



JUSTIN COP, BROKER, GRI, CNE | 830-997-6531

F | **FREDERICKSBURG**
REALTY



FREDERICKSBURG REALTY TEXAS RANCH REALTY

Boden Ranch

20977 S Hwy US 87 | Mason, Texas 76856 | Mason County

181+/- Acres

\$2,443,500

Agent

Justin Cop

Property Highlights

- 181+/- Acres located halfway between Fredericksburg and Mason, Texas
- Paved road frontage directly on US Highway 87 and well-maintained internal roads
- Gently rolling terrain, mature live oaks, and breathtaking panoramic views
- Exceptionally rich soils support productive grazing and thriving populations of native wildlife perfect for hunting, recreation, and ranching
- Improvements include one water well and an old hunter's cabin (ready for update)
- Opportunity to acquire additional acreage (up to 433 total acres)

Property Taxes:

\$16,639.54

Discover this exceptional recreational property, perfectly situated halfway between the charming town of Fredericksburg and the quiet community of Mason—just a scenic 40–45 minute drive along US Highway 87. Offering outstanding paved road frontage directly on Hwy 87, the ranch features well-maintained internal roads for easy access throughout.

The landscape is classic Texas Hill Country: mature live oaks and aromatic bee brush dominate, with cedar thoughtfully cleared in most areas to promote open grazing and wildlife habitat—while retaining strategic cover pockets for game. Gently rolling terrain rises to breathtaking panoramic views that are truly unmatched in the region.

This part of Mason/Gillespie County is renowned for its exceptionally rich soils, supporting productive grazing for cattle as well as thriving populations of native wildlife—making it a premier destination for hunting, recreation, and ranching enthusiasts.

Improvements include: One water well and an old hunter's cabin, could be updated for weekend getaways. Fully fenced on three sides, the property forms part of a larger ranch—offering the flexibility to acquire additional acreage (up to 433 total acres) for those seeking more space or a larger-scale retreat.

Whether you're envisioning a private hunting haven, weekend escape, or expanded grazing/hunting operation, this versatile Hill Country gem delivers location, views, and potential in one outstanding package. Don't miss this rare opportunity!

MLS #: A101873A (Active) List Price: \$2,443,500 (36 Hits)

20977 -- HWY 87 Mason, TX 76



Type: Ranch Land, Vacant Land
Best Use: Recreational, Investment, Hunting
Topography: Gentle Sloping, Gentle Sloping, Few Trees, Views, Other
Surface Cover: Wooded/Native Pasture, Brushy
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$2,443,500
Area: County-Southeast
Subdivision: N/A
County: Mason
School District: Mason
Distance From City: 16-20 miles
Property Size Range: 101-250 Acres
Apx Acreage: 181.0000
Seller's Est Tax: 220.00
Showing Instructions: Call Listing Agent
Vacant, Gate Locked-Combo
Days on Market: 2

Tax Exemptions: AG **Taxes w/o Exemptions:** \$16,639.54 **Tax Info Source:** CAD **CAD Property ID #:** 3727,11327,5968 **Zoning:**

Flood Plain: No **Deed Restrictions:** Yes **Easements:** Electric Distribution **Road Maintenance Agreement:** No

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Survey/Plat, Aerial Photo

Water: Well
Sewer: None
Utilities: CTEC Electric on Property
Access/Location: Highway
Minerals: Conveys All Owned

Improvements: Cabin
Misc Search: Livestock Permitted
Fence: Barbed Wire, Partial

TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No

Title Company: Hill Country Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From Fredericksburg, head northwest on W Main St, continuing onto Hwy 87 for approximately 19 miles. Property is on the left.

Owner: QBKK LLC

Legal Description: 433.59 AC in SE Mason Co, TX, and being comprised of parts of the following five surveys: 226.90 AC of the Beaty Seale & Foxwood Survey No.51, Abstract No. 133, 28.51 AC in the Thomas Read Survey No. 123, Abstract No. 784, 87.05 AC in the Ho Wade Survey No. 43, Abstract No. 483, 57.52 AC in the Henry F. Keyser Survey No. 54, Abstract No. 1142, continue on remarks..

Instructions: Call LA for instructions

Public Remarks: Discover this exceptional recreational property, perfectly situated halfway between the charming town of Fredericksburg and the quiet community of Mason—just a scenic 40–45 minute drive along US Highway 87. Offering outstanding paved road frontage directly on Hwy 87, the ranch features well-maintained internal roads for easy access throughout. The landscape is classic Texas Hill Country: mature live oaks and aromatic bee brush dominate, with cedar thoughtfully cleared in most areas to promote open grazing and wildlife habitat—while retaining strategic cover pockets for game. Gently rolling terrain rises to breathtaking panoramic views that are unmatched in the region. This part of Mason/Gillespie County is renowned for its exceptionally rich soils, supporting productive grazing cattle as well as thriving populations of native wildlife—making it a premier destination for hunting, recreation, and ranching enthusiasts! Improvements include: One water well and an old hunter's cabin, could be updated for weekend getaways. Fully fenced on three sides property forms part of a larger ranch—offering the flexibility to acquire additional acreage (up to 433 total acres) for those seeking more space or a larger-scale retreat. Whether you're envisioning a private hunting haven, weekend escape, or expanded grazing/hunting operation, this versatile Hill Country gem delivers location, views, and potential in one outstanding package. Don't miss this rare opportunity!

Agent Remarks: 33.61 AC in the Henry F. Keyser Survey No. 44, Abstract No. 1141, and being a portion of the called 509.25 AC tract conveyed to Michelle B. Jepson via gifted deed found of record in Volume 360, Pg. 485 of the official public records of Mason Co, TX

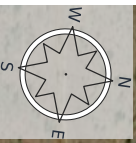
Withdraw Comments:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085

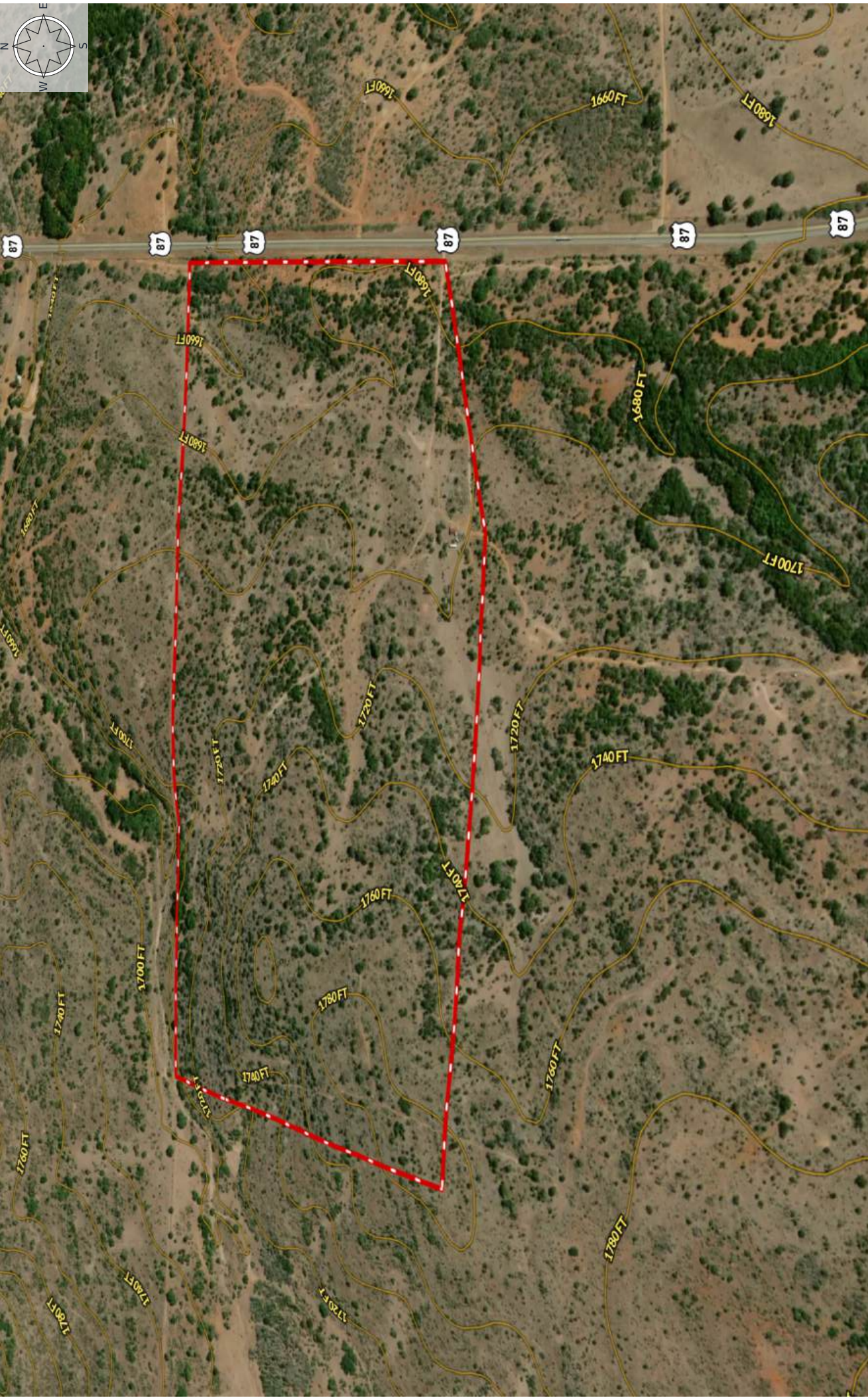
Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372



Boden Ranch
Texas, AC +/-





Boundary

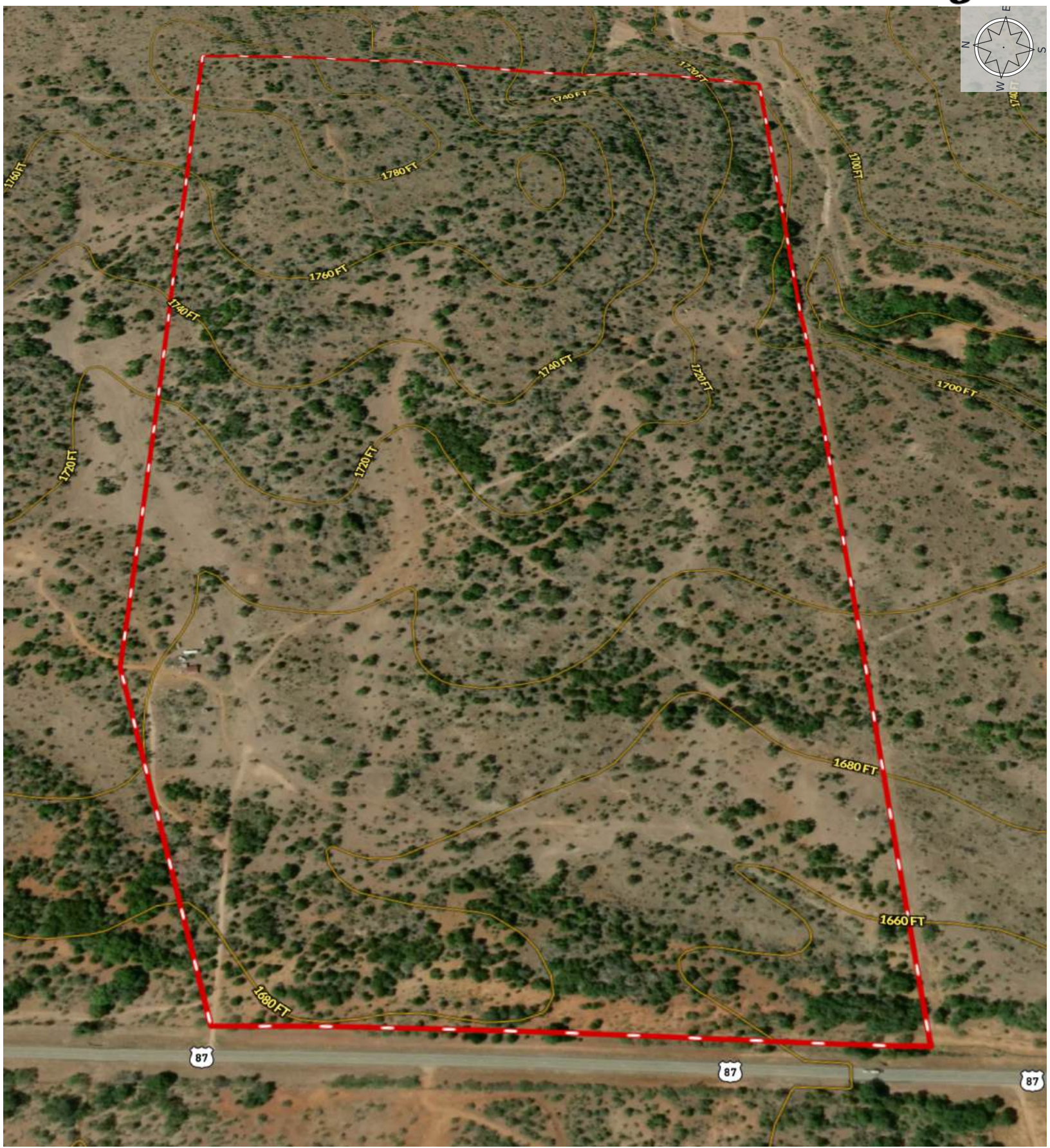
Boden Ranch
Texas, AC +/-

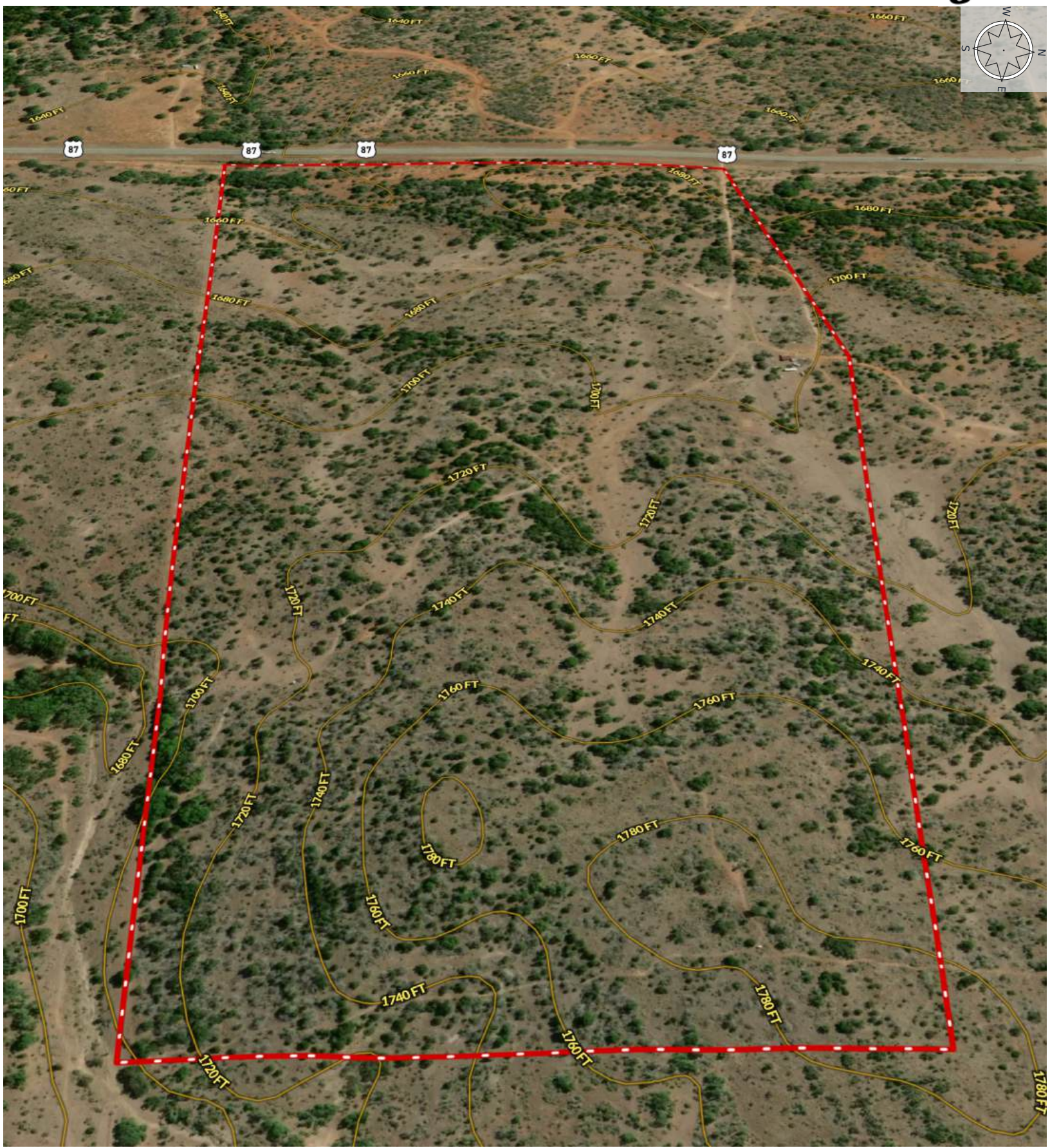
Justin Cop
P: 830-997-6531

www.fredericksburgreality.com

257 West Main St.

id.
The information contained herein was obtained from sources deemed to be reliable. Land ID® Services makes no warranties or guarantees as to the completeness or accuracy thereof.





 Boundary

Mason CAD Property Search

Property ID: 18777 For Year 2025

Property Details

Account		
Property ID:	18777	Geographic ID: 01331-02-00000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	20977 S US HIGHWAY 87 MASON CO, TX	
Map ID:	ZONE B	Mapsco:
Legal Description:	A-0133 B.S. & F. S-51 226.90 ACRES	
Abstract/Subdivision:	A0133	
Neighborhood:	(RURAL) Rural Property	
Owner	View Linked Properties	
Owner ID:	17125	
Name:	QBKK LLC	
Agent:		
Mailing Address:	12038 FM 2093 FREDERICKSBURG, TX 78624	
% Ownership:	50.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$21,398 (+)
Improvement Non-Homesite Value:	\$1,881 (+)

Land Homesite Value:	\$18,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$1,129,500 (+)
Market Value:	\$1,170,779 (=)
Agricultural Value Loss:	\$1,109,083 (-)
Appraised Value:	\$61,696 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$61,696
Ag Use Value:	\$20,417

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: QBKK LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$1,170,779	\$0	\$0.00	
MI	MASON ISD	0.749400	\$1,170,779	\$0	\$0.00	
WD	WATER DISTRICT	0.029136	\$1,170,779	\$0	\$0.00	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$1,170,779	\$0	\$0.00	

Total Tax Rate: 1.421236

Estimated Taxes With Exemptions: \$0.00

Estimated Taxes Without Exemptions: \$16,639.54

Property Improvement - Building

Description: SHED **Type:** Misc Imp **Living Area:** 0 sqft **Value:** \$1,881

Type	Description	Class CD	Year Built	SQFT
NSHED	SHED	SHED1	0	108
NSHED	SHED	SHED1	0	420

Description: CABIN **Type:** Misc Imp **Living Area:** 480.0 sqft **Value:** \$21,398

Type	Description	Class CD	Year Built	SQFT
NLA	CABIN	CABIN3	0	480

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RB	RB	225.90	9,840,204.00	0.00	0.00	\$1,129,500	\$20,417
HS23R	(HS23R)	1.00	43,560.00	0.00	0.00	\$18,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$23,279	\$1,147,500	\$20,417	\$61,696	\$0	\$61,696

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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