

LLANO RIVER RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Llano River Ranch is a unique live water property offering endless recreation and beauty, ideally located just a short 70± miles from downtown Austin. The 1± mile stretch of river is easily accessible, the land is clean and well maintained and the structural improvements are usable and very practical. This is a rare opportunity to own a substantial ranch on this stretch of the coveted Llano River.

IMPROVEMENTS

Built in 2022, the home consists of two separate 1-bedroom, 1-bathroom private casitas, each with its own fireplace. This stucco building has a covered front porch, exposed wooden beams, is very nicely finished out and has a comfortable vintage western feel. Two RV hook-ups are located near the house under some large Live Oak trees. There is one barn on the property for equipment and vehicle storage with a connected shop. An established road system is in place including 1± mile of paved roads and the perimeter of the ranch is fenced, along with high fencing on the north boundary.

930± Acres

Llano County



*930± Acres
Llano County*



WATER

The highlight of this property is the 1± mile of Llano River frontage. This is a beautiful, private stretch of river with only two neighbors on the other side. The river has a good mixture of deep swimming and fishing holes that flow into sections 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. Three ponds are located on the property two of which are supplemented by a well. There is a total of six water wells, three are solar powered, that fill water troughs and one of the ponds on the property. The other three water wells have electric submersible pumps and provide water to the house barn and the pond closest to the house. A short drive from the ranch is Lake LBJ, Lake Buchanan and Inks Lake, which all offer additional water recreation activities.



930± Acres
Llano County

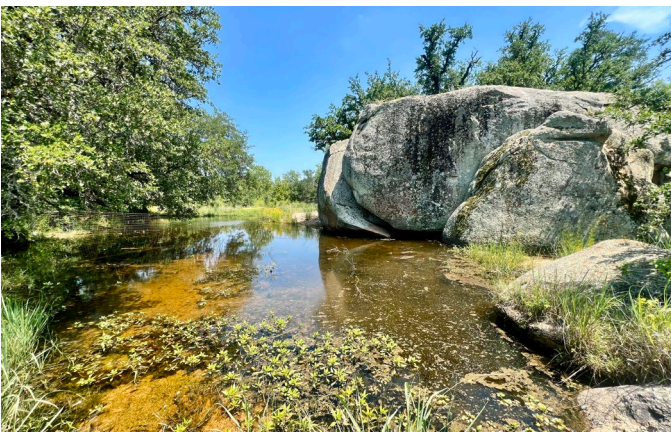


WILDLIFE

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. There have been free roaming exotic species spotted on the property. The Llano River is known for its fishing and has healthy populations of bass, catfish and perch. The river is also home to migrating waterfowl during the fall and winter months.

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. There is one tillable field near the house that is planted each fall in oats. 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.



930± Acres
Llano County



MINERALS

Negotiable. Call broker for details.

TAXES

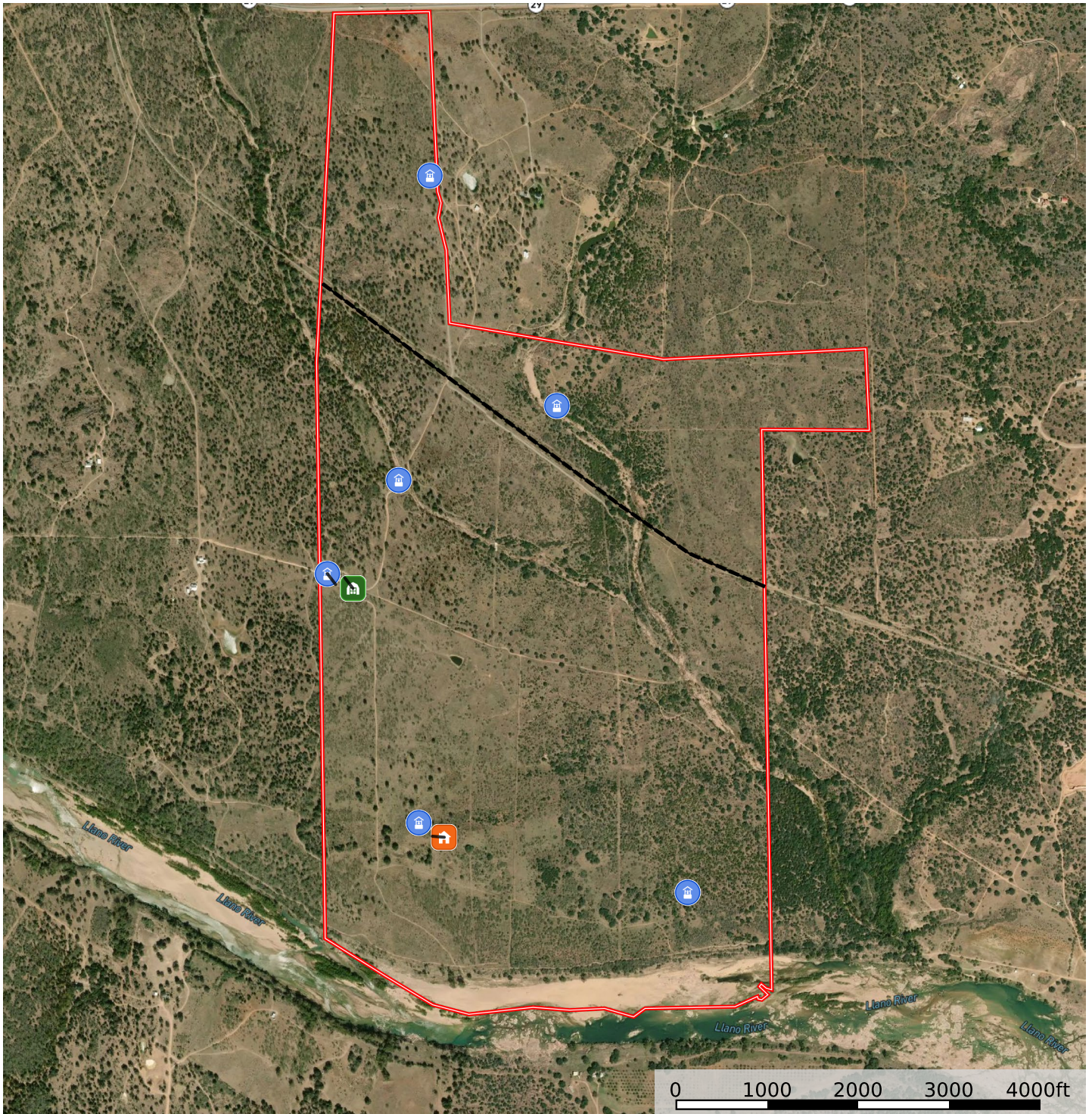
Ag Exempt



930± Acres
Llano County

MAP

[Click here to view map](#)



930± Acres
Llano County



**930± ACRES LLANO COUNTY
12890 HWY 29
KINGSLAND, TX 78639**

This property has 1,046± feet of Hwy 29 frontage 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

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Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR

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