



SIMPSON RANCHES
&
LAND, LLC

THE CAVE H.Q. RANCH
167.433+- ACRES
MASON COUNTY, TEXAS

PRICE: \$ 1,314,349.05



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THE CAVE H.Q. RANCH

±167 ACRES | MASON COUNTY, TEXAS

DESCRIPTION

SIMPSON RANCHES & LAND, LLC IS PROUD TO EXCLUSIVELY OFFER THE CAVE RANCH HEADQUARTERS, A BEAUTIFUL 167± ACRE PROPERTY LOCATED JUST 15 MINUTES NORTH OF MASON, TEXAS. BORDERED BY SPICE CREEK ROAD TO THE NORTH, BLACK JACK ROAD TO THE WEST, A HIGH-FENCED BOUNDARY TO THE SOUTH, AND A LARGER NEIGHBORING RANCH TO THE EAST, THIS PROPERTY SITS IN THE HEART OF THE HILL COUNTRY'S SCENIC GRANITE LANDSCAPE.

SPICE CREEK MEANDERS THROUGH THE NORTHERN PORTION OF THE RANCH, CREATING A NATURAL CORRIDOR FOR WILDLIFE AND ADDING TO THE RANCH'S DIVERSE HABITAT. WITH ROLLING TERRAIN, NATIVE GRASSES, AND SCATTERED OAKS, THE PROPERTY OFFERS MULTIPLE BUILDING SITES AND PANORAMIC HILL COUNTRY VIEWS. THIS IS AN EXCELLENT OPPORTUNITY TO OWN A PICTURESQUE AND WELL-LOCATED RANCH IN MASON COUNTY A GREAT MIX OF USABILITY, BEAUTY, AND VALUE.

LOCATION

THE RANCH HEADQUARTERS IS LOCATED AT 12805 BLACK JACK ROAD, APPROXIMATELY 15 MINUTES NORTH OF MASON, TEXAS. THIS QUIET STRETCH OF MASON COUNTY IS RICH IN RANCHING HERITAGE AND HISTORY, SHAPED BY EARLY GERMAN SETTLEMENT AND THE GRANITE FORMATIONS OF THE LLANO UPLIFT. THE PROPERTY SITS AMONG A CLUSTER OF SCENIC TRACTS BEING BROUGHT TO MARKET IN THE AREA, ALL SHOWCASING THE TIMELESS CHARM AND NATURAL CHARACTER OF THE HILL COUNTRY LANDSCAPE.

IMPROVEMENTS

A SMALL HUNTER'S CABIN SITS ON THE NORTHWEST SIDE OF THE RANCH ALONG BLACK JACK ROAD. THE CABIN IS EQUIPPED WITH ELECTRICITY AND A PRIVATE WATER WELL, PROVIDING BASIC ACCOMMODATIONS AND FUNCTIONALITY FOR WEEKEND STAYS OR HUNTING TRIPS.

WATER

THE PROPERTY FEATURES ONE SURFACE POND THAT HOLDS WATER VERY WELL AND A WATER WELL LOCATED NEAR THE CABIN. THE WELL WAS DRILLED IN NOVEMBER 2000 TO A DEPTH OF 46 FEET, WITH THE PUMP SET AT 35 FEET, AND TESTED AT AN IMPRESSIVE 30 GALLONS PER MINUTE. SPICE CREEK ALSO TRAVERSES THE NORTHERN PORTION OF THE PROPERTY, OFFERING EXCELLENT DRAINAGE AND CONTRIBUTING TO STRONG WILDLIFE HABITAT.

TERRAIN & HABITAT

THE NORTHWESTERN PORTION OF THE RANCH FEATURES A 14± ACRE FENCED HAY FIELD, WHICH THE CURRENT CATTLE TENANT CUTS AND BALES. THE REMAINDER OF THE RANCH IS ROLLING TERRAIN WITH SCATTERED LIVE OAK, POST OAK, BLACK JACK, AND MESQUITE, AS WELL AS GRANITE OUTCROPPINGS AND OCEANS OF NATIVE GRASSES.

ALONG SPICE CREEK, LARGE HARDWOODS, INCLUDING LIVE OAK AND POST OAK FORM A BEAUTIFUL CANOPY, AND SMALL POCKETS OF QUARTZ CAN BE FOUND THROUGHOUT THE CREEK BED. THE RANCH'S ELEVATION CHANGES CREATE GREAT VANTAGE POINTS AND BUILDING SITES WITH LONG VIEWS OF THE SURROUNDING COUNTRYSIDE.

