

BULLOCK LLANO COUNTY RANCH INFORMATION

200 Ac – Ranch Rd. 2241, Llano, Texas

Built in 1987, 2 charming early Texas style houses with painted metal roofs, designed by internationally known Houston Architect, Tom Bullock, of CRSS-Houston, the late Lt. Gov. Bob Bullock's brother, and built by Dan Felts, Mrs. Bullock's brother. A small efficiency house that was used by the foreman, was built a few years later.

MAIN HOUSE – 1304 sf

- 1 large living area, vaulted ceiling, white washed pine walls & ceiling, hardwood floors and large floor to ceiling limestone fireplace
- Pine walls in bedroom, large double sink in bath with generous cabinet space, grass cloth covered walls, carpet
- Large kitchen with generous cabinet space and room for double refrigerators, Viking Gas Range, dishwasher, trash compactor, icemaker
- Utility room with washer, dryer, hot water heater, and shelf space
- All windows are fitted with plantation wooden shutters, original Smith and Hawken heavy Teak outdoor furniture that is no longer manufactured
- Screened in back porch on west side and open porch on east side behind bedroom, flagstone walks around house and to guest house
- Spacious bedroom with walk-in cedar closet and outside entrance
- Large attic above house, accessible from outside stairs, could be converted into additional living area
- Both porches and walks are leuters limestone, outdoor shower on main house
- Professionally lit trees in fenced area around both houses, majestic live oak and elm trees professionally maintained
- 36 Station Sprinkler system inside gated area around main & guest houses
- Various animal mounts hunted and collected over the years by the Lt. Gov.

GUEST HOUSE – 506 sf

- Carpeted and grass cloth covered walls, covered porch and attic space above house, accessible from outside stairs, could be converted into additional living area
- Most all furnishings convey with property, but some paintings and artifacts may be available for purchase separately

OTHER

- Foreman's 432 sf efficiency house, near equipment area, with kitchen, washer/dryer, small front porch, window unit, outdoor shower and some furniture, all of which conveys
- Well maintained road around perimeter of property as well as several interior roads
- Electric gate at entrance and metal fence around main and guest houses with electric gates on north and south entrances
- Well kept grounds and beautifully landscaped around main and guest houses, natural grass field areas, huge live oaks, post oaks, persimmon, mesquite, bee brush, granite outcrops, draws, deer, dove, quail

EQUIPMENT AREA

- Drive thru metal boathouse with electric openers on west and east ends
- 2 large covered sheds for farm equipment
- Wooden floored Morgan House with shelving for storage
- Pump house and 25,000 gallon water storage tank
- Rainwater collection tank
- 2012 Mahindra 4625 Tractor with approx. 345 hours, plus bucket, shredder, landscape blade and box blade
- Haul trailer
- John Deere Gator, two riding lawnmowers and misc. tools and equipment
- Working windmill that feeds concrete water trough
- Two large stock tanks
- 3 wells, all producing, one capped but produces 7 gpm and other two hooked up to 25,000 gallon water storage tank and homes
- Overhead fuel tanks and small storage building

LOCATION

- 3.5 MILES NE OF CITY OF LLANO
- 1.5 HOURS WEST OF AUSTIN
- 2 HOURS NORTH OF SAN ANTONIO
- LESS THAN 10 MILES FROM LLANO AIRPORT, WHICH ACCOMMODATES LEER JETS
- APPROXIMATELY 20 MINUTES TO FALL CREEK VINEYARDS

Note

Certain décor items and personal items will not convey, and some paintings and artifacts may be available for purchase separately; otherwise, everything mentioned above will convey with acceptable offer. All mineral rights are thought to be owned and are negotiable. Ranch is Ag Exempt with grazing lease currently in place. Closing on sale of ranch to be no sooner than early to mid August, 2014.