



BERGBLICK RANCH

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





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Bergblick Ranch

20977 Us Hwy 87 | Mason, Texas 76856 | Mason County

433+/- Acres

\$5,195,000

Agent

Justin Cop

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
- 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)
- Hunters cabin
- Exceptional hunting, fishing potential, and outdoor lifestyle opportunities
- Suitable for private homestead, hunting retreat, or working cattle ranch

Property Taxes:

\$715.57

\$19,622.73 w/o exemptions

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 hunting retreat, or a working cattle operation, this property is truly a blank canvas ready for your plans.

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.

20977 US 87 Highway, Mason, Texas 76856

Listing ID: 9175613 **LP:** \$5,195,000 **Flex Listing:** Yes



Address: [20977 US 87 Hwy](#) **Std Status:** A/FARM
City: Mason, Texas 76856 **List Price:** \$5,195,000
County: Mason **MLS Area:** OT
PID: [11327, 5968, 5963, 4708, 3727](#) **Tax Lot:**
Subdv: NA **Tax Blk:**
Type: Ranch **House on Prop:** No
Legal: 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, see remarks..
Sch Dist: [Mason ISD](#) **Elem:** [Mason](#)
Mid or JS: [Mason](#) **High:** [Mason](#)
Farm: Gentleman Ranch, Livestock, Recreational
Lot Sz Dim: **Land SqFt:** 18,861,480
Acres: 433.000 **\$/Lnd SF:** 0.28
\$/Acre: \$11,997.69 **# Living:** **# Dining:**

General Information

Horses: No/None
Operation: Grazing **Soil:**
Crops: **Minerals:** All
Road Surface: Asphalt, Dirt
WaterFront: No/See Remarks, Pond **Water Body:**
Restrictions: Deed Restrictions
Farm: Gentleman Ranch, Livestock, Recreational
Endanger Sp: **Spl List Cnd:** None
Surf Water: Yes **ETJ:** No

Exterior Information

Enclosed Acres: 433 **# Ponds:** 1 **# Wells:** 1
View: Hill Country, Panoramic, Pasture, Pond, Skyline, **Fencing:** Barbed Wire, Cross Fenced, Partial, Perimeter
Trees/Woods
Lot Feat: Cleared, Native Plants, Rolling Slope, Trees-Many, Views
Other Structure: Barn(s)

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
List Svc: Full Service
Docs Avail: Aerial Photos, Survey, Water/Well Report
FEMA Flood: No

Utility Information

Utilities: Electricity Available, Water Available

Financial Information

HOA YN: No
Estimated Tax: \$716 **Tax Annl Amt:** **Tax Year:**
Tax Exempt: Agricultural **Tax Assess Val:** **Tax Rate:**

Showing Information

Occupant Type: Vacant **Owner Name:** QBKK LLC
Showing Reqs: Appointment Only, Call Listing Agent
Contact Name: Justin Cop **Contact Phone:** 830-998-2895
Contact Type: Agent **Show Service Ph:**
Directions: From Fredericksburg, head northwest on W Main St, continuing onto Hwy 87 for approximately 19 miles. Property will be on the left.

Remarks

Private Remarks: Abstract No. 784, 87.05 AC in the Hooper & Wade Survey No. 43, Abstract No. 483, 57.52 AC in the Henry F. Keyser Survey No. 54, Abstract No. 1142, 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

Public Remarks: 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 hunting retreat, or a working cattle operation, this property is truly a blank canvas ready for your plans. With its combination of location, water, topography, wildlife habitat, and

breathhtaking scenery, this property offers the rare chance to own a beautiful piece of the Hill Country—without Fredericksburg's premium land prices.

Agent/Office Information

List Agent:	613372/Justin Cop	LA Phone:	(830) 998-2895	LA Fax:	
List Office:	700101/Fredericksburg Realty	LO Phone:	(830) 997-6531	Seller Contributions YN:	No
DR Name:	Justin Cop	LO Phone:	(830) 997-6531	LO Fax:	
LO Address:	257 W Main Street Fredericksburg, Texas 78624				
LA Email:	justin@fredericksburgrealty.com	Occupant:	Vacant	List Date:	08/20/2025
Own Name:	QBKK LLC	ADOM:		Exp Date:	06/15/2026
CDOM				OLP:	\$5,195,000
Intrmdry:	Yes			TCD:	

List Det URL:

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, ListHub, Realtor.com

Int List Display: Yes

List ID: [9175613](#)

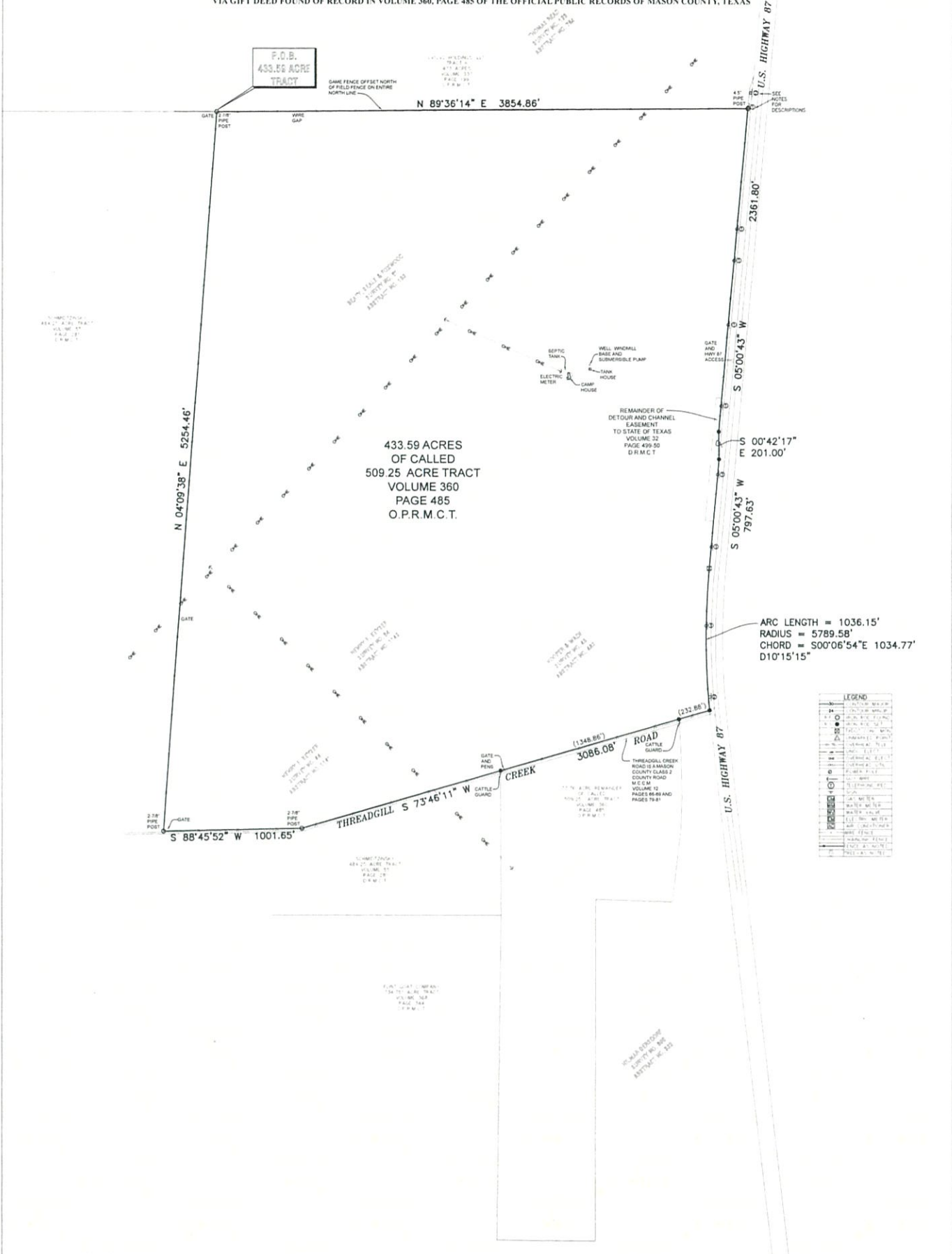
[20977 Us 87 Hwy Mason](#)