WILDLIFE

THE RANCH SUPPORTS A HEALTHY POPULATION OF NATIVE HILL COUNTRY WILDLIFE, INCLUDING WHITETAIL DEER, TURKEY, DOVE, AND HOGS. WITH ITS MIX OF WATER SOURCES, NATIVE BRUSH, AND PROXIMITY TO LARGE NEIGHBORING TRACTS, THE PROPERTY PROVIDES EXCELLENT HABITAT AND HUNTING POTENTIAL THROUGHOUT THE YEAR.

EASEMENTS

STANDARD ELECTRICAL EASEMENT IN PLACE.

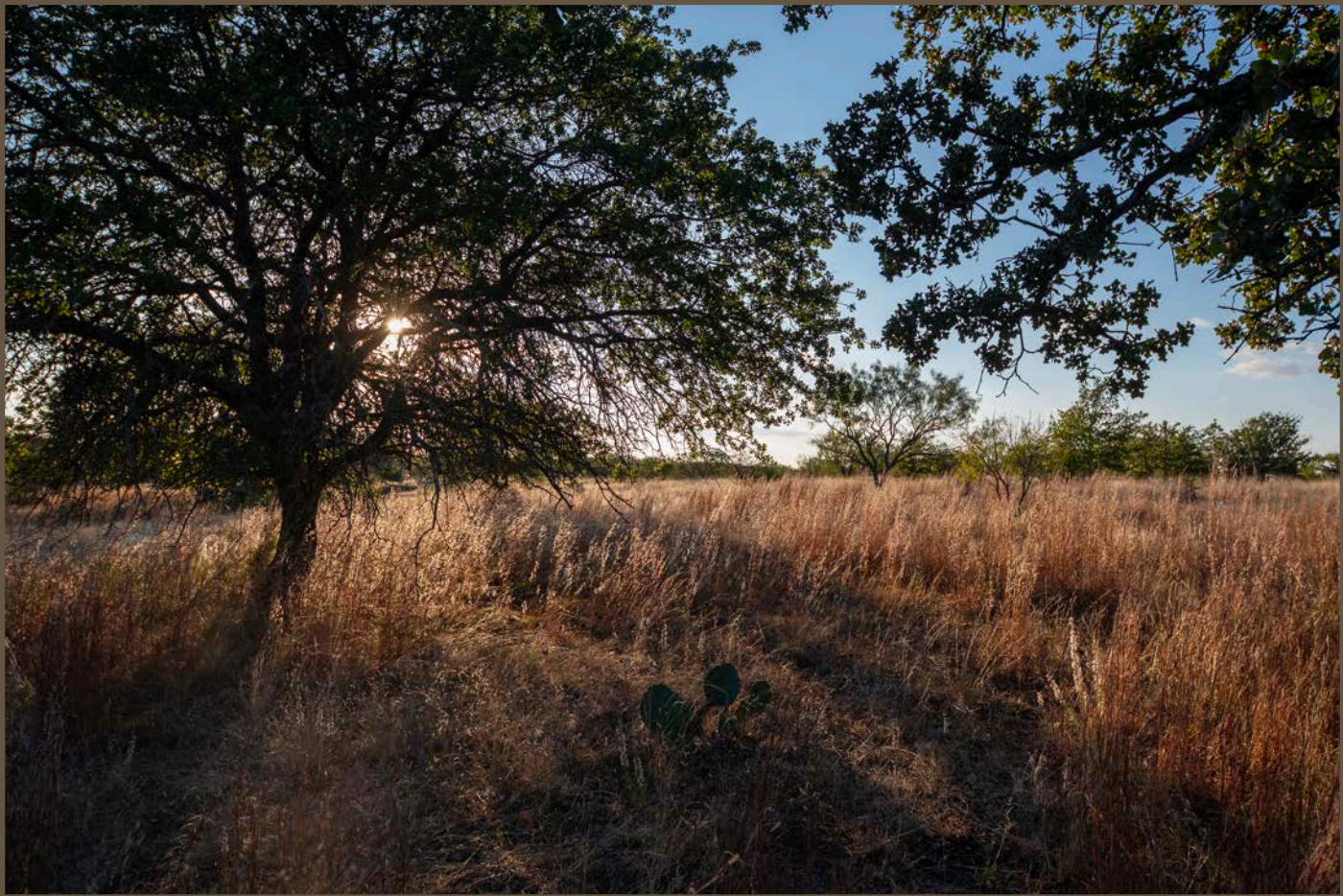
