

CINCO K RIVER RANCH

25± Acres // Mason County // Mason, Texas

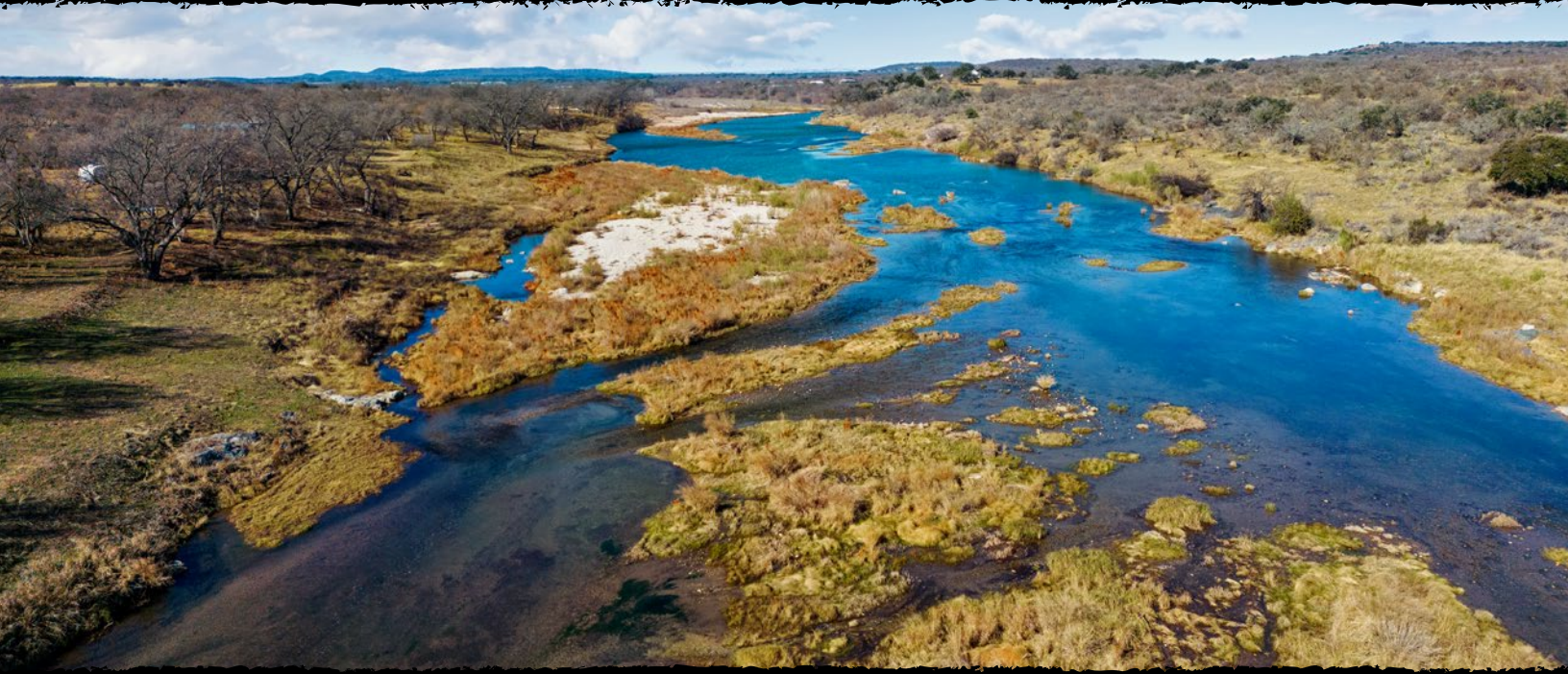


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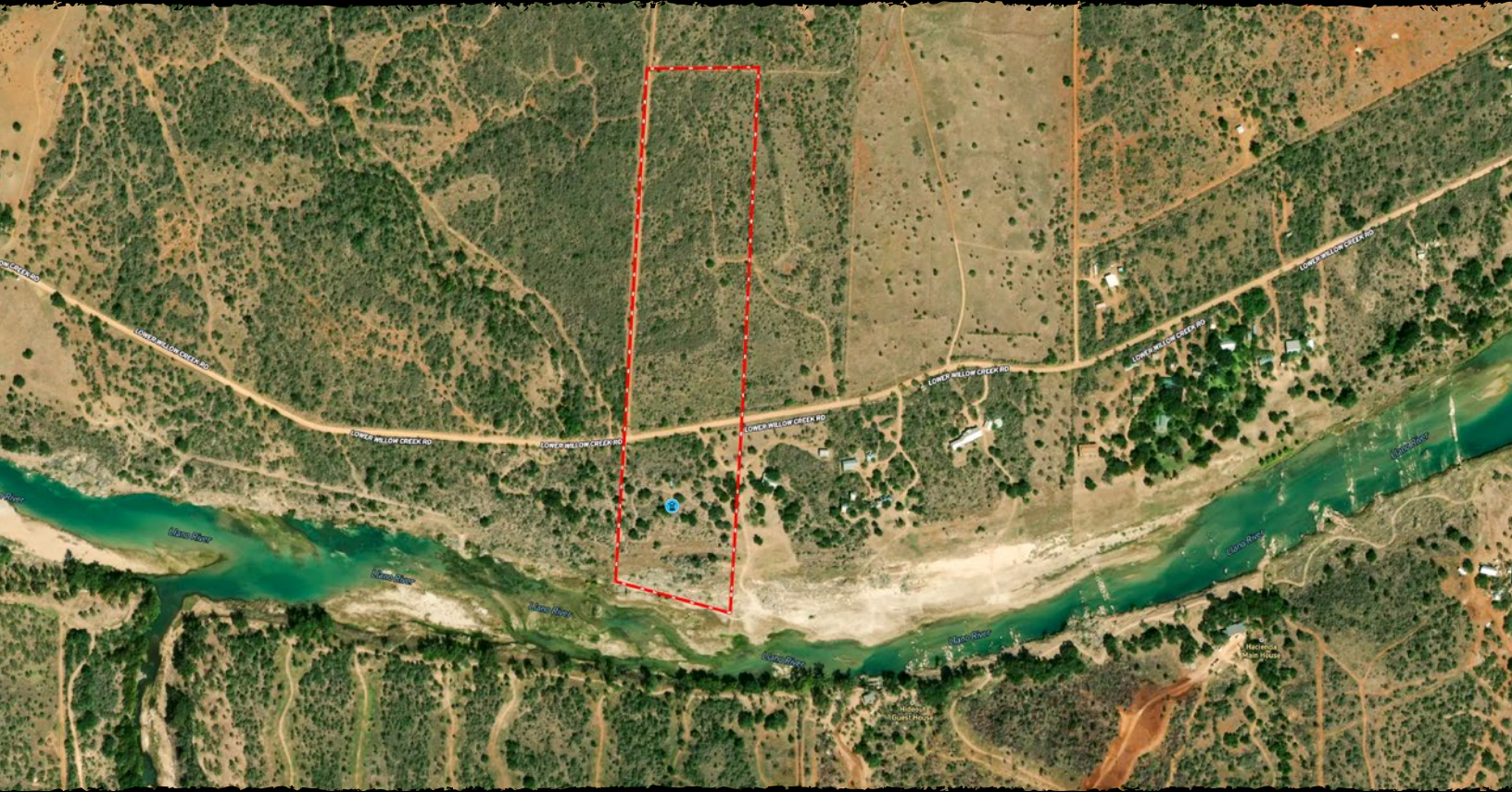
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The Cinco K River Ranch is approx. 25.8 acres in a highly desirable location on the north side of the Llano river just 10 minutes south of Mason, TX. This ranch has a little bit of everything to offer with gorgeous Llano river frontage and large rock outcroppings on the lower half and tremendous views of the entire river valley on the north side with its 80' rise in elevation change from the river.

LOCATION:

The ranch address is 8861 lower willow creek road with frontage on both sides of the road. This is about 1.5 miles east of Hwy. 87, 10.5± miles south of Mason, 30± miles north of Fredericksburg, and a 10 mile river trip to Castell.

