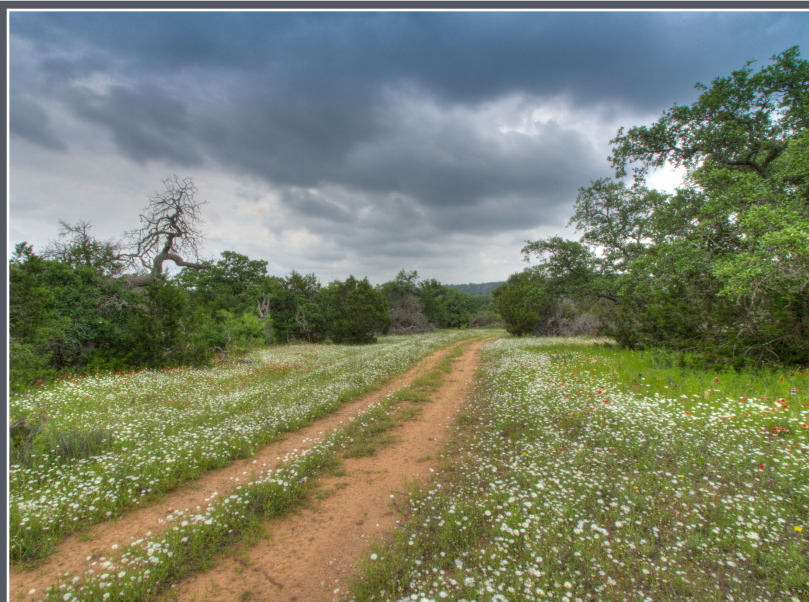


CR 226

Llano, TEXAS 78643

\$740,340

105.9 Acres



Dave Murray, Broker,
REALTOR®, CRS
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Coldwell Banker United



CR 226

105.9 acres

Location

Located northeast of Llano, Texas in the Babyhead Mountains. From Llano take Highway 16 north 6 miles, then turn Right onto CR 226, will be on the Left in half a mile.

Land

This property offers a variety of terrain. As one enters the property from the south, there are sizeable, lush, improved cross-fenced pastures. To the north there are a number of nice rock outcroppings, as well as elevations that offer Hill Country views.

Improvements

The ranch is part of a 50-year managed game ranch, and there are a number of improvements. The property is high-fenced, and there is approx. \$250,000 worth of extensive breeding pens, sorting rooms, troughs, and more.

Hunting & Wildlife

Extensive wildlife has traditionally been present. Wildlife may include white-tailed deer, exotics like Fallow, Axis, Sika, Black Buck, along with various native animals. The ranch is set to hunt, with areas of great cover and stock ponds that bring out the wildlife.

Water Improvements

There is currently a bigger constant level pond on the property. There are also several other stock ponds that can hold water, as well as several wet-weather creeks.

Utilities

There is electricity throughout property, and well with water lines that service various parts of the ranch.

Exemptions

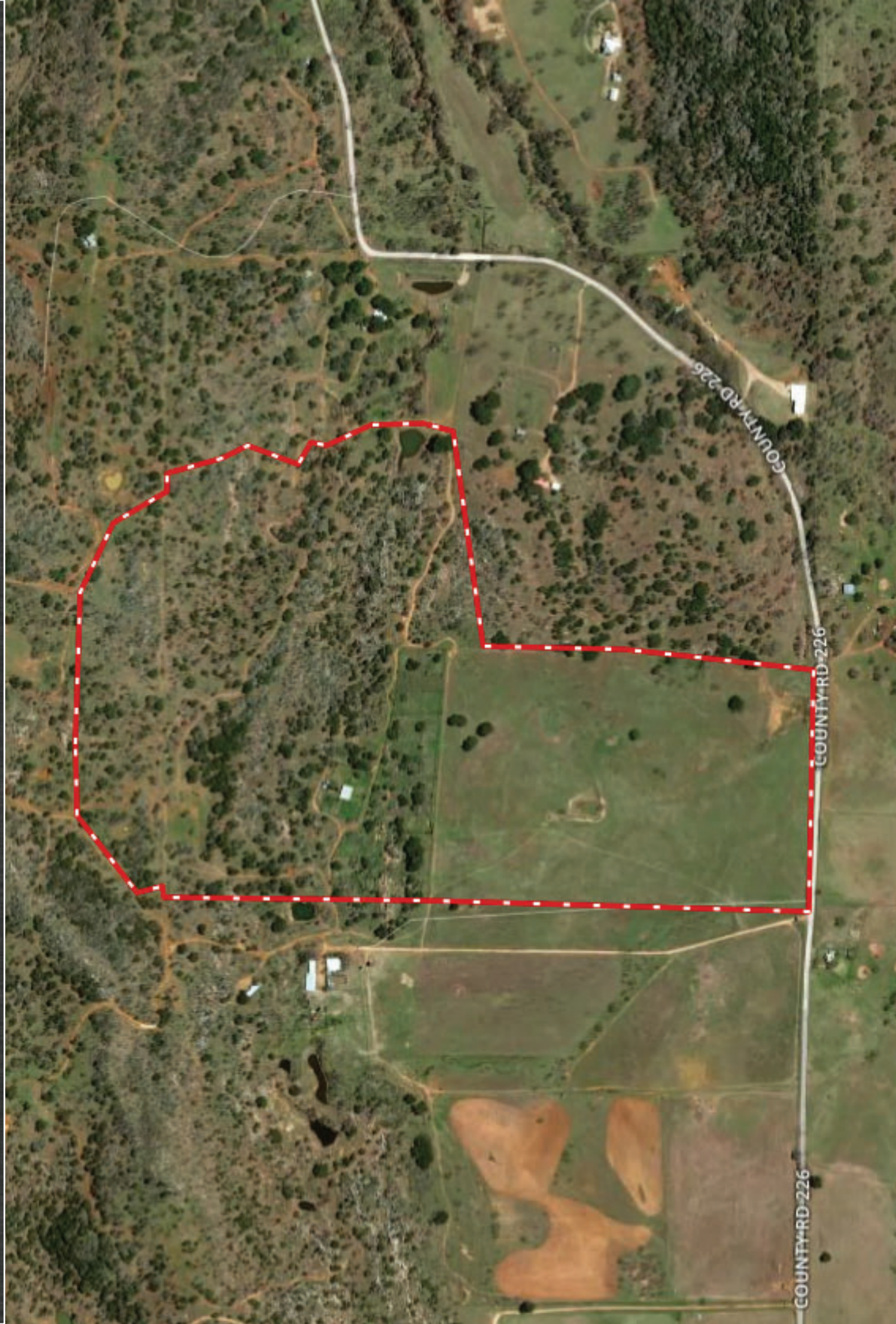
There is currently an Agricultural exemption in place making for low taxes.