ADDITIONAL OFFERINGS

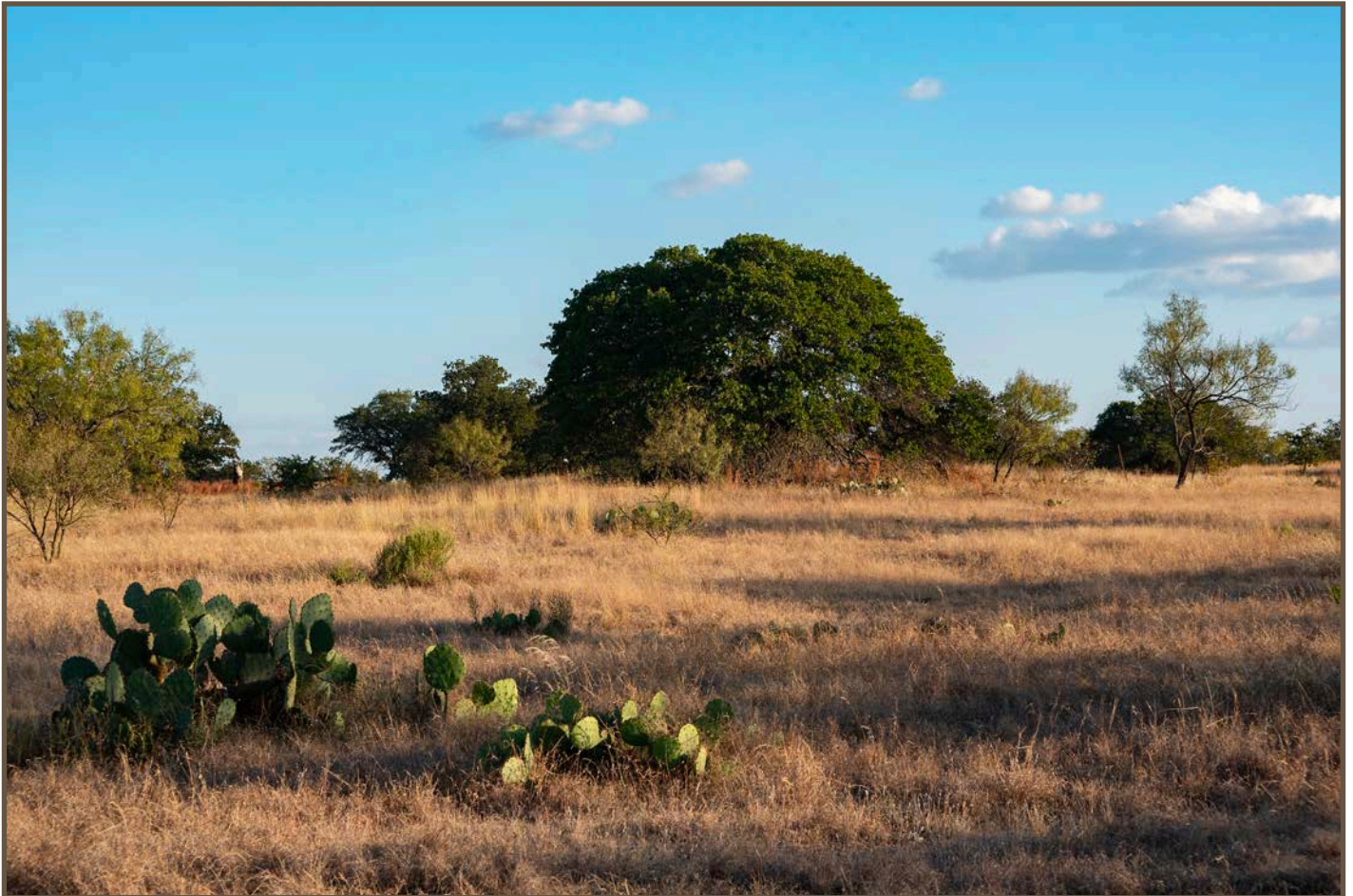
THE CAVE RANCH HEADQUARTERS (167± ACRES) IS ONE OF FOUR NEIGHBORING TRACTS IN THIS SCENIC AREA OF NORTHERN MASON COUNTY. EACH IS SEPARATED BY COUNTY ROADS YET SHARES THE SAME HILL COUNTRY CHARACTER AND NATURAL BEAUTY. BUYERS MAY PURCHASE INDIVIDUAL TRACTS OR COMBINE PARCELS FOR A LARGER OWNERSHIP OPPORTUNITY.

