

\$3,250,000 - 3343 Lyon Carr Rd, Mason

MLS® #5723341

\$3,250,000

0 Bedroom, 0.00 Bathroom,
Farm on 65.00 Acres

Ranch, Mason, TX

With 65 Acres (3200 of river frontage) the Mas-O-Lan River Ranch is nestled in the heart of the coveted Texas Hill Country just 90 miles from San Antonio with exceptional wildlife, premier fishing, beautiful Live Oak trees and incredible vistas. This is a once-in-a-lifetime opportunity for the next steward of this iconic property.

Approx. 65 acres on Llano River between Mason and Castell, located in Mason County.

Terrain: Beautiful Hill Country wet-weather creek, granite outcroppings, large mature hardwoods along creek and throughout the property, great sand and gravel bars giving perfect access to the Llano River.

Water: Approx. 3200 of river frontage property sits in a bend on the river creating exceptional river frontage. There is one water well with improvements.

Improvements: 2/2 with upstairs sleeping game room area. CH/CA. Has a 40x40 metal barn with rollup doors and concrete floors.

Wildlife: The abundance of live water on the ranch is a natural resource that allows the ranch to provide desirable habitat for various



species of wildlife. These species include, but are not limited to, whitetail deer, dove, quail, turkey, and wild hogs.

Brokers Comments: This is a rare find today on the Llano River. This Ranch includes a very nice custom-built home, built for low maintenance, easily accessed Llano River that I consider one of the best stretches of the Llano River to be found. If you want your own private Ranch on the Llano River, this is a must-see.

Essential Information

MLS® #	5723341
Price	\$3,250,000
Bathrooms	0.00
Acres	65.00
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	3343 Lyon Carr Rd
Subdivision	Ranch
City	Mason
County	Mason
State	TX
Zip Code	76856

Amenities

Utilities	Electricity Available, Electricity Connected, Phone Available, Water Available
View	Hills, River
Is Waterfront	Yes
Waterfront	River Front, Seasonal

Exterior

Lot Description Private, Rolling Slope, Agricultural

School Information

District	Mason ISD
Elementary	Mason
Middle	Mason
High	Mason

Property Listed by: Joe David Yates & Assoc. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from September 11th, 2021 at 12:00pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.