Mason County

1,000± Acres

Elevations up to 1,700± feet

Convenient to Mason, Texas

Electricity available

2.5± miles of Rocky Creek frontage

One well

HWY 1871 frontage
This beautiful 1,000± acre ranch for sale is just 15± miles from Mason and less than 2 hours from San Antonio, Texas. With the highest elevations sitting at 1,705 feet and over 100 feet in elevation changes, the Red Bluff Ranch provides extraordinary panoramic views. Granting this ranch its unbeatable majestic beauty are the deep canyons with rocky cliff faces and red bluffs that run the entire length of the property. Recreational activities such as hiking, horseback riding, ATVs, rifle and pistol range shooting, as well as clay shooting are all possible year-round.

The Red Bluff Ranch has Highway 1871 frontage access that allows exposure to the local stores, gas stations, and supplies nearby. The roads on the interior portion of the ranch are well maintained and easily accessible. The land is extremely diverse consisting of sandy loams, limestone hills, and rocky terrain. Other land features include elevations with great views, rolling fertile soil ideal for grazing, and heavily wooded areas. Providing a habitat for the abundant native wildlife to thrive, the cedar, mesquite, and live oak trees present on this ranch are a highly beneficial attribute.

Traveling 2.5± miles down the length of the property, the seasonal Rocky Creek provides year-round pools of water that are surrounded by deep canyons with beautiful cliff faces. One on-site well supplies two livestock troughs that are accessible to the 35 head of cattle that are currently being grazed on the Red Bluff Ranch.

Electricity is available and runs down the entire western boundary of the property. Predominately made of barbed wire fending, the perimeter is low-fenced and suitable for containing cattle.

Over the past 20 years, the Red Bluff Ranch has provided year-round income from permanent hunting leases and has endless potential to accomplish much more. This property is truly unique and an excellent investment for those seeking a hunting and recreational ranch paradise.
Red Bluff Ranch
Mason County, Texas, 1 AC +/- Boundary Stream, Intermittent River/Creek Water Body

Texas Ranch Sales, LLC
P: (830) 741-8906          texasranchsalesllc.com

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NMLS691141

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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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov