



Willow Creek Ranch

Llano County, Texas

Property Description

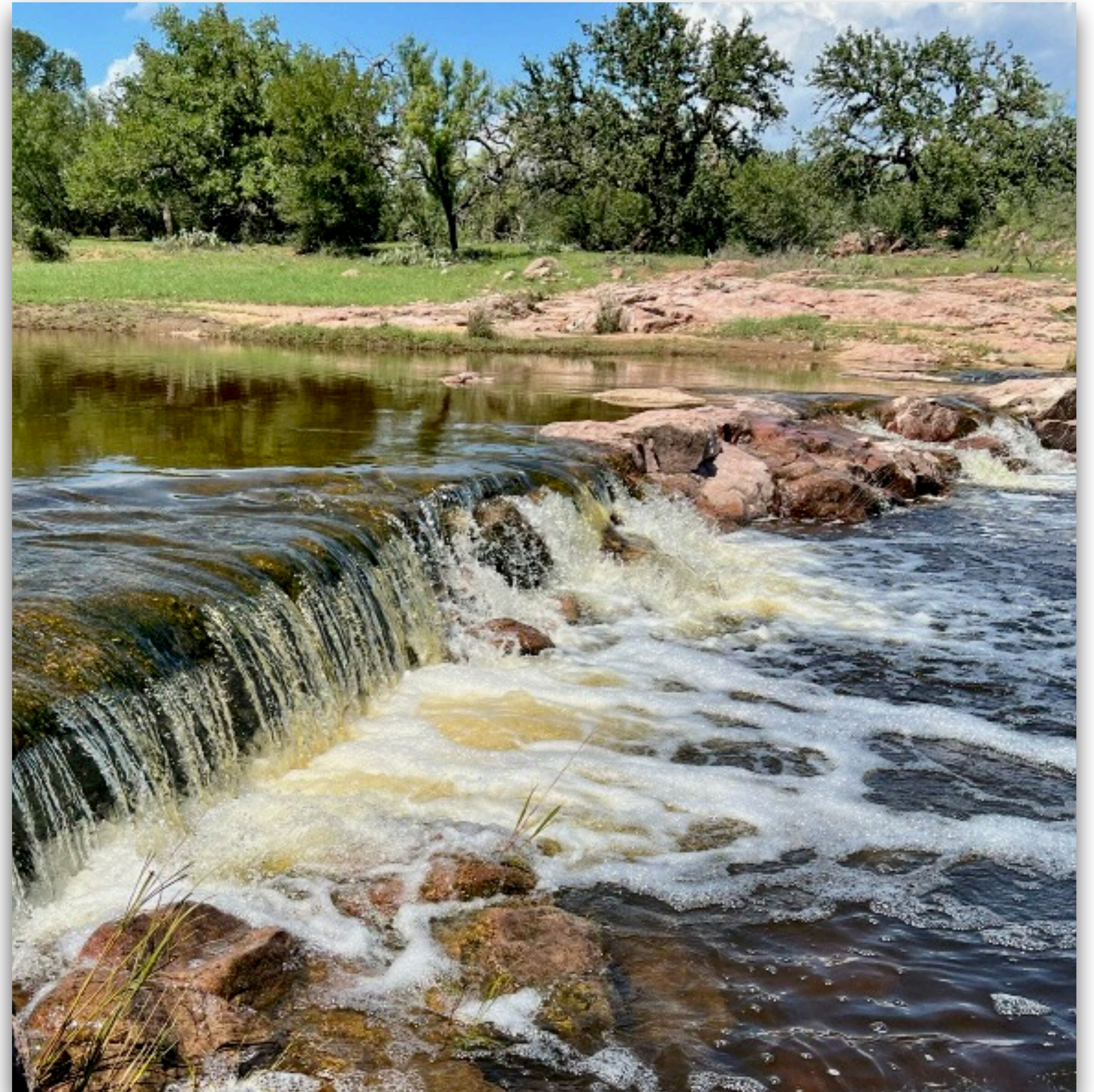
- Nestled in the Northwest corner of Llano County, the **1,008 acre Willow Creek Ranch** provides the prime location and space to enjoy the true Hill Country ranch lifestyle. Plentiful mesquite and live oaks adorn the land, as well as generous granite and rock outcroppings and a few cedar trees. The North Willow Creek and San Fernando Creek flow through the property providing seasonal water access for natural wildlife, such as Whitetail deer, hogs, and turkeys. Soils consisting mostly of sandy loam provide excellent ground for pasture and rangeland and allow the natural plant life to prosper. Elevation ranges from 1,320ft on the West side near the front gate, and gently slopes down to 1,200ft in the SE corner where North Willow Creek enters the property.
- Access to the property can be found off the newly paved Valley Springs Rd, as well as an easement on the North side of the property. The ranch has approximately one half mile of road frontage on Valley Spring Rd, all of which is a brand new high fence.





