



BERGBLICK RANCH

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F | FREDERICKSBURG
REALTY







BERGBLICK RANCH

MASON, TEXAS | MASON COUNTY | 433± ACRES | HUNTERS CABIN

This impressive 433-acre Texas Hill Country property sits just across the Gillespie County line, perfectly positioned between Fredericksburg and Mason — only 20 minutes in either direction. With extensive Highway 87 N and County Road frontage, it offers easy accessibility while maintaining a private, hidden feel.

From nearly every vantage point, you'll take in sweeping views of House Mountain, Cedar Mountain, and other notable peaks that define this ruggedly beautiful region. The land itself is a showcase of nature's finest work, with numerous mature live oaks dotting the landscape, complemented by pockets of mesquite and bee brush. Not only do these native plants provide excellent forage for wildlife, but they also thrive in the prime soils that support a strong carrying capacity for cattle.

Several build sites with panoramic views have already been cleared, with brush removal strategically planned to create natural corridors and bedding areas for game with privacy from the other 2 large ranches it borders. For those seeking a property rich in water resources, you'll find two springs, a 1.75-acre pond, and a reliable water well already in place. A functional set of working pens further enhances the property's ranching potential.

The land offers a dramatic 100-foot elevation change, ranging from 1,780 feet at the high points to 1,680 feet in the lower valleys. These lower elevations also feature exceptional soils, ideal for establishing food plots in key locations to attract and hold wildlife. Whether your vision is a private homestead, weekend huntin

With its combination of location, water, topography, wildlife habitat, and breathtaking scenery, this property offers the rare chance to own a beautiful piece of the Hill Country — without Fredericksburg's premium land prices.

PROPERTY HIGHLIGHTS

PRIME LOCATION! Just across the Gillespie County line, 20 minutes to Fredericksburg or Mason

EXTENSIVE HIGHWAY 87 N AND COUNTY ROAD FRONTAGE with a private, tucked-away feel

SWEEPING VISTAS of House Mountain, Cedar Mountain, and other Hill Country landmarks | **PANORAMIC VIEWS**

ROLLING TOPOGRAPHY with a 100-ft elevation change (1,780 ft to 1,680 ft)

MATURE LIVE OAKS, mesquite, bee brush, and healthy native grasses for cattle

IDEAL FOR STRATEGIC FOOD PLOTS to attract and hold wildlife

TWO SPRINGS, 1.75-ACRE POND, and a **RELIABLE WATER WELL**

NATURAL CORRIDORS | BEDDING AREAS

PRIME COVER for whitetail, turkey, and other game

MULTIPLE CLEARED BUILD SITES

PANORAMIC VIEWS

WORKING PENS

PERIMETER FENCING (mix of barbed wire and partial game fence)

EXCEPTIONAL HUNTING, fishing potential, and outdoor lifestyle opportunities

SCHEDULE A SHOWING TODAY



Listing Agent:

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