

BUCK HILL RANCH



260+ Acres Llano County
RR 312
Llano, Texas

 Kuper
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DR
DULLNIG
RANCH SALES



DESCRIPTION

The Buck Hill Ranch is a quintessential turn-key Texas Hill Country property ready to be enjoyed for generations. With live water, incredible views, 3,400± square feet of living space and abundant native wildlife - this 260-acre ranch checks off all the boxes.

IMPROVEMENTS

Positioned high on one of the largest bluffs on the ranch, the remodeled, tasteful but not overdone, 2 story home has 3 bedrooms and 3.5 baths with a bonus room and large covered patio/porch with stunning views overlooking Honey Creek. Additionally, there is a 40'x40' metal barn and covered carport parking for 4 vehicles. For the sportsman there is a walk-in cooler, cleaning room, and 3 deer blinds/feeders. The ranch is perimeter (low) fenced and is in good condition. Ranch roads are in good condition with access to most areas of the ranch and the main road from the gate to the house is paved black top.





LAND/HABITAT

With its diverse terrain, draws, live water, and preserved habitat, the land provides the perfect sanctuary for abundant wildlife including whitetail deer, turkey, and hogs. The Buck Hill Ranch boasts over 200'± of elevation change that create exceptional views from several points including one of the best views right off the back porch of the house.



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WATER

Spring fed Honey Creek flows year-round through the Buck Hill Ranch and a beautiful natural pool stocked with native fish has been created by a concrete dam. There are two other small springs on the ranch as well as three water wells and a dirt tank. The Buck Hill is one of the very few ranches in Llano County that sits directly over the Hickory Aquifer with abundant ground water, which is rare for the granite uplift area of Llano County.



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Conveniently located 7± miles southeast of Llano off RR 312, the Buck Hill Ranch is one hour and 45± minute drive time from downtown Austin and 45± minutes from Fredericksburg.

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

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MINERALS

All owned rights will convey with sale. No production or leasing present.

TAXES

Currently set up on wildlife exempt status.

**[CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM](http://DULLNIGRANCHES.COM)**

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