SUMMARY

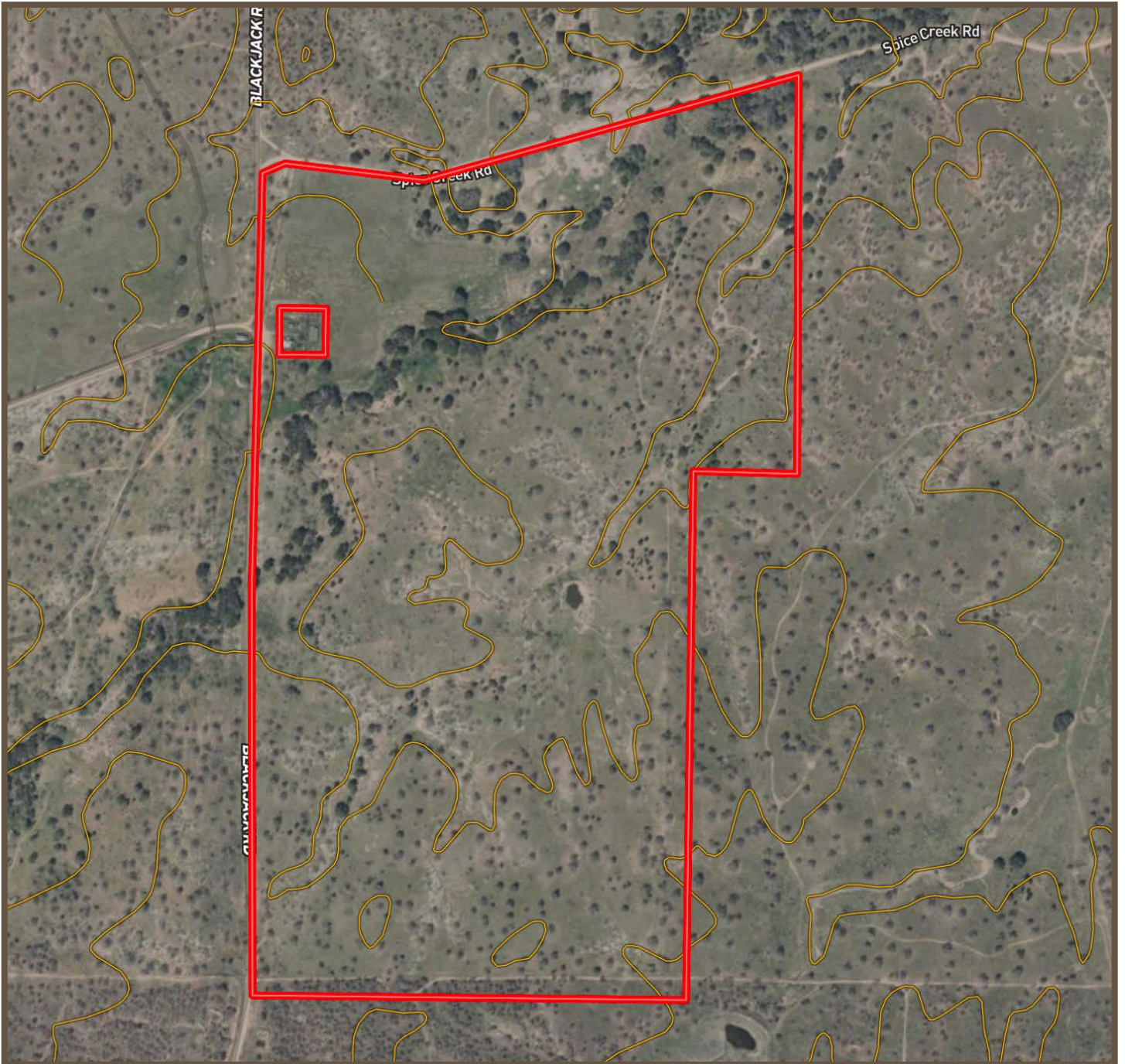
THE CAVE RANCH HEADQUARTERS REPRESENTS AN EXCEPTIONAL OPPORTUNITY TO OWN A SCENIC, WELL-BALANCED RANCH IN ONE OF MASON COUNTY'S MOST DESIRABLE AREAS. WITH SPICE CREEK, ROLLING TERRAIN, AMPLE WATER, AND ESTABLISHED INFRASTRUCTURE, IT OFFERS EVERYTHING FROM RANCHING AND RECREATION TO FUTURE HOMESITE POTENTIAL.

