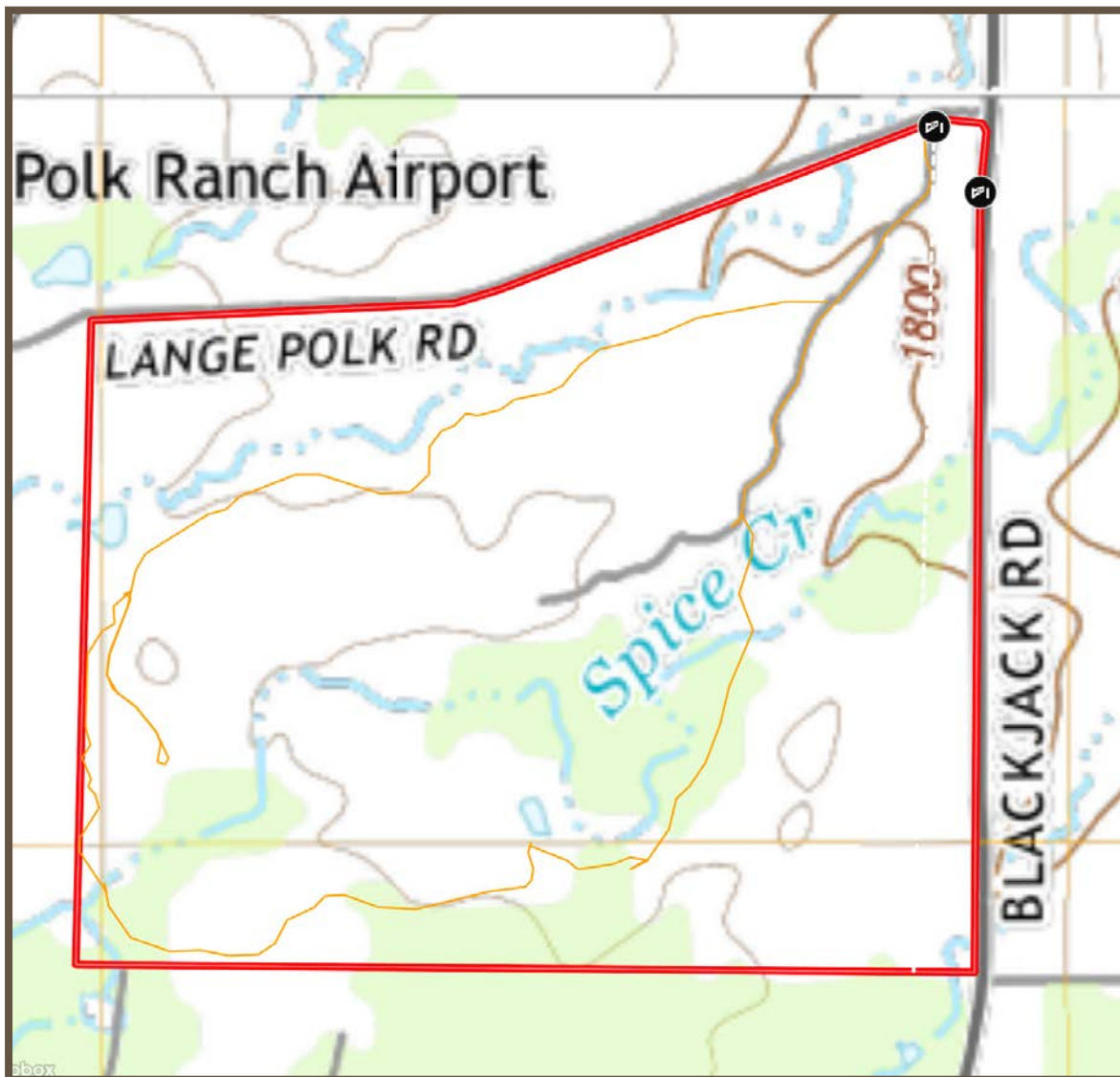
THIS 171± ACRE RANCH IN MASON COUNTY CAPTURES EVERYTHING THAT DEFINES HILL COUNTRY LAND, ROLLING TERRAIN, NATIVE HABITAT, WATER FEATURES, AND LOCATION. WHETHER YOU'RE LOOKING FOR A PRIVATE RETREAT, A WORKING LIVESTOCK PROPERTY, OR AN INVESTMENT SURROUNDED BY NATURAL BEAUTY AND NEIGHBORING CONSERVATION LAND, THIS RANCH EMBODIES THE BEST OF MASON COUNTY LIVING.











**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.

Simpson Ranches & Land, LLC	9001555	<a href="mailto:info@simpsonranches.com">info@simpsonranches.com</a>	830.955.1725
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anthony Simpson	508054	<a href="mailto:anthony@SimpsonRanches.com">anthony@SimpsonRanches.com</a>	210.854.6365
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