This 50 year Managed Game Ranch is located in the beautiful Babyhead Mountains just north of Llano Texas. Most who drive the property feel that is much larger with varied terrain and views. Convenient to Austin and San Antonio with great access and minutes north of the Llano Airport, which can accommodate Leer Jets. Situated between historic Llano and Cherokee, with great privacy, this is the perfect weekend getaway or hunting destination for a lifetime.

105.9 ACRES - LLANO COUNTY



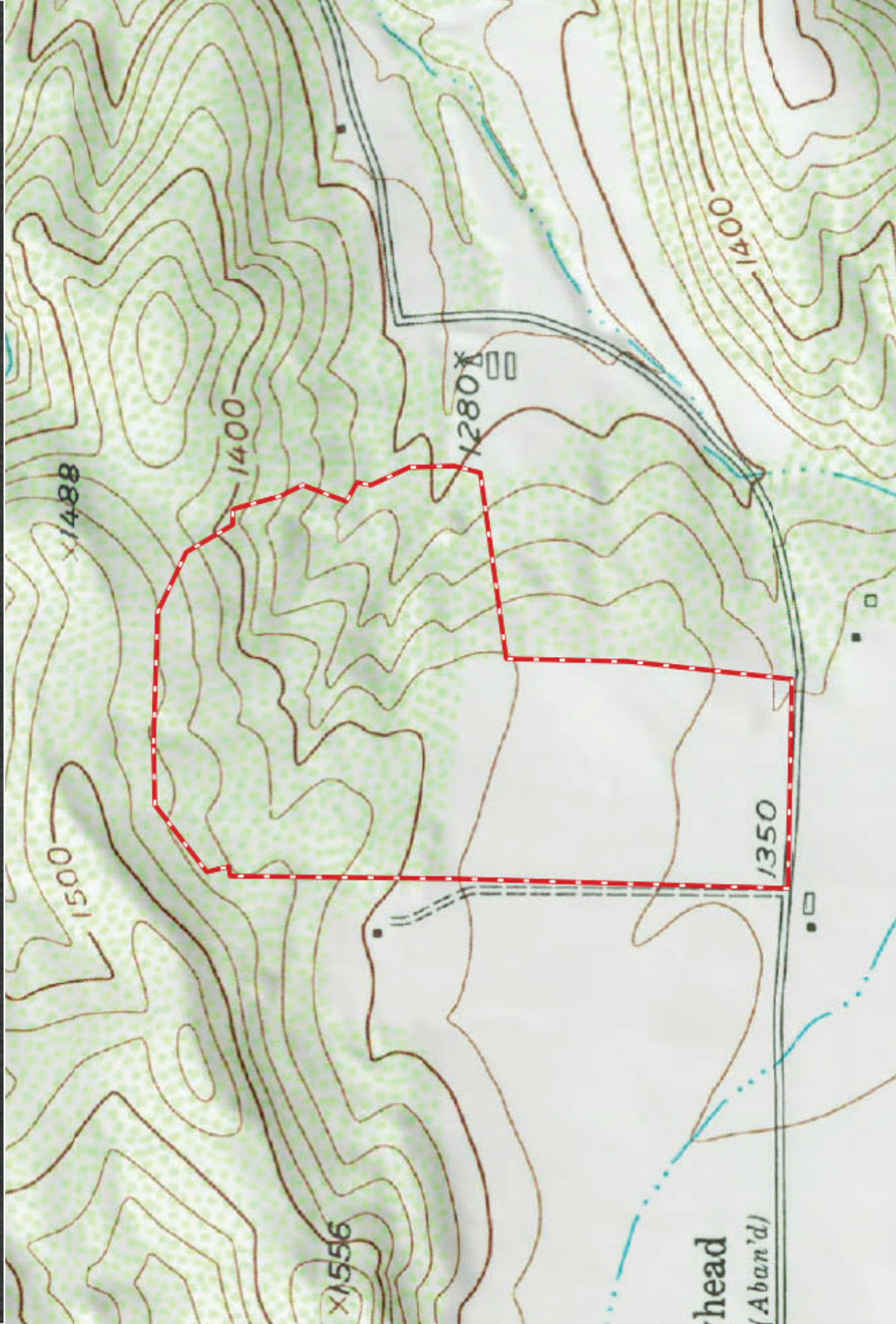
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