Prop Type: FARM

List Office: Fredericksburg Realty



SURVEY MAP 433.59 ACRES - MASON COUNTY, TEXAS
 433.59 ACRES IN SOUTHEAST MASON COUNTY, TEXAS, AND BEING COMPRISED OF PARTS OF THE FOLLOWING FIVE SURVEYS:
 226.90 ACRES OF THE BEATY, SEALE & FOXWOOD SURVEY NUMBER 51, ABSTRACT NUMBER 133,
 28.51 ACRES IN THE THOMAS READ SURVEY NUMBER 123, ABSTRACT NUMBER 784,
 87.05 ACRES IN THE HOOVER & WADE SURVEY NUMBER 43, ABSTRACT NUMBER 483,
 57.52 ACRES IN THE HENRY F. KEYSER SURVEY NUMBER 54, ABSTRACT NUMBER 1142,
 33.61 ACRES IN THE HENRY F. KEYSER SURVEY NUMBER 44, ABSTRACT NUMBER 1141,
 AND BEING A PORTION OF THE CALLED 509.25 ACRE TRACT CONVEYED TO MICHELLE B. JEPSON
 VIA GIFT DEED FOUND OF RECORD IN VOLUME 360, PAGE 485 OF THE OFFICIAL PUBLIC RECORDS OF MASON COUNTY, TEXAS



**F.O.B.
433.59 ACRE
TRACT**

**433.59 ACRES
OF CALLED
509.25 ACRE TRACT
VOLUME 360
PAGE 485
O.P.R.M.C.T.**

LEGEND

	1/2" IRON ROD
	1/4" IRON ROD
	3/8" IRON ROD
	1/2" IRON ROD
	3/4" IRON ROD
	1" IRON ROD
	1 1/2" IRON ROD
	2" IRON ROD
	3" IRON ROD
	4" IRON ROD
	6" IRON ROD
	8" IRON ROD
	12" IRON ROD
	18" IRON ROD
	24" IRON ROD
	36" IRON ROD
	48" IRON ROD
	72" IRON ROD
	96" IRON ROD
	144" IRON ROD
	192" IRON ROD
	288" IRON ROD
	384" IRON ROD
	576" IRON ROD
	768" IRON ROD
	1152" IRON ROD
	1536" IRON ROD
	2304" IRON ROD
	3456" IRON ROD
	5184" IRON ROD
	7776" IRON ROD
	11664" IRON ROD
	17496" IRON ROD
	26244" IRON ROD
	38880" IRON ROD
	57960" IRON ROD
	86940" IRON ROD
	128400" IRON ROD
	192600" IRON ROD
	288900" IRON ROD
	433350" IRON ROD
	649950" IRON ROD
	974925" IRON ROD
	1462350" IRON ROD
	2193525" IRON ROD
	3290250" IRON ROD
	4935375" IRON ROD
	7403025" IRON ROD
	11104500" IRON ROD
	16656750" IRON ROD
	25050125" IRON ROD
	37075187" IRON ROD
	55112780" IRON ROD
	82669170" IRON ROD
	124003750" IRON ROD
	186005625" IRON ROD
	279008437" IRON ROD
	418512656" IRON ROD
	627768984" IRON ROD
	931653476" IRON ROD
	1397480213" IRON ROD
	2096220319" IRON ROD
	3144330478" IRON ROD
	4716495717" IRON ROD
	7074743575" IRON ROD
	10612115362" IRON ROD
	15918173043" IRON ROD
	23877259564" IRON ROD
	35815889345" IRON ROD
	53723834066" IRON ROD
	80085651149" IRON ROD
	120128476722" IRON ROD
	179592715083" IRON ROD
	269579081624" IRON ROD
	404071658447" IRON ROD
	606066487670" IRON ROD
	900066487670" IRON ROD
	1350066487670" IRON ROD
	2025066487670" IRON ROD
	3037566487670" IRON ROD
	4556250000000" IRON ROD
	6834375000000" IRON ROD
	10251562500000" IRON ROD
	15377343750000" IRON ROD
	227660156250000" IRON ROD
	3414902343750000" IRON ROD
	5122353531250000" IRON ROD
	7663530312500000" IRON ROD
	11495295312500000" IRON ROD
	17242943125000000" IRON ROD
	25864415625000000" IRON ROD
	38796610937500000" IRON ROD
	581949164062500000" IRON ROD
	8674237460937500000" IRON ROD
	1291115619164062500000" IRON ROD
	19366734287460937500000" IRON ROD
	2891510143119164062500000" IRON ROD
	4335925214587460937500000" IRON ROD