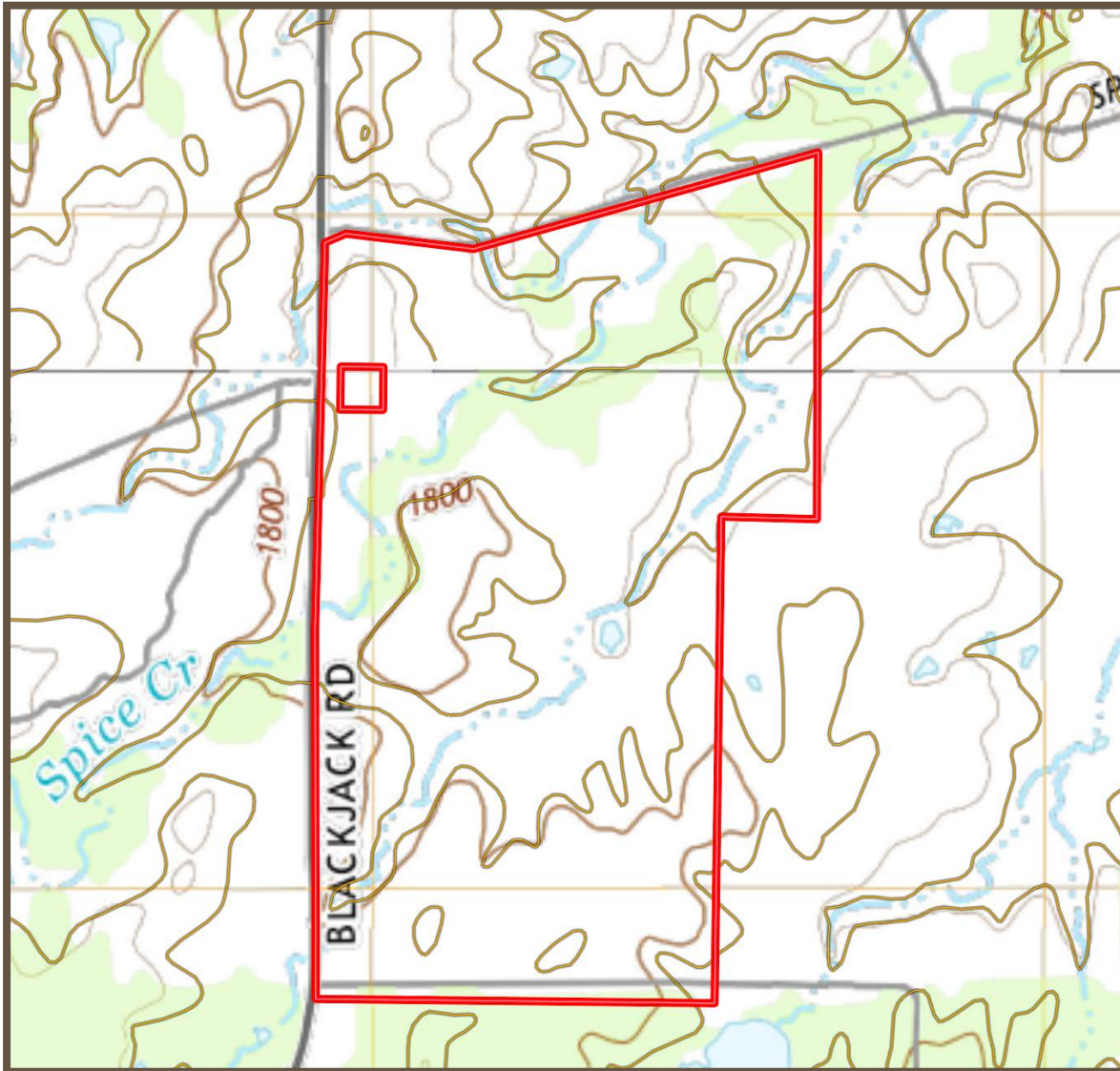
WHETHER YOU'RE SEEKING A PRIVATE RETREAT, HUNTING PROPERTY, OR WORKING HILL COUNTRY RANCH, THIS 167± ACRE OFFERING CAPTURES THE BEAUTY AND AUTHENTICITY OF MASON COUNTY LIVING.











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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	info@simpsonranches.com	830.955.1725
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anthony Simpson	508054	anthony@SimpsonRanches.com	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