IMPROVEMENTS:

The owner recently cleared the majority of the scrub brush on the north side of the road exposing the mesquite trees and started some fencing. They also drilled a new water well down by the river and extended electricity to the well then ran a water line all the way up to the north property line. There is a small garage for storage and bath house that have been started along with a RV hookup site.

TAXES:

This ranch is agricultural exempt and the taxes are approx. \$280 per year.

WILDLIFE:

This ranch is bordered by a large ranch to the west and also has a restriction not allowing it to be divided any smaller than the current 25 acres that it is allowing for plenty of deer and other native species to remain in the area.

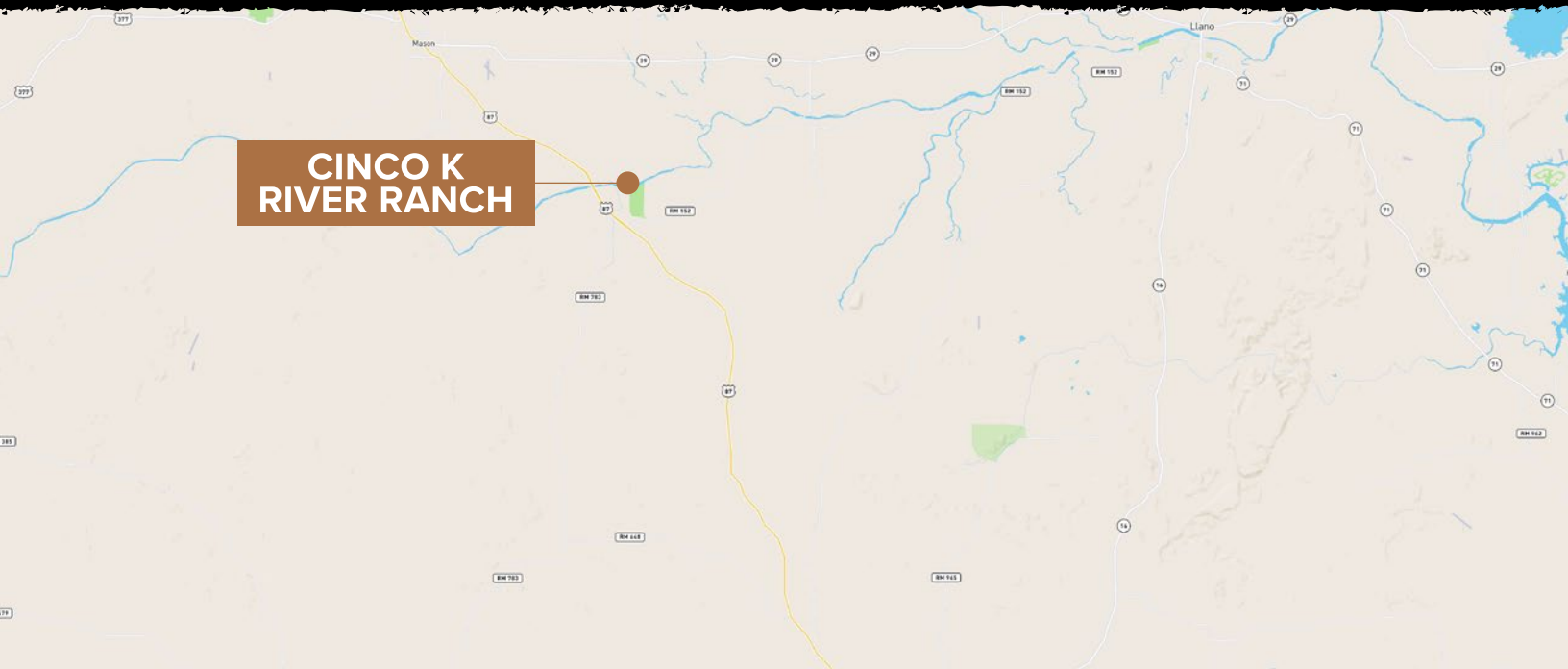
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