NOTES:
 1. ALL RODS FOUND ARE 1/2" IRON RODS UNLESS NOTED OTHERWISE.
 2. ALL RODS NOTED ARE 1/2" IRON RODS WITH ORANGE CAP STAMPED "C.A.W. RPLS 5810"
 3. BASIS OF BEARING IS GRID NORTH FOR TEXAS 8209N CENTRAL.
 4. TRACT IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES THAT MAY AFFECT INCLUDING THOSE NOTED IN THE COMMITMENT FOR TITLE INSURANCE NOTED BELOW.
 5. ALL IMPROVEMENTS HAVE NOT BEEN LOCATED.
ORIGINAL TEXAS LAND SURVEY NOTE:
 ORIGINAL SURVEY LINES AND CORNERS SHOWN ON THIS SURVEY MAP ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE SURVEY LINES ARE DERIVED FROM MAP INFORMATION FROM THE TEXAS GENERAL LAND OFFICE. THE LOCATIONS OF THE ORIGINAL SURVEY LINES AND CORNERS ARE NOT INCLUDED WITH THIS SURVEY. A REASONS SERVICES FOR THE ORIGINAL TEXAS LAND SURVEYS ARE ALSO BASED ON THE MAP INFORMATION FROM THE TEXAS GENERAL LAND OFFICE. EXCESS OR DEFICIENCY OF ACRES WITHIN THE ORIGINAL TEXAS LAND SURVEYS IS NOT PROVIDED BY THIS SURVEY.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TRANSACTION ASSOCIATED WITH THE REFERENCED OF A LIEN HOLDERS/OWNERS AND NATIONAL INVESTORS TITLE INSURANCE COMPANY (GF#225-081) EFFECTIVE 1:24:26 4:00 PM (ISSUED 1:31:25 11:00 AM). THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO OVERLAPPING IMPROVEMENTS VISIBLE OR APPARENT ON THE GROUND OTHER THAN SHOWN HEREON.



C.A.W.
CONSULTANTS, INC.
 Civil Engineers Land Surveyors Land Planners
 P.O. BOX 1228
 FREDRICKSON, TEXAS 78624
 OFFICE (830) 992-0864
 CRAW@CRAWCONSULTANTS.COM
 WWW.CRAWCONSULTANTS.COM

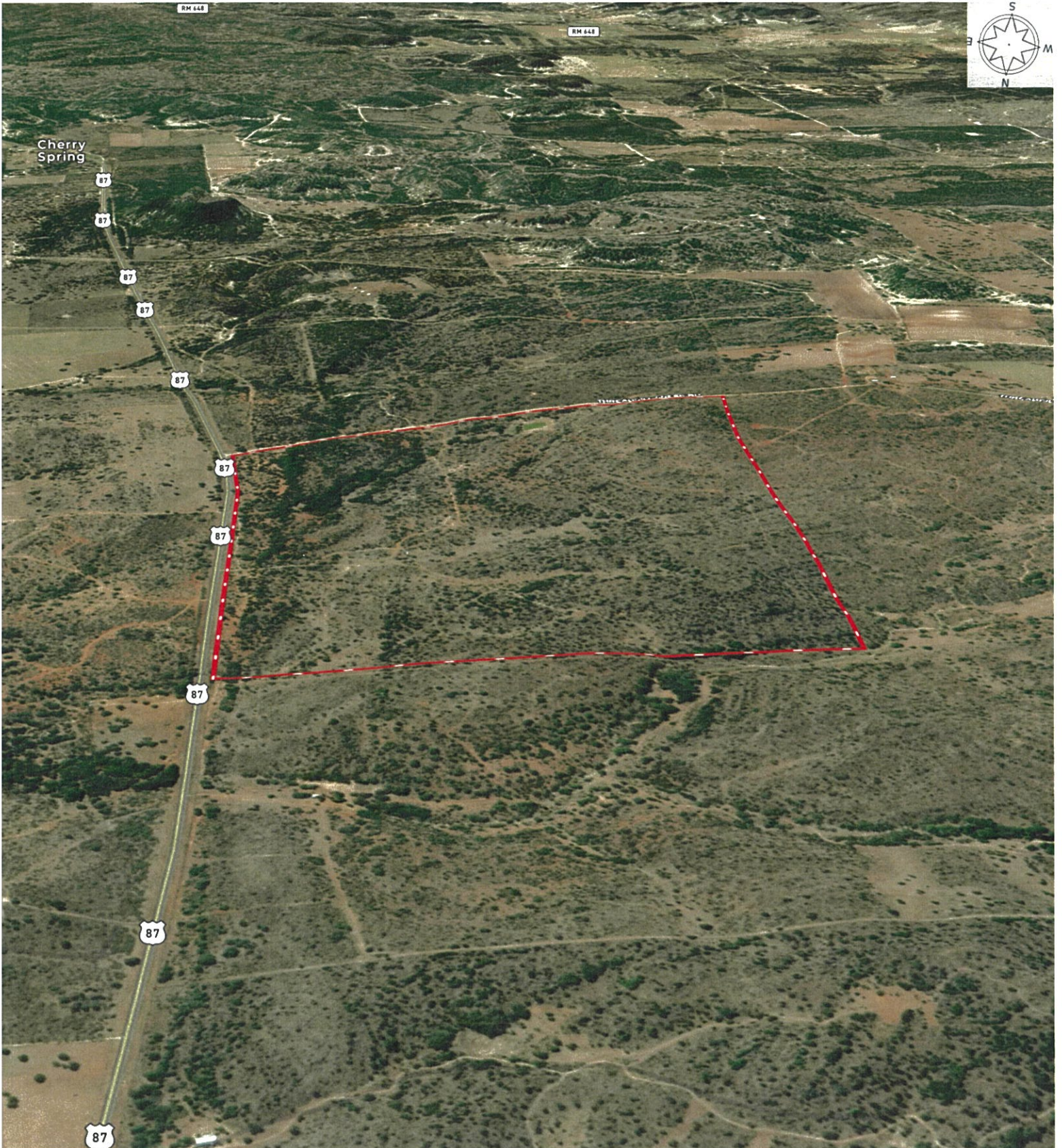
433.59 ACRES
 MASON COUNTY, TEXAS
 VOLUME 360
 PAGE 485
 O.P.R.M.C.T.



 Boundary

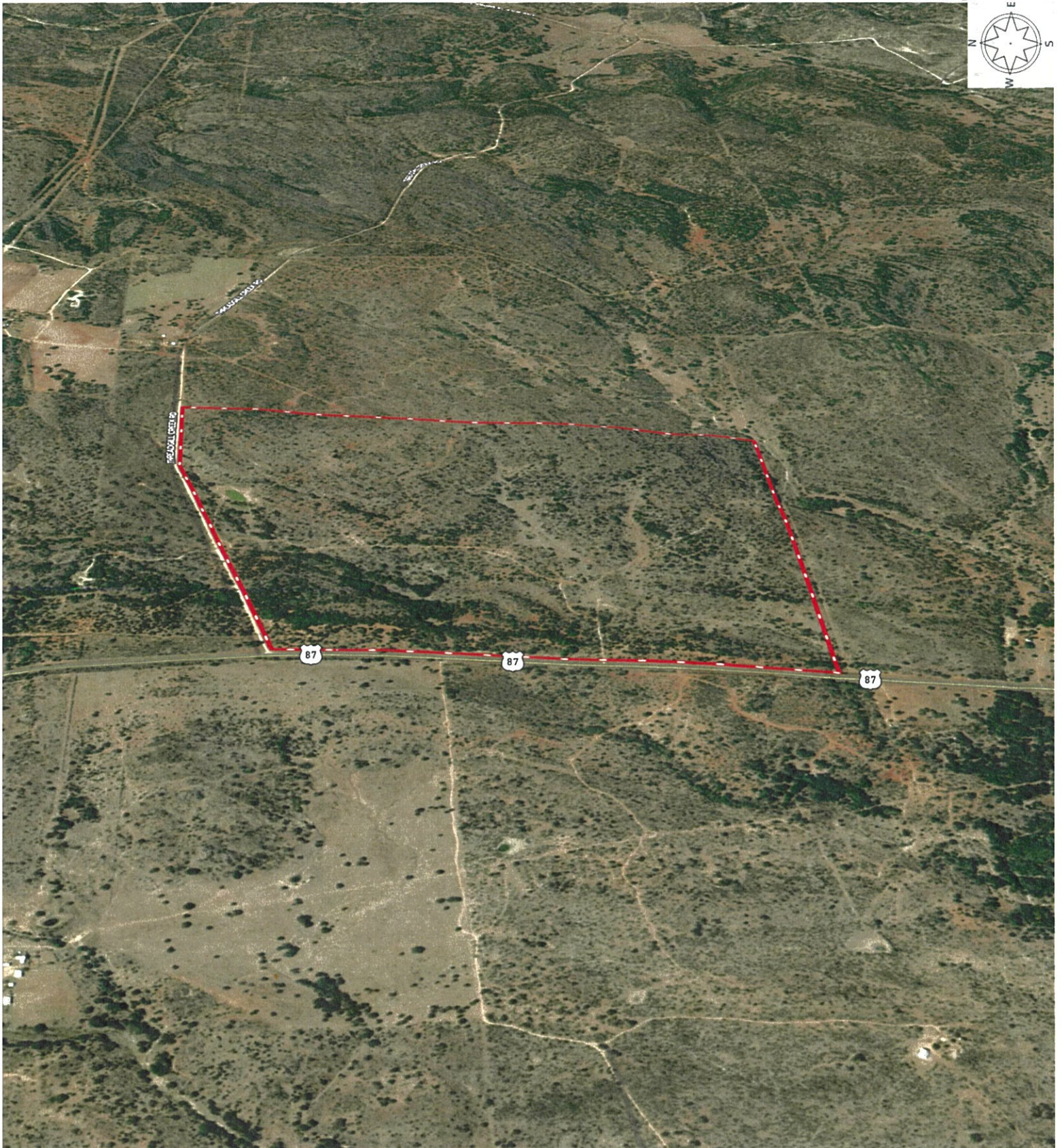


Bergblick Ranch
Texas, AC +/-



Bergblick Ranch

Texas. AC +/-



 Boundary

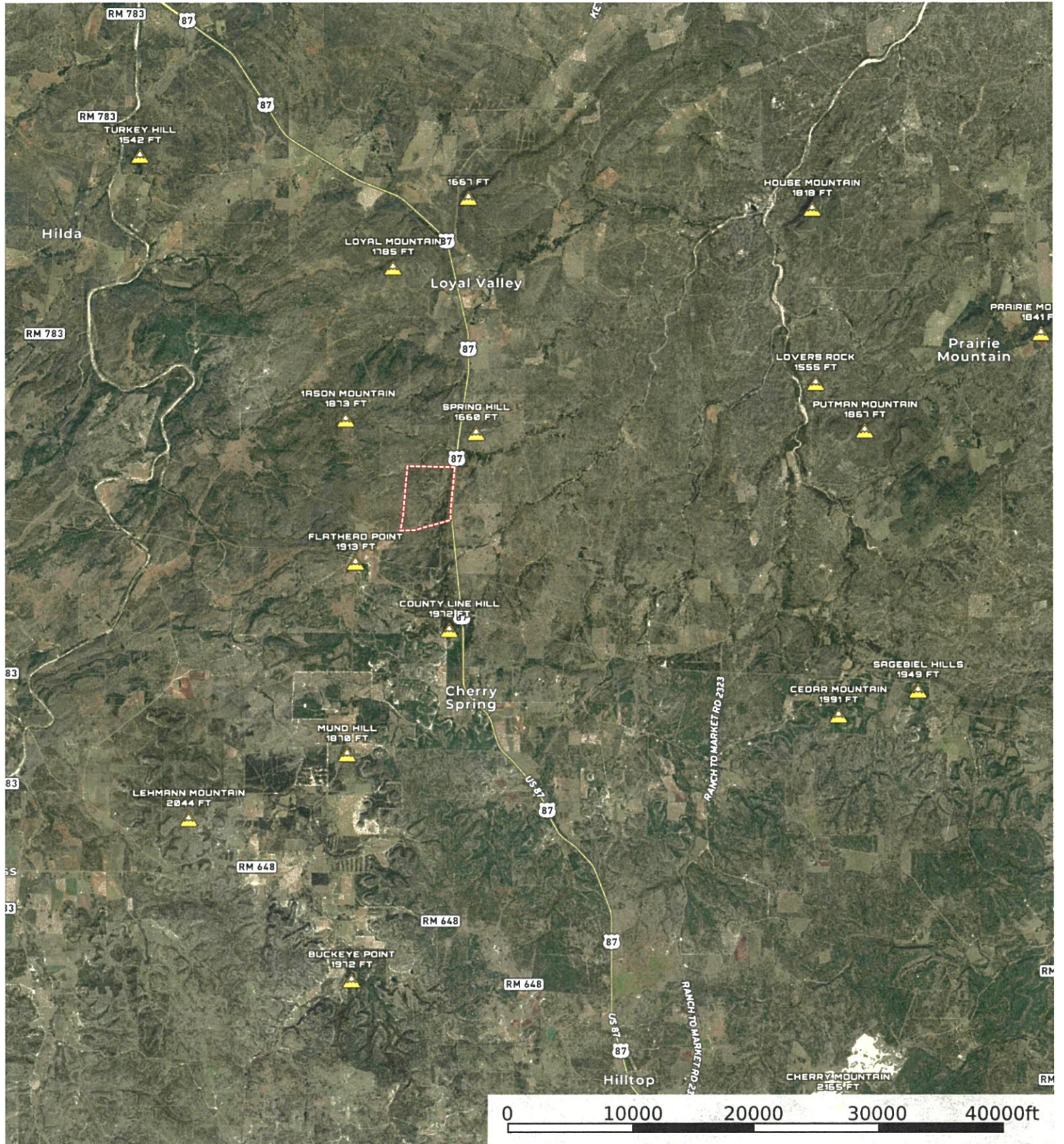
Justin Cop

P: 830-997-6531

www.fredricksburgrealty.com

257 West Main St.

 The logo for 'id' (iDentity) is a black circle with the letters 'id' in white. To its right, there is a block of small, illegible text.



Boundary



Boundary

I  Boundary 430.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
YNE	Yates-Nebgen-Rock outcrop complex, 1 to 12 percent slopes	102.8 2	23.86	0	9	7s
ERD	Eckert-Rock outcrop complex, 1 to 8 percent slopes	85.33	19.8	0	11	7s
HOD	Hye-Oben-Loneoak complex, 1 to 8 percent slopes	64.12	14.88	0	34	4e
PeC	Pedernales fine sandy loam, 0 to 5 percent slopes	51.86	12.04	0	52	3e
VeD	Venus loam, 0 to 8 percent slopes, rocky	33.73	7.83	0	52	2e
CAC	Campwood, Sunev, and Valera soils, 0 to 5 percent slopes	33.63	7.8	0	46	3e
LKD	Ligon-Katemcy-Keese complex, 1 to 8 percent slopes, very rocky	26.72	6.2	0	31	4e
NRE	Nebgen-Rock outcrop complex, 1 to 12 percent slopes, stony	20.28	4.71	0	-	7s
MSC	Mereta-Cho-Sunev complex, 0 to 5 percent slopes, rocky	10.62	2.46	0	28	4s
HND	Hye-Nebgen-Oben complex, 1 to 8 percent slopes, rocky	1.79	0.42	0	26	4e
TOTALS		430.9(*)	100%	-	26.02	5.1









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Mason CAD Property Search

Property Details

Account

Property ID: 3727 Geographic ID: 04831-02-00000
Type: R Zoning:
Property Use: Condo:

Location

Situs Address: S US HIGHWAY 87 MASON CO, TX
Map ID: ZONE B Mapsco:
Legal Description: A-0483 HOOPER & WADE S-43 87.05 ACRES
Abstract/Subdivision: A0483
Neighborhood: (RURAL) Rural Property

Owner

Owner ID: 17125
Name: QBKK LLC
Agent:
Mailing Address: 108 E TRAILMOOR, STE 7
FREDERICKSBURG, TX 78624
% Ownership: 50.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$217,625 (+)
Market Value:	\$217,625 (=)
Agricultural Value Loss: ⓘ	\$213,691 (-)
Appraised Value: ⓘ	\$3,934 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$3,934

Ag Use Value:

\$3,934

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 %Ownership: 50.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$217,625	\$3,934	\$25.28	
MI	MASON ISD	1.108000	\$217,625	\$3,934	\$43.59	
WD	WATER DISTRICT	0.029762	\$217,625	\$3,934	\$1.17	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$217,625	\$3,934	\$0.00	

Total Tax Rate: 1.780462

Estimated Taxes With Exemptions: \$70.04

Estimated Taxes Without Exemptions: \$3,874.73

Mason CAD Property Search

Property Details

Account

Property ID: 11327 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

Owner ID: 17125

Name: QBKK LLC

Agent:

Mailing Address: 108 E TRAILMOOR, STE 7
FREDERICKSBURG, TX 78624

% Ownership: 50.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$10,699 (+)

Improvement Non-Homesite Value: \$941 (+)

Land Homesite Value: \$9,000 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$564,750 (+)

Market Value: \$585,390 (=)

Agricultural Value Loss: \$554,541 (-)

Appraised Value: \$30,849 (=)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$0 (-)

Assessed Value: \$30,849

Ag Use Value:

\$10,209

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Property Taxing Jurisdiction

