

LUCKY A LLANO RIVER RANCH INFORMATION SHEET

THE LUCKY A LLANO RIVER RANCH IS APPROXIMATELY 841 AC AND IS BEING SOLD "AS IS". The owners have never occupied the house, and the ranch has been vacant for 3 years with the exception of management hunting. Current cattle lease until closing unless buyer wants to continue. No owner financing is offered.

Mountain top views for miles, very scenic views with many gorgeous building sites. Granite outcroppings are scattered throughout the ranch and along the seasonal creeks. Deep holes in the Llano River, which borders the ranch to the North for approximately ½ miles, providing great swimming and fishing holes.

Front 100 +/- Ac Low Fence w/paved frontage on CR 307

- Double wide – 3/2 w/large wood deck overlooking large Stock Tank and portable building
- 2 Large Stock Tanks
- Cattle pens near County Road
- 1 Well

Back 741 +/- Ac High Fence:

- MLD 3 – Whitetail managed program. MLD since 2011
- Managed and high fenced for past 10 years
- Whitetail, Blackbuck, Fallow and Axis
 - Whitetail +/- 200 w/15-20 harvested annually (180 + Class Whitetail Genetics)
 - Blackbuck – less than 24, Fallow – less than 12, Axis – less than 12
- Hogs, Turkey, Fox, Coyotes, Bobcats, Dove, Etc.
- 6 Protein Feeders and 5 +/- Corn Feeders
- 3 Tower Blinds and Misc. Tripods
- Family hunted – NEVER commercially hunted or leased
- Great fishing – Florida Black Bass, Catfish and Perch
- Extensive Road System with several concrete low water crossings – Summer 2015 all reworked
- Ranch has been cleared of Cedar
- Electric gates
- House 3/3 – Built in 1980's – remodeled 10 years ago – Furnishings convey
- 2 Extra Large Carports either side of the House
- 2 wells and water storage tank and windmill
- Cattle pens
- 2 large metal buildings/shops w/walk-in cooler and racks in one
- ½ Mile Llano River Frontage
- 2.5 Ac Lake
- 5.5 Ac Lake
- 3 Stock Tanks/Ponds
- Power runs all the way to the back of the ranch
- 4 Low Fence Pastures within the High Fence Area – great for livestock
- Badboy Buggy (may need new batteries)
- 2 big fuel tanks