

\$1,200,000 - 8661 Lower Willow Creek, Mason

MLS® #1882169

\$1,200,000

1 Bedroom, 1.00 Bathroom,
Farm Ranch on 25.00 Acres

N/A, Mason, TX

DESCRIPTION: 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. **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.



Essential Information

MLS® #	1882169
Price	\$1,200,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Acres	25.00
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	8661 Lower Willow Creek
Area	3100
Subdivision	N/A
City	Mason
County	Mason Co
State	TX
Zip Code	76856

Amenities

Utilities	Electricity, Water
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School Information

District	Mason Isd
Elementary	Mason Elem
Middle	Mason Middle Sch
High	Mason High

Additional Information

Days on Market	119
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Listing Details

Listing Agent	Stephen Stransky
Listing Office	Stransky Properties

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