Upper Mason Creek Ranch
22± Acres | Bandera County, Texas

Texas Ranch Sales, LLC
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Bandera County

22± Acres

1,480 square foot rock home

Convenient to Bandera, Texas

1.5-acre lake

One existing well at 50GPM

Electricity available

Wildlife exempt
This excellent 22± acre hunting and recreational ranch is located between Bandera and Kerrville and offers beautiful views of the lake and distant hills. Tucked away 1.5 miles off Highway 173, the serene and peaceful Upper Mason Creek Ranch has endless hunting and recreational opportunities.

Not only is this ranch located near the Cowboy Capital of Bandera, it is also only 14 miles from Comfort and 17 miles from Kerrville and IH-10. The Upper Mason Creek Ranch is convenient to San Antonio and is right down the road from the well-known Camp Verde. All-weather caliche roads start at the frontage road gated entry and lead all the way to the existing rock home.

Electricity is in place and the roads and trails on the property are in good condition. Surrounded by large established ranches, this low fenced ranch offers one existing well at 50GPM and a 1.5-acre lake. While standing next to the lake, mountainous views can be seen from afar. Large oak trees situated near the lake provide a canopy of shade for the native brush, heavily treed grassland pastures, and the abundant native wildlife.

A two-bedroom and two-bathroom, 1,480± square foot rock home overlooks the lake. The living room features a rock, wood-burning fireplace and raised ceilings. Extending from the front of the home is an outdoor patio. A nearby shed is also available for storage. The home and the property have been very well maintained.

The Upper Mason Creek Ranch is wildlife exempt due to the variety of wildlife species that inhabit the property. A few species that can be seen on the ranch are Whitetail, Axis, and turkey.

The Upper Mason Creek ranch has endless potential and is an ideal destination for those looking for a conveniently located Texas Hill Country getaway.
Upper Mason Creek Ranch
Bandera County, Texas, 22 AC +/-

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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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