

WEST & SWOPE  
RANCHES



CACTUS RIDGE RANCH

Mason, Texas | 180 ± ACRES

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## THE RANCH

The Cactus Ridge Ranch is 180 +/- Acres located just west of Mason Texas with ample road frontage on Hwy 377. This ranch features beautiful topography, with wet weather creeks that hold water during wet periods as well as high ridges featuring building sites overlooking Cutoff Mountain and the Hill Country. The ranch features a quaint hill country rock homestead built in the 1930s and recently renovated.



Also, a historic sandstone building, one active water well, a hand dug water well, and an old spring box located next to the improvements. This spring was apparently still active and flowing just a few years back. Two intermediate creeks run through the property and eventually merge. The area has a rock bottom and holds a good amount of water. It could potentially be dammed up and improved to create a more permanent water feature for the ranch. The property is easily divisible with the abundant road frontage on HWY 377, making this a great investment property in addition to a great weekend getaway, or recreational ranch.















## IMPROVEMENTS

Cactus Ridge Ranch features a recently renovated, 1,920 sq ft, 3 bedroom/ 2 bath Hill Country Rock House that was built in the 1930s. The home has original wood floors, a new metal roof, and new central AC. While a lot of the house has been updated, the original charm of the 1930s ranch house was preserved. With features such as a nice wood-burning fireplace, a built in curio cabinet that features glass doors and shelves, glass door knobs, a telephone stand in the hallway, bookshelves and cabinets near the fireplace, and the overhead compartments that were built directly into the closet structure- all add to the overall character of the ranch style home. Outside is a nice firepit that will be a great spot for relaxing or entertaining.

The property also includes a historic sandstone building that is believed to have been built in the 1800s. The sandstone building adds character and history to the property. Next to the sandstone building is an old hand-dug water well, and below the improvements lie what is believed to be an old spring box, that was used for collecting and protecting spring water, as well as used for refrigeration. This spring box apparently still flowed several years ago and adds to the historical relevance of the Cactus Ridge Ranch.

## TERRAIN

The ranch features a hilly terrain, with subtle slopes and valleys, in addition to panoramic views and nice build sites with long vistas. There are mature oak trees, and lots of great brush for wildlife, with good roads throughout the ranch.

## WATER

One water well supplies water to the house and to the wildlife/ cattle troughs. This well has been tested for 15+ gpm. The Mason County area is known for its great shallow underground water, and there are shallow irrigation water wells in the near vicinity.



## WILDLIFE

Wildlife on the ranch includes Whitetail, hogs, turkey and dove, in addition to other native Hill Country wildlife that can be found in Mason County.

## FLOODPLAIN

Unknown. The floodplain most likely runs along the intermediate creeks.

## TAXES

Agricultural Exempt



**Seller would potentially subdivide**







## DISCLAIMER

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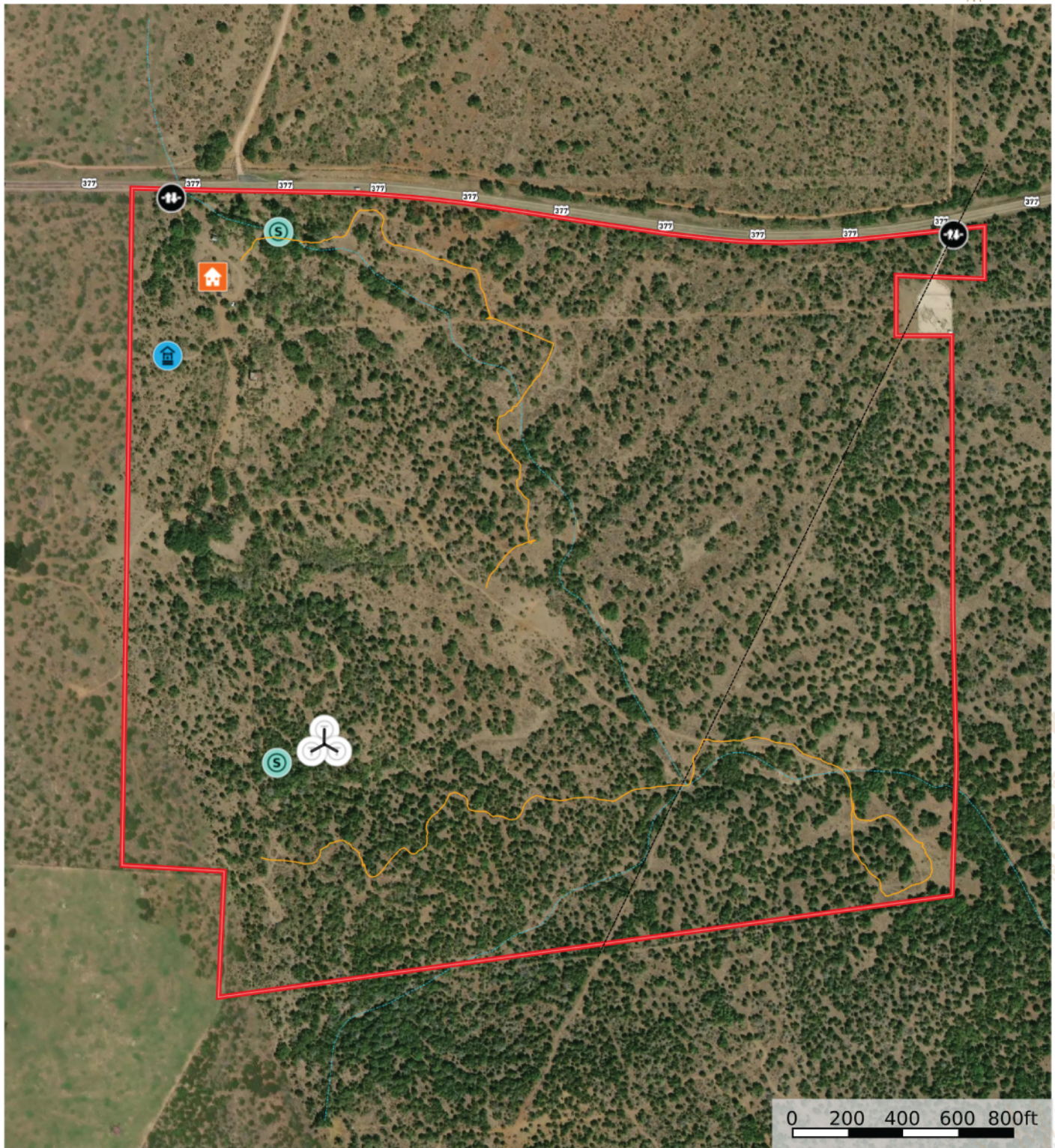




## Cactus Ridge 180

Texas, AC +/-

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