Water & Improvements

- A modern, and sustainability built, Stella Domo tiny home has been added close to the middle of the property, providing outstanding privacy and amazing views. The 764 sq ft home and 360 sq ft deck create a luxurious space to relax and enjoy the peace of the Texas Hill Country. A windmill, pond, and corn feeder are enjoyed in front of the home for wildlife viewing.
- Various additional ponds along with two other windmills and eight corn feeders can also be found on the property. A new 5.2 mile crushed granite gravel road leads to the house and throughout the property make traveling a breeze.
- Electricity is provided by Central Texas Electric Co-op.
- An old set of cattle working pens are still on site. Much of the land is still raw and untouched to allow the natural beauty of the landscape to remain or to allow buyer a rare blank canvas.
- Newly built high fence has been added on two sides of the property.

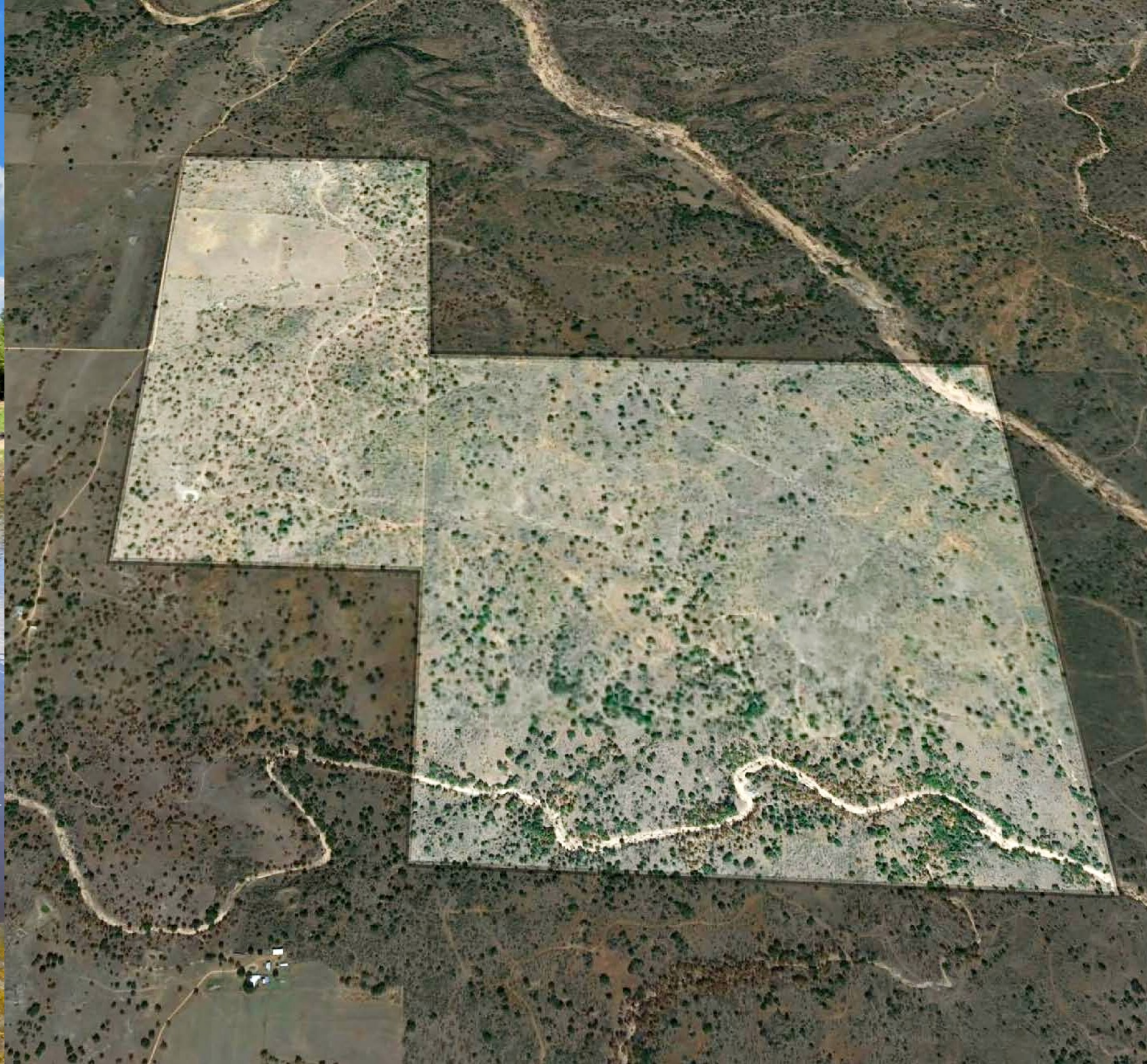




Recreation & Wildlife

- Willow Creek Ranch is located less than two hours from Austin and right at two hours from San Antonio, making it a very desirable location. