



For Sale on Market

**\$845,500**

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## COUNTRY HOMES/ACREAGE

The beautiful Hill Country landscape meets history at Cave Ranch a 95-acre property that has been in the same family since 1962. We at Simpson Ranches & Land, LLC are proud to represent this exceptional offering exclusively. This scenic property showcases classic Mason County character with granite outcroppings, scattered trees, native grasses, and a picturesque pond located near the center of the ranch. The land offers privacy, charm, and a great balance of usability and natural beauty. Cave Ranch enjoys excellent road frontage on the south along Spice Creek Road and on the west along Black Jack Road, with electricity available making it ideal for future homesite or recreational retreat.

### GENERAL DESCRIPTION

**Subdivision:** N/A

**Property Type:** Country Homes/Acreage

**Style:** Ranch

**Lotsize:** 4,138,200

**MLS# / Area:** CHCBORTX-99010



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
**Simpson Ranches & Land LLC**

12805 -- Blackjack Rd, Other, TX 76842

Visit <https://www.har.com/CHCBORTX-99010> for more information