

1909 RANCH

Justin Cop, Broker, GRI | Cell: 830-998-2895







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200 Acres | Mason County Total of 540 Acres Available

Here is your opportunity to make your dreams of the “country gentry” life come true, for much less than you imagined.

This 200-acre ranch is located just outside of Fredericksburg, Texas and just inside of Mason County, where land prices are almost half of those in Gillespie County. The site is located in a totally private setting with no neighbors in sight.

The property lies along one mile of Highway 783 frontage, with a 2500-foot paved road leading up to the residence. The site features abundant live water including 2,900 sq ft along both sides of Cow Valley Creek. It houses an insulated metal barn and two wells: 100 gpm and 80+ gpm.

The centerpiece of the ranch is the custom-designed three bedroom, four and a half bath Hill Country modern home, built in 2018. It’s obvious from the moment you step through the glass pivot front door that this home is truly unique. Large floor-to-ceiling windows throughout the house overlook expansive 30-mile vistas across the countryside. Every detail was carefully considered to maximize the natural beauty of the surroundings while providing unparalleled elegance, comfort and efficiency.

The home features exterior and interior beams crafted of Shou-Sugi-Ban cypress that requires virtually no maintenance and is both insect and burn resistant. Other structural highlights include 36” x 36” Italian cement tile set on Schluter membrane, cement wall tile on the bathroom walls, German manufactured wood floor, icynene spray foam insulation and engineered 2” x 6” stud walls throughout. The home’s interior is accentuated by vaulted ceilings and massive walkway lintels, and the high-end kitchen has Wolf and Sub-Zero appliances, Leviton lighting, custom walnut doors and cabinetry, exquisite German operation valves in the appliances, and a custom exhaust system.

The remains of the original, early 1900s homestead sit adjacent to the creek and steps have been taken to safely preserve as much of it as possible. Just looking at the setting, you can easily imagine what life may have been like in Texas past.

Listing Agent: Justin Cop, Broker, GRI

Office: 830-997-6531

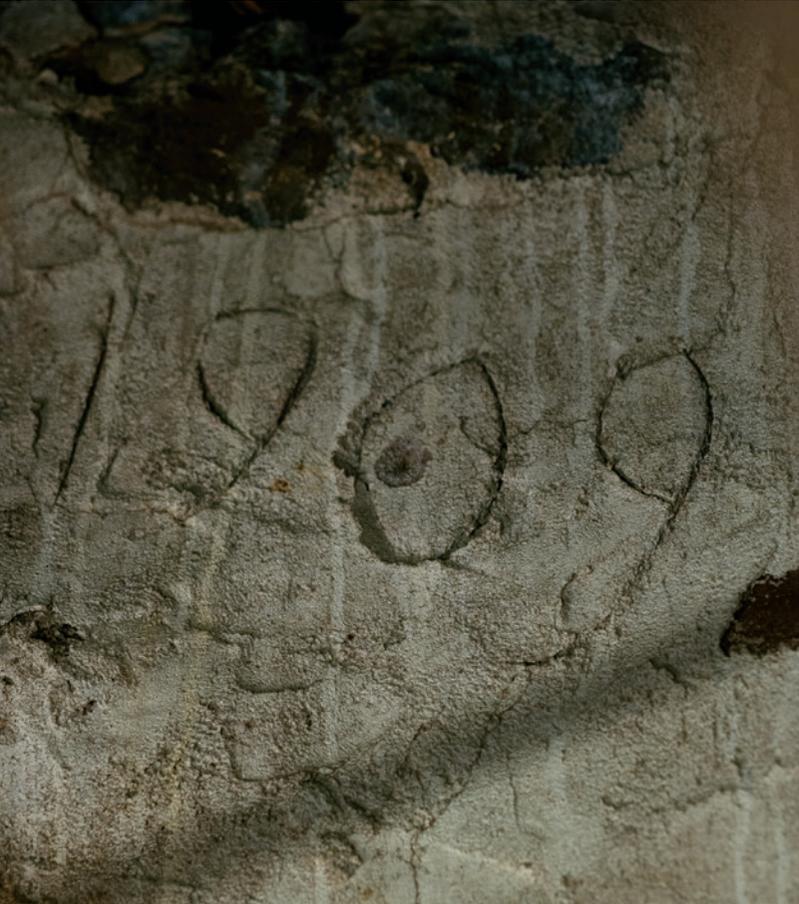
Cell: 830-998-2895

justin@fredericksburgrealty.com

WWW.1909RANCH.COM











Fredericksburg
REALTY

257 W MAIN ST, FREDERICKSBURG, TX
830-997-6531 | FREDERICKSBURGREALTY.COM