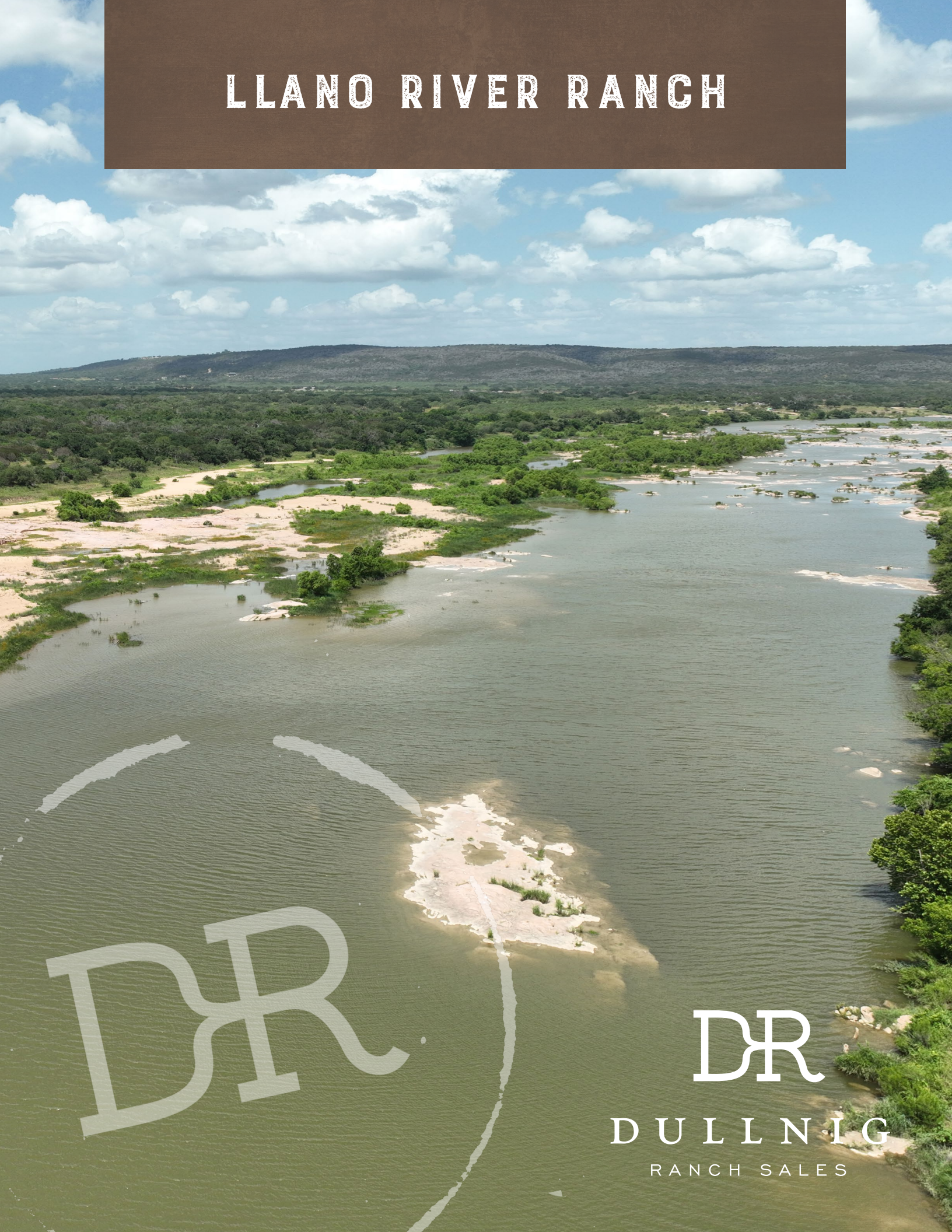


LLANO RIVER RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Llano River Ranch is a private live water property offering endless recreation and beauty, ideally located just a short 70± miles from downtown Austin. The river is very accessible, the land is clean and well maintained and the property is ready for improvements fit for the new owner. This is a rare opportunity to own a ranch on this stretch of the Llano River.

IMPROVEMENTS

The ranch is void of structural improvements but there are numerous ideal building locations, plus power and water wells are already present on the property. There is an established road system in place and the perimeter of the ranch is fenced, along with high fencing on the north boundary.

335± Acres

Llano County



335± Acres
Llano County



WATER

The highlight of this property is the 1,700± feet of Llano River frontage. This is a beautiful, private stretch of river with only one neighbor on the other side. The river has a deep swimming and fishing hole that flows into a section of shallow rapids. Along with the river there are two spring fed creeks, Pennington Creek and Sandy Creek, that converge on the property and eventually flow into the Llano River. There are two solar powered water wells that fill a trough and the one pond on the property. A short drive from the ranch is Lake LBJ, Lake Buchanan and Inks Lake, which all offer additional water recreation activities.



335± Acres
Llano County



VEGETATION/TERRAIN

Impressive large Oak trees are scattered throughout the ranch. There is a mixture of natural open areas with healthy stands of native grasses and areas of thicker cover with a combination of oaks, cedar, mesquite and other native trees and brush. The terrain is rolling but usable and there are several locations that offer breathtaking views of the surrounding Hill Country. Along the creeks and near the river are outcroppings of pink granite and the bank of the river is primarily a fine sandy beach which provides easy access and enjoyment.

WILDLIFE

Due to the plentiful water, food and cover this ranch is loaded with wildlife that includes Whitetail deer, turkey, dove, wild hogs, varmints and much more. The Llano River is known for fishing and has healthy populations of bass, catfish and perch. The river is also home to migrating waterfowl during the fall and winter months.



335± Acres
Llano County



TAXES

Ag Exempt.

MINERALS

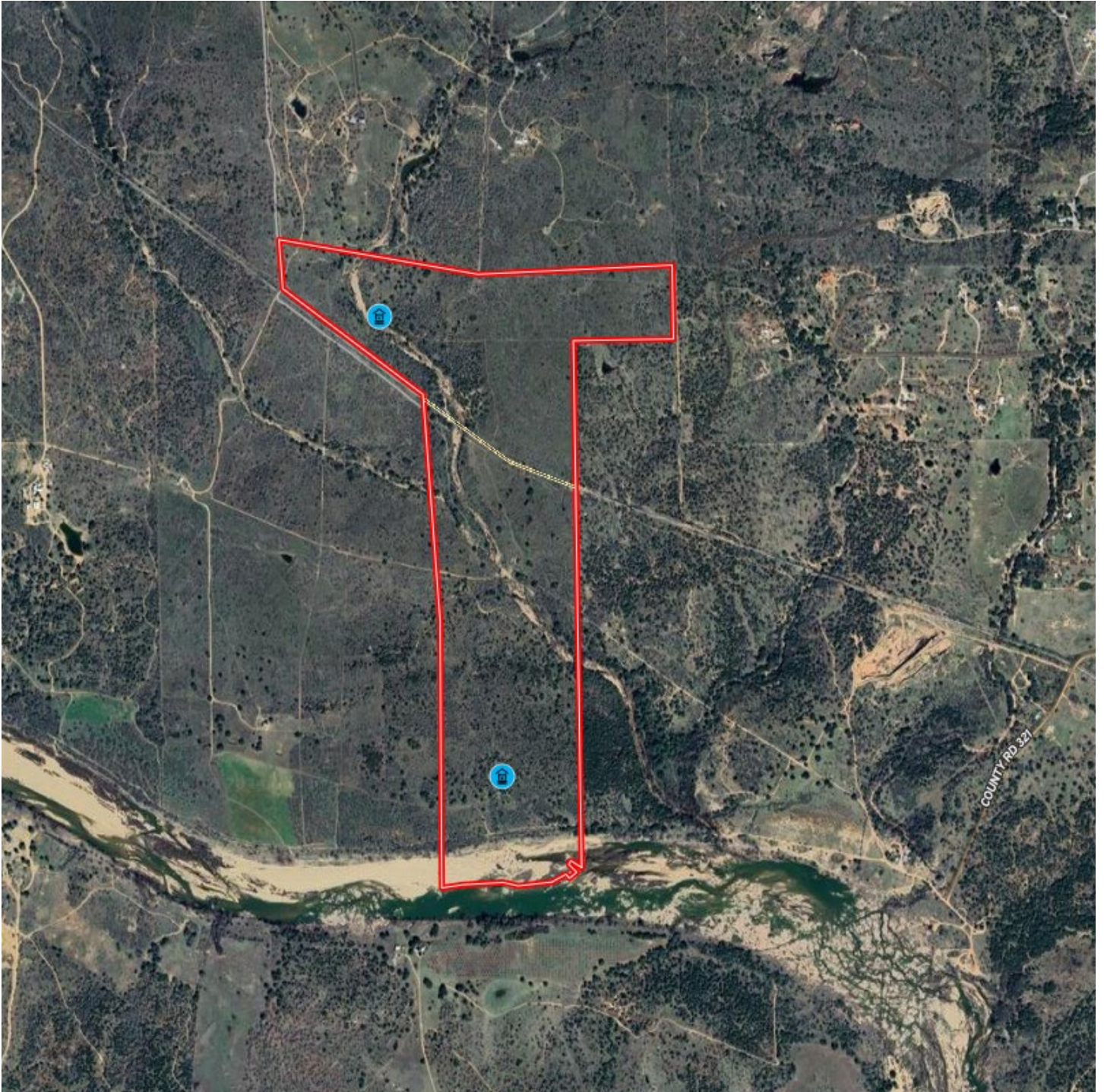
Negotiable. Call broker for details.



335± Acres
Llano County

MAP

[Click here to view map](#)



***335± Acres
Llano County***



335± ACRES LLANO COUNTY EASEMENT ACCESS OFF HWY 29.

This property is accessed via a deeded all-weather easement from Hwy 29 and is located 7± miles N of Kingsland, 12± miles E of Llano, 17± miles W of Burnet, 70± miles NW of downtown Austin, 95± miles N San Antonio, 185± miles S of Fort Worth, 200± miles S of Dallas and 220± miles W of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

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