Owner: QBKK LLC **%Ownership:** 50.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$585,390	\$30,849	\$198.27	
MI	MASON ISD	1.108000	\$585,390	\$30,849	\$341.81	
WD	WATER DISTRICT	0.029762	\$585,390	\$30,849	\$9.18	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$585,390	\$30,849	\$0.00	

Total Tax Rate: 1.780462

Estimated Taxes With Exemptions: \$549.26

Estimated Taxes Without Exemptions: \$10,422.64

Mason CAD Property Search

Property Details

Account

Property ID: 5968 Geographic ID: 11421-03-00000

Type: R Zoning:

Property Use: Condo:

Location

Situs Address: THREADGILL CREEK RD MASON CO, TX

Map ID: ZONE B Mapsco:

Legal Description: A-1142 KEYSER, HENRY R. S-54 57.52 ACRES

Abstract/Subdivision: A1142

Neighborhood: (RURAL) Rural Property

Owner

Owner ID: 17125

Name: QBKK LLC

Agent:

Mailing Address: 108 E TRAILMOOR, STE 7
FREDERICKSBURG, TX 78624

% Ownership: 50.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$143,800 (+)

Market Value: \$143,800 (=)

Agricultural Value Loss: \$141,200 (-)

Appraised Value: \$2,600 (=)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$0 (-)

Assessed Value: \$2,600

Ag Use Value:

\$2,600

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 %Ownership: 50.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$143,800	\$2,600	\$16.71	
MI	MASON ISD	1.108000	\$143,800	\$2,600	\$28.81	
WD	WATER DISTRICT	0.029762	\$143,800	\$2,600	\$0.77	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$143,800	\$2,600	\$0.00	

Total Tax Rate: 1.780462

Estimated Taxes With Exemptions: \$46.29

Estimated Taxes Without Exemptions: \$2,560.30

Mason CAD Property Search

Property Details

Account

Property ID: 5963 Geographic ID: 11411-02-00000
Type: R Zoning:
Property Use: Condo:

Location

Situs Address: THREADGILL CREEK RD MASON CO, TX
Map ID: ZONE B Mapsco:
Legal Description: A-1141 KEYSER, HENRY F. S-1/4 44 33.61 ACRES
Abstract/Subdivision: A1141
Neighborhood: (RURAL) Rural Property

Owner

Owner ID: 17125
Name: QBKK LLC
Agent:
Mailing Address: 108 E TRAILMOOR, STE 7
FREDERICKSBURG, TX 78624
% Ownership: 50.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$84,025 (+)
Market Value:	\$84,025 (=)
Agricultural Value Loss: ⓘ	\$82,506 (-)
Appraised Value: ⓘ	\$1,519 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,519

Ag Use Value:

\$1,519

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 %Ownership: 50.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$84,025	\$1,519	\$9.76	
MI	MASON ISD	1.108000	\$84,025	\$1,519	\$16.83	
WD	WATER DISTRICT	0.029762	\$84,025	\$1,519	\$0.45	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$84,025	\$1,519	\$0.00	

Total Tax Rate: 1.780462

Estimated Taxes With Exemptions: \$27.04

Estimated Taxes Without Exemptions: \$1,496.04

Mason CAD Property Search

Property Details

Account

Property ID: 4708 **Geographic ID:** 07841-03-00000
Type: R **Zoning:**
Property Use: **Condo:**

Location

Situs Address: S US HIGHWAY 87 MASON CO, TX
Map ID: ZONE B **Mapsco:**
Legal Description: A-0784 READ, THOMAS S-123 28.51 ACRES
Abstract/Subdivision: A0784
Neighborhood: (RURAL) Rural Property

Owner

Owner ID: 17125
Name: QBKK LLC
Agent:
Mailing Address: 108 E TRAILMOOR, STE 7
FREDERICKSBURG, TX 78624
% Ownership: 50.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$71,275 (+)
Market Value:	\$71,275 (=)
Agricultural Value Loss:	\$69,986 (-)
Appraised Value:	\$1,289 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$1,289

Ag Use Value:

\$1,289

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 **%Ownership:** 50.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$71,275	\$1,289	\$8.28	
MI	MASON ISD	1.108000	\$71,275	\$1,289	\$14.28	
WD	WATER DISTRICT	0.029762	\$71,275	\$1,289	\$0.38	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$71,275	\$1,289	\$0.00	

Total Tax Rate: 1.780462

Estimated Taxes With Exemptions: \$22.94

Estimated Taxes Without Exemptions: \$1,269.02