

Description:

The Rock Lodge is one of a kind, consisting of a main house approx. 6800 SF along with a guest house approx. 1230 SF and oversized rock garage/workshop and storage area approx. 2400 SF. All of the improvements are 100% masonry stone with high ceilings and tile roof. Expansive rock courtyard with rod iron gates and mature Oak trees wrap around the main house and guest house. Main house consist of 3 Bedroom/5 Bath, with a master suite upstairs and master suite downstairs. Guest house is a 1 bedroom/1 bath. The "GRAND" Great Room is 1728 SF with custom wood paneling and cabinetry, massive fireplace, hardwood floors and stunning staircase. The Master suite upstairs is approx. 1579 SF including fireplace, custom walk thru closet with laundry, master bath with dressing area, large tub, separate shower, double vanity and private balcony overlooking the courtyard. The downstairs master is approx. 800 SF along with a private study/sitting room with fireplace and laundry approx. 450 SF. The compound is ideal for large gatherings and entertaining.

The compound is located near the front of the property with highway access on RR 3347. The tree lined asphalt driveway leads you to the main house and garage. Unrestricted 446 acres the property has 3 windmills, 4 water wells and 4 large round rock water troughs and pond. Numerous hunting blinds & feeders along with stacked stone crossings & rock dams along the ranch road. Recently the Seller shredded all ranch roads for easy access and viewing of the property. Abundant Whitetail Deer, Wild Turkey and Hogs roam the property.

The crown jewel of this property is located on the higher elevation from 1380 Ft to 1420 FT the Seller calls it "Margarita Point" the view is breath taking! Packsaddle Mountain looking toward Llano and the blue waters of Lake LBJ at Horseshoe Bay in the distance. One of the BEST views in Blanco County!!!

These 446 acres is one of a kind... The setting and location make it special. Located minutes from Horseshoe Bay and Marble Falls.

The possibilities are endless... The Rock Lodge would make an elegant wedding venue with lodging available.

The property is shown by appointment only, 24-hour notice recommended, contact listing agent or listing office to schedule a private showing. Listing agent must accompany all showings. Gate locked combo, no signs on property.

Directions:

From US Hwy 281 North in Round Mountain turn left on RR 962 West traveling toward Llano. Continue, turn Left on RR 3347 continue, look for #3625 on left side of highway. No sign on property, high fenced with rock entrance.

Continued: See Page 2 – Room Sizes and Water Well Information

Room Sizes: Estimated Square Footage - Improvements

Description	Measurement	Square Feet
Kitchen/Dining	29x32	928
Pantry	12x12	144
Great Room	54x32	1728
Living Room	29x19	551
Guest Bathroom #1	13x7	91
Guest Hall Bathroom #2	10x6.6	66
Guest Bedroom Hallway	12x19	228
Guest Bathroom #3	12x6.6	79
Study w/ Fireplace	22x19	418
Utility (Downstairs)	6.6x6.6	43
Master Bedroom (Downstairs)	29x19.6	568
Master Closet (Downstairs)	12x7	84
Master Bath (Downstairs)	13x12	156
Hallway	27x4	108
Hallway	13x5	65
Staircase	9x5	45
Hallway (Upstairs)	21x6.6	138
Master Bedroom (Upstairs)	32x28	896
Master Closet (Upstairs)	20x8	160
Master Closet (Upstairs) Utility	9x7	63
Master Bath (Upstairs) Tub Area	16x12	192
Master Bath – Shower w/ Potty	13x6.6	85
Main House: Estimated SF		6836 SF
Guest House (Carriage House)	41x30	1230 SF
Garage/Workshop	60x40	2400 SF

Water Well Info:

I searched well information on this property, no reports were recorded for this property.

I located 4 nearby neighboring wells:

- The Methodist Church just up the road on RR3347 = 100 + GPM (FYI: My seller use to own this property we sold it 3 years ago).
- Neighbor to the left = 40 GPM (My seller use to own this property we sold 2 years ago)
- Neighbor to the right = 50 GPM
- Neighbor along rear property line = 50 GPM