



LIVE WATER  
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION

# Rock Valley Ranch

MASON COUNTY, TEXAS

163.8 Acres | Listed at \$2,500,000



## Introduction

Rock Valley Ranch offers scenery and seclusion with a stunning homesite overlooking a pond and rugged granite bluff outcrops. The topography ranges from a high point of 1,540 ft. to its lowest elevation of 1,460 ft. Large healthy live oaks and other hardwoods line the many draws. During the spring, with normal rainfall, the ranch explodes with a wide variety of native wildflowers.







## Contact

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## Location

This modern ranch home is situated on 163.8 acres in the quiet Pontotoc area with frontage on Fly Gap Rd. about 25 miles northwest of Llano and approximately 65 miles north of the charming town of Fredericksburg, which offers fine dining, a top-rated hospital, wineries, shopping, Gillespie Co. Airport and art galleries.

- 25 miles northwest of Llano, Texas
- 65 miles north of the charming town of Fredericksburg, Texas
- 100 miles from Austin via State hwy 71 west





## Improvements

- THREE BEDROOMS, THREE AND A HALF BATHROOMS
- 1,700 SQFT HOME
- 1,500 SQFT AC/HEATED ATTACHED SHOP/GARAGE

Artisan Award-Winning Builder Escobedo Construction built this custom 3,200 sqft. luxury home. This contemporary industrial look was built with durable and long-lasting steel superstructure. For the home's facing, Escobedo chose zinc cladding. Zinc is a remarkable, long-lasting, low maintenance, and highly recyclable material that will naturally patina over time. Indoors, the green sustainable building choices continue. The polished concrete floors and

concrete and steel countertops are a beautiful signature throughout the home. The gorgeous ceilings and stair treads are made from reclaimed long leaf pine. The windows are insulated glass, and both levels of the house have radiant heated flooring for energy efficiency. Escobedo Stoneworks fabricated custom limestone sinks and tubs. White oak cabinets throughout the home were custom-made by Escobedo Cabinetry & Millwork.

















## Additional Improvements

The ranch is perimeter fenced. Roads are improved and in good condition. Access in and around the ranch can be traveled with a 4x4, ATV, mountain bike or hiking. Rock Valley Ranch is truly a recreational paradise for the entire family to enjoy.



## Hunting and Wildlife

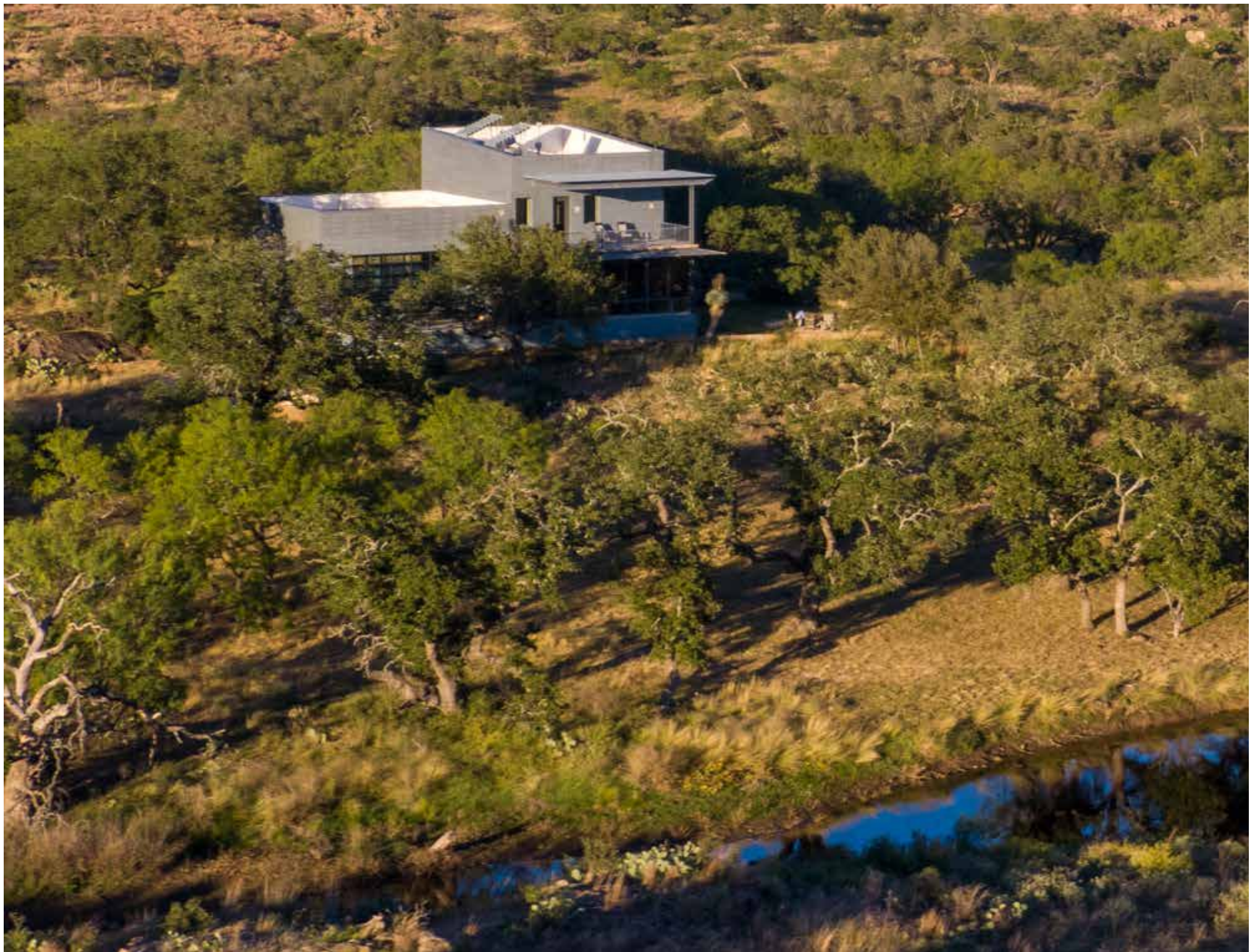
**A**bundant wildlife on the property includes whitetail deer, turkey, dove, quail, ducks, feral hogs, native songbirds, and other varmints. There are two game feeders on-site, both of which are in view from the back patio of the home.



## Water

There are two improved ponds scattered around the ranch. The pond behind the house was dredged, and a concrete dam was constructed. Seasonal San Fernando Creek meanders through much of the ranch. Two water wells and a 22,000-gallon rainwater collection system supply water to the home.







## Summary

- 163.8 acres in Mason County, Texas
- 65 miles from the charming town of Fredericksburg, Texas
- Stunning 3,200 sqft homesite overlooking a pond and rugged granite bluff outcrops
- Two improved ponds, two water wells and a 22,000-gallon rainwater collection system
- Topography ranging from 1,540 ft to 1,460 ft
- Large and healthy live oaks throughout the entire property

Listing Price: \$2,500,000

Taxes: \$5,600 in 2021

### CONTACT

For more information please contact

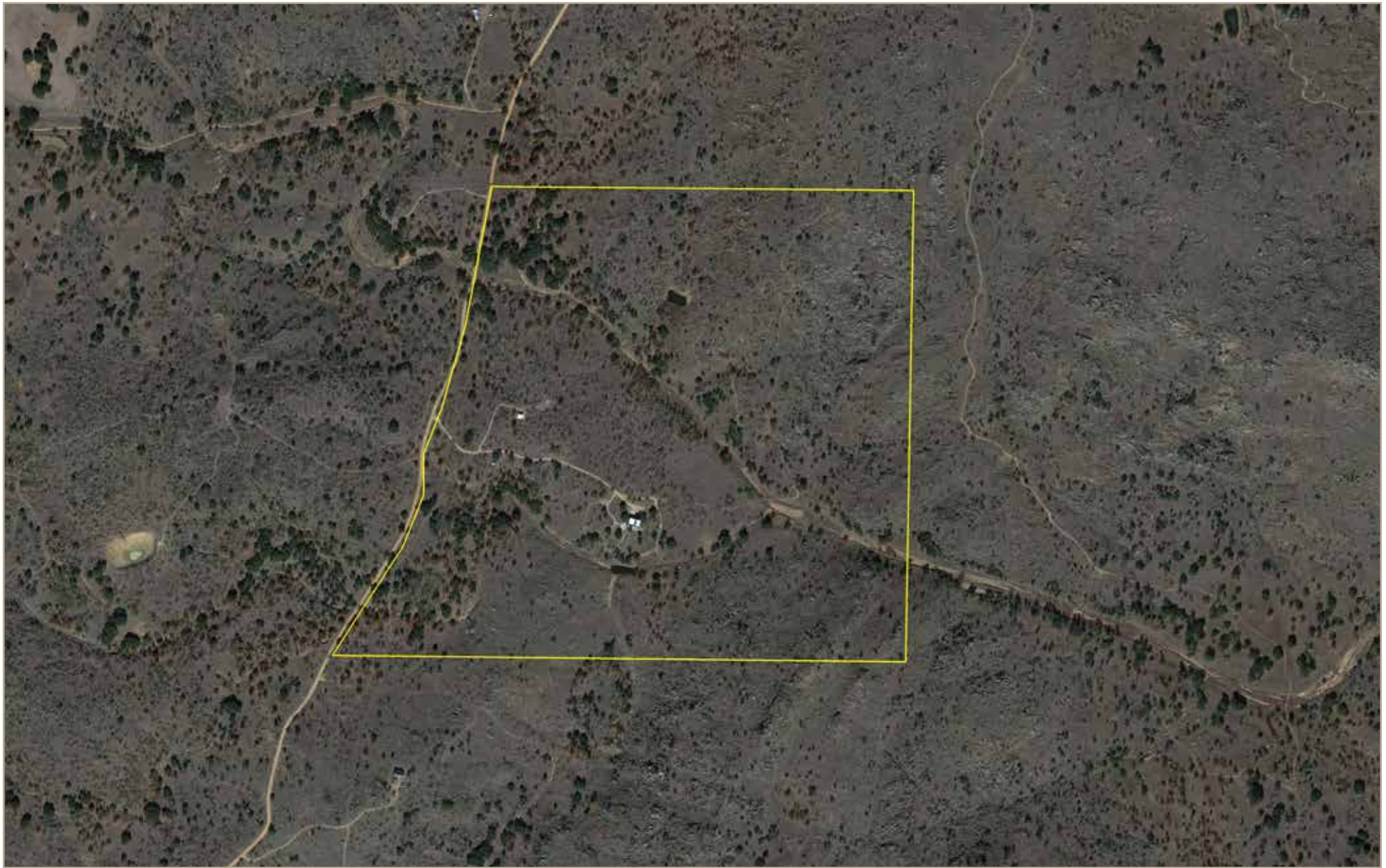
Mark Harman at 214.733.4239 or

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## Rock Valley Ranch - Aerial Map

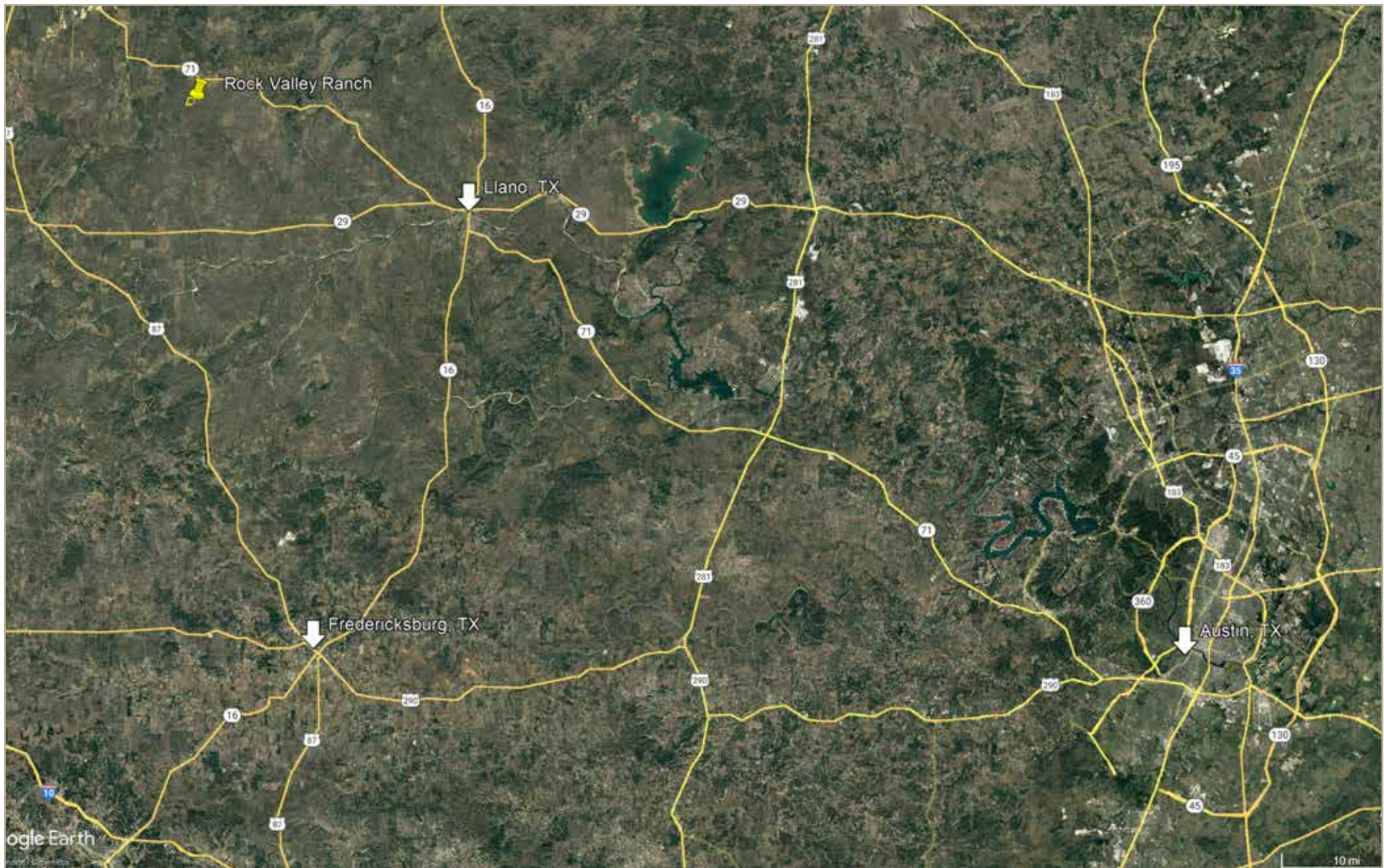
••Maps are for visual aid only accuracy is not guaranteed.



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## Rock Valley Ranch - Location Map

••Maps are for visual aid only accuracy is not guaranteed.



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## Rock Valley Ranch - Topography Map

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