

Raymond Ranch
1098 Crabb Ln, Menard, Texas 78648
Menard, TX 78648

\$3,551,965
827± Acres
Menard County



Raymond Ranch
Menard, TX / Menard County

SUMMARY

Address

1098 Crabb Ln, Menard, Texas 78648

City, State Zip

Menard, TX 78648

County

Menard County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

30.841300000000000 / -99.593100000000007

Acreage

827

Price

\$3,551,965

Property Website

<https://kwland.com/property/raymond-ranch-menard-texas/46617/>



PROPERTY DESCRIPTION

827 Acres | Historic Ranch Land | Eastern Menard County near Hext, TX

Nestled in the heart of Eastern Menard County, near the historic community of Hext, TX, this 827-acre ranch embodies the true essence of Texas ranching heritage. For generations, this land has been a cornerstone of ranching traditions, where hard work and a deep connection to the land have shaped its legacy. Surrounded by vast neighboring ranches, the property offers an unparalleled sense of privacy, breathtaking views, and an opportunity to continue its storied past.

The landscape is a stunning mix of live oak trees, rolling bluffs, and wet-weather creeks, creating a diverse and picturesque setting. Well-maintained roads provide easy access across the property, while strong exterior fencing ensures functionality for both ranching and wildlife management. The land is teeming with native wildlife, including thriving populations of whitetail deer and turkey, making it a premier hunting destination.

While rich in history, the ranch also boasts modern conveniences. Three water wells, electricity, and multiple RV hookups make it both functional and comfortable for ranching, recreation, or weekend retreats. The property's location just 7 miles west of the Mason/Menard County line offers the perfect balance of seclusion and accessibility.

Whether you're looking to continue a proud ranching tradition, establish a hunting retreat, or own a private escape in the Texas Hill Country, this ranch is a rare find. With its deep historical roots and exceptional natural beauty, this is more than just land; it's a legacy waiting to be carried forward. Don't miss the chance to be part of this remarkable property's next chapter. Schedule your private showing today.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

Disclaimers:

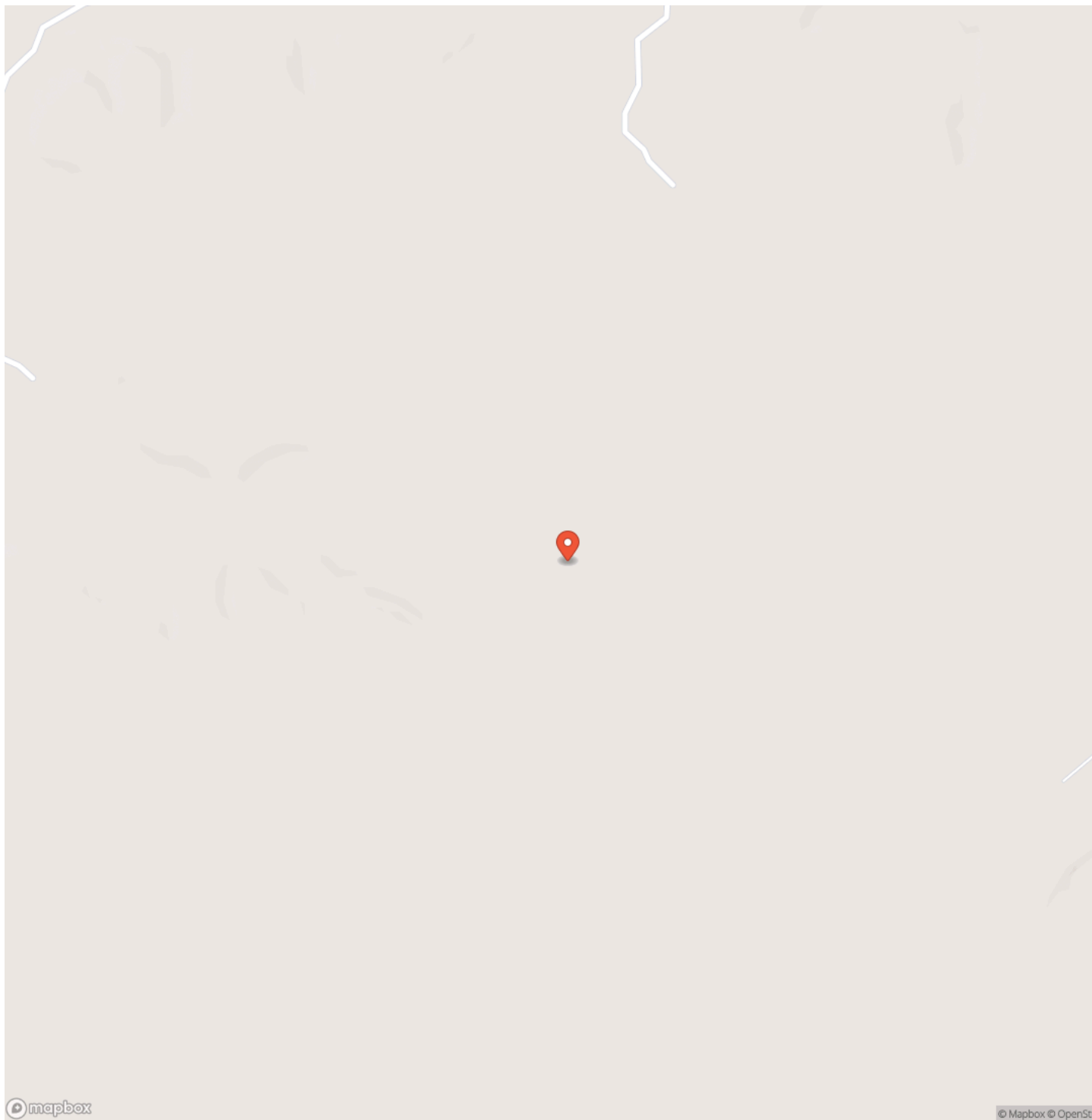
The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

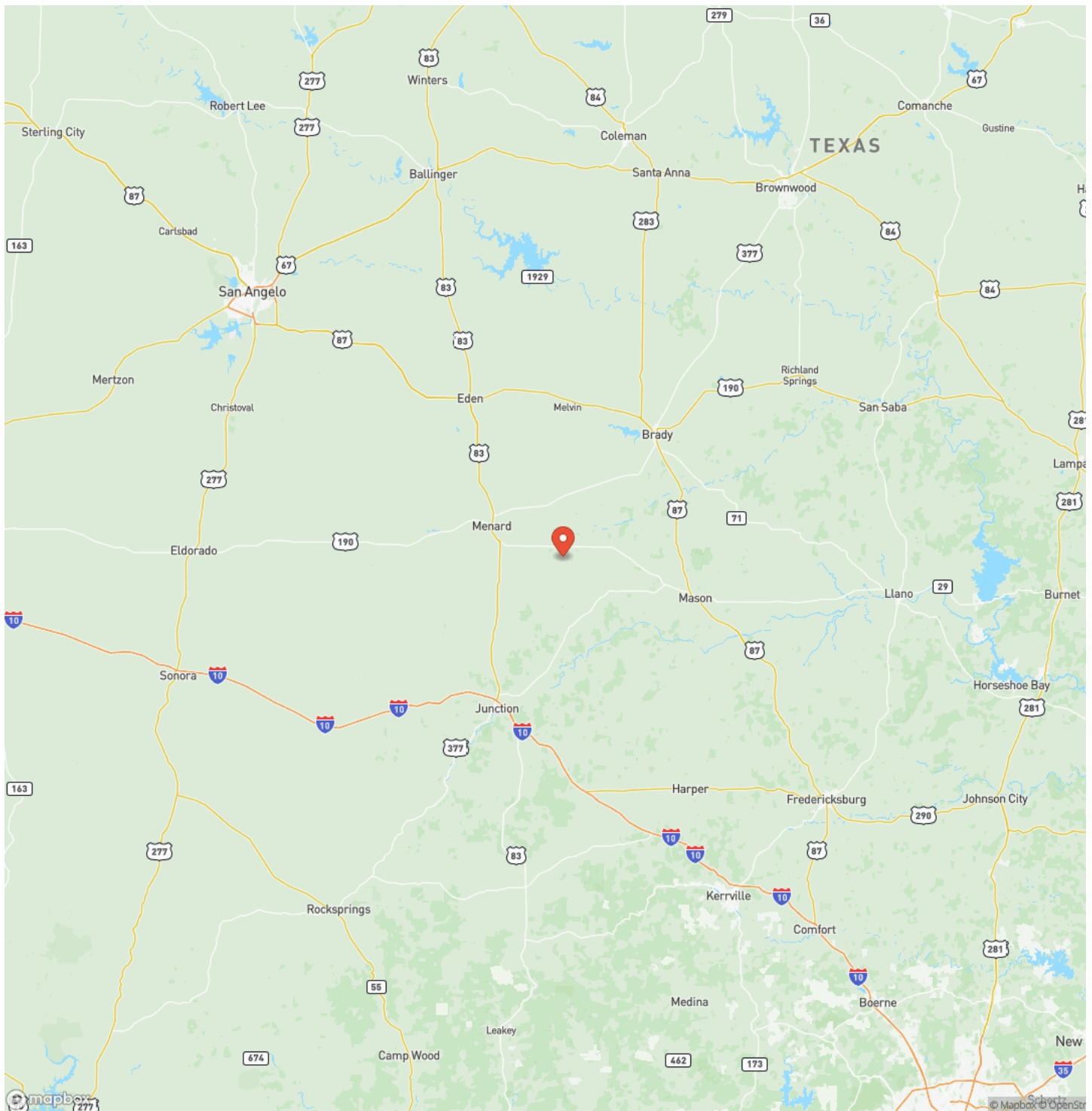
Raymond Ranch
Menard, TX / Menard County



Locator Map



Locator Map



MORE INFO ONLINE:

Mockranches.com

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

maxramsey@mockranches.com

Address

439 S Graham St.

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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