

**Triple 111 River Ranch**  
1774 Shafer Ln  
Hext, TX 76848

**\$1,095,000**  
111± Acres  
Menard County



**Triple 111 River Ranch**  
**Hext, TX / Menard County**

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**SUMMARY**

**Address**

1774 Shafer Ln null

**City, State Zip**

Hext, TX 76848

**County**

Menard County

**Type**

Farms, Ranches, Recreational Land, Hunting Land

**Latitude / Longitude**

30.889663 / -99.54387

**Acreage**

111

**Price**

\$1,095,000

**Property Website**

<https://www.mockranches.com/property/triple-111-river-ranch/menard/texas/99459/>



## **PROPERTY DESCRIPTION**

### **950 plus feet of Live Water Frontage | Between Mason and Menard**

In the Texas Hill Country, live water is finite.  
And meaningful stretches of the San Saba River are tightly held.

This 111-acre ranch offers approximately 950 feet of accessible, usable San Saba River frontage in a highly desirable corridor between Mason and Menard — an area known for solid groundwater, healthy native habitat, and long-term land ownership stability.

Over the years, we've represented families buying and selling river properties across this region, and one thing remains consistent: when a tract combines usable frontage, privacy, and build potential — it rarely stays available for long.

This property checks those boxes.

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### **The River**

The character of this stretch of the San Saba is what sets it apart.

Clear water moves across limestone shelves into deeper pockets and fishable pools. A portion of the bank is gently sloping providing walkable and gentle access into the pristine water. The frontage here invites use — wading, casting, kayaking, and gathering.

Not all river frontage is created equal.  
This is frontage that functions.

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### **The Land & Habitat**

The 111 acres offer classic Hill Country terrain — rolling elevations, mature oak trees, native grasses and a variety of timber. The habitat supports whitetail, turkey, dove, and other native species, making it a strong recreational property year-round.

The balance between open country and cover provides both usability and privacy. Elevated areas offer potential homesites with views of the surrounding valley and river.

This is the type of tract that supports both quiet weekends and hunting season traditions.

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### **Improvements & Infrastructure**

- Electrical service available
- Older water well in place
- Multiple potential homesites

- Manageable size for low-overhead ownership

The existing infrastructure provides flexibility for future development without requiring immediate large-scale investment.

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### **Long-Term Value & Scarcity**

In the Mason–Menard corridor, river properties with nearly 1,000 feet of frontage and 100+ acres of surrounding privacy are becoming increasingly difficult to acquire.

Families tend to hold these properties for generations.

As a brokerage specializing exclusively in farm and ranch real estate across Texas, we monitor live water transactions closely. Demand for quality river frontage — particularly in stable agricultural counties with limited overdevelopment — continues to remain strong.

This tract represents both lifestyle value and long-term asset strength.

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### **Property Highlights**

- 111 Acres in the Texas Hill Country
- ~950 Feet of Live San Saba River Frontage
- Limestone-bottom river with pools & gentle rapids
- Accessible gravel bars and fishable banks
- Rolling terrain with mature oak trees
- Strong native wildlife habitat
- Electrical service available
- Older water well in place
- Located between Mason and Menard
- Recreational, legacy, and long-term investment appeal

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. 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.

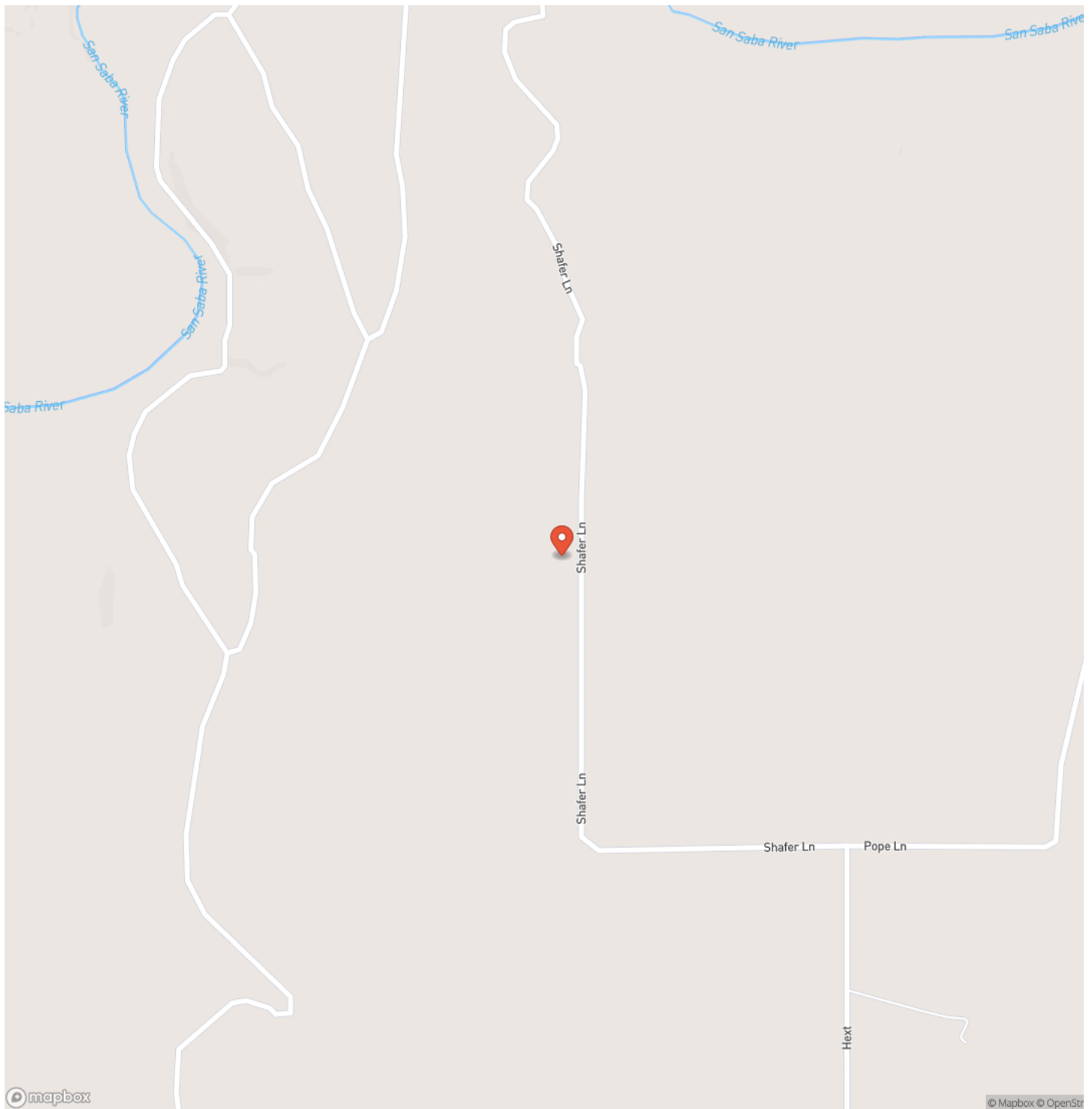


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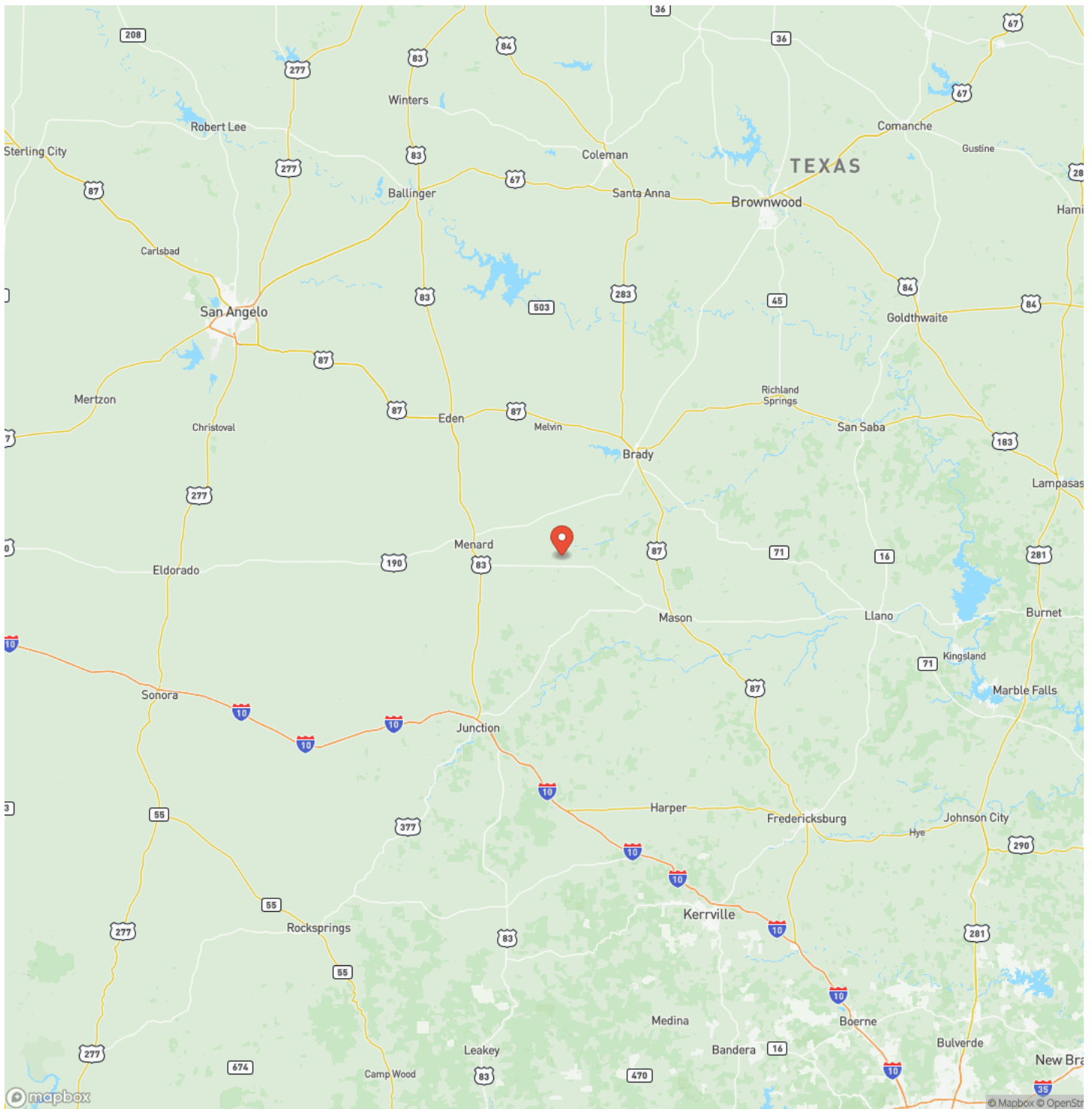
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

<https://www.mockranches.com/>



## Satellite Map





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### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Morgan Willis

## Mobile

(325) 309-5486

## Email

MorganWillis@mockranches.com

### Address

118 FT. McKavitt St

## City / State / Zip

Mason, TX 76876

## NOTES

[illegible]

**MORE INFO ONLINE:**

<https://www.mockranches.com/>

## NOTES

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## **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.

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