

# BARNETT BRANCH RANCH



1,116+ Acres Llano Co.  
CR 308 - CR 308 B  
Llano, Texas

 Kuper  
Sotheby's

  
DULLNIG  
RANCH SALES



## DESCRIPTION

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The ultimate Hill Country location and natural beauty! Only 1 hour from Austin the state capitol but ideally secluded with hardly any rooftops in sight, this rare piece of ground has excellent subsurface and surface water. Picturesque old historic improvements, large hardwood trees throughout and amazing views round out the uniqueness of the offering.



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## IMPROVEMENTS

The improvements are fitting for this size property. An original historic 4 bedroom/2 bath home that has been renovated sits overlooking the cattle pens. An apartment next door to the main home is 700± s.f. and has one bedroom, 1 bathroom above 2 separate storage rooms below. Surrounding the residences is a lush lawn which is well-maintained with a recently installed 45-stage water sprinkler system. Old cedar pens plus pipe pens are present. A 3 bedroom/2 bath modular home serves as a foreman house. All perimeter and cross fences are 5± years old, and are in excellent shape, consisting of 5-strand barb wire. The land is divided into 16 pastures and all pastures have a water source. Two metal hay barns are 40 x 100± feet.



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## WATER

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This ranch has excellent subsurface and surface water which is unique for Llano County. Six water wells provide water throughout the ranch, 3 wells are powered by solar and the other 3 by electricity. The house well is a solar well that feeds the 30,000± gallon house cistern, circa 1875. From this cistern, water runs to dairy barns, horse barn, working pens and several water troughs. The 6th well is electric and provides water to the foreman's house. Over 5± miles of one and one-half inch, Schedule 40 PVC lines are buried throughout supplying all 5 tanks and the numerous water troughs. Subsurface water is definitely not an issue on this ranch. Five stock tanks and one large lake give this property ample surface water as well. Coleman Lake is 7± acres and 25± feet deep, offering great bass fishing and duck hunting. Seasonal Barnett and Branch Creek traverse the property. Barnett Branch runs for 2.1± miles and the Spring Branch crosses the North eastern part of the ranch for 1.5± miles; both are lined with large Cedar Elm, Hackberry and Live Oak trees. These seasonal drainages run water during wet times and hold pools of water after heavy rainfall.



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## ELEVATION

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This ranch has incredible views with elevations ranging 1,040 feet ASL to 1,244 feet ASL. On the top of these high hills you can see all the way across to Horseshoe Bay which is over 12± miles away. With this present proximity, you only see two rooftops within a 360° view which is unheard of.

## VEGETATION

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This ranch has been selectively cleared for cattle and cross fenced. Beautiful fields are strategically designed throughout the property. This year the owner has cut 500 round bales. These open areas are predominantly native grasses such as Wilman Loves Grass, etc. Large Live Oak and Spanish Oak trees are found throughout the property and are lined along the banks of the creeks along with Cedar Elm and Hackberry. There is also plenty of cover for wildlife consisting of White brush, Persimmon, Agarita, cedar, mesquite, prickly pear and others.



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## WILDLIFE

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The ranch has an abundance of game due to habitat management and the distribution system of water. All of the fields create edges which is an attraction for game. Large trees and lighting areas allow for good turkey habitat. The tanks and lake provide good bass fishing and seasonal duck hunting also. Wildlife includes whitetail deer, turkey, hogs, quail and dove. Free ranging exotics such as Elk and Mouflon rams have been seen on the property,

## MINERALS

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Owner is believed to own 50% of the minerals. Owner will convey all that he owns.



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**1,116± ACRES LLANO COUNTY  
LLANO, TEXAS**

This ranch is a pleasing 15± miles from Horseshoe Bay Resort and its private airport, 18± miles S. of Llano, 22± miles W. of Marble Falls, 30± miles to Bee Caves, 30± miles N. of Johnson City, 45± miles to Barton Creek, 58± miles N. of Blanco, 50± miles west of Austin, and 80± miles from San Antonio, Texas. The property has frontage on both CR 308 and 308 B, with 1.18± miles on CR 308 and 2.5± miles of 308-B.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://trec.state.tx.us/pdf/contracts/OP-K.pdf) All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

## MAP

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## VIDEO

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