

PROPERTY
FOR SALE

63 Acres
Camp San Saba,

ABOUT OUR PROPERTY

Luxuriant, spacious, and private. A one-of-a-kind Horse and Hunting property 18 miles north of Mason, Texas and 11 miles south of Brady, Texas at the end of FM 1955. This is a farm to market road with little to no through traffic.

Front and center of this place is a beautiful 6184* square foot home featuring four bedrooms, five baths, and an indoor swimming pool. (* As per McCulloch County Appraisal district.) As you enter, and central to the home, is a spacious living area with vaulted ceilings that can easily accommodate numerous guests and visitors.

The master bedroom is sound proofed and features all the amenities: large jacuzzi tub, separate shower, walk-in closets, bay windows. A second bedroom upstairs and off the main living also features a full bath. Lastly, there is an exceptionally large, upstairs bedroom/guest quarter's that is accessible from a spiral staircase adjacent to the kitchen or from an outside staircase. These accommodations are equipped with its own fireplace, jacuzzi tub, and dry sauna.

A cozy den with a wood burning fireplace is adjacent to the living area and kitchen as is a large office outfitted with all the necessities. The kitchen is spacious, beautiful, and equipped with everything!

PROPERTY FEATURES

PRICE: \$1,380,000

SIZE: 63 +/- Acres



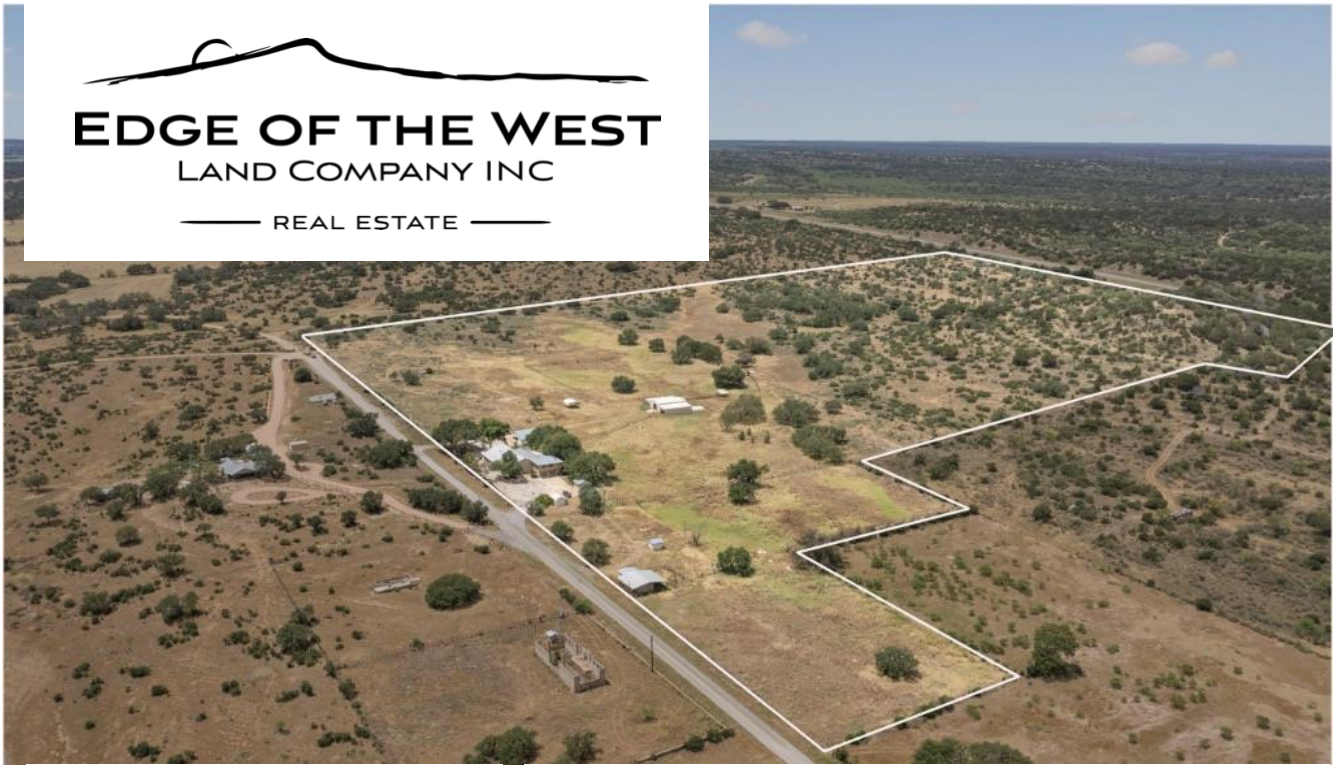
GET IN TOUCH WITH:

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Other features are a cedar lined walk-in closet, a large hobby or storage room, a high security safe room, a mud room, and an extensive and well-equipped utility room appropriately located off the enclosed two car garage.

The acreage is divided into four pastures. The front given consideration to horses and the back three pastures given to wildlife and hunting. All are well watered with concrete troughs. There is a well thought out horse barn with a tack room and runs for the well-being of these great animals.

This property has been improved and developed over several decades by one family. Frankly, I see little need for anything else except for someone to bring some soon-to-be happy horses to live here! The asking price is \$1,590,000. By appointment only.

Other technical details:

- **Water well:** depth 998 feet. Static between 15 and 28 feet.
- **Security:** ADT, keypad, wrought iron, entrance gate.
- **Fencing:** 8-foot, fixed knot, high tensile. 20 wires horizontal. 6 inch spacing vertical. All pastures.
- **Home:** Metal roof, rock, brick.
- Front pasture can be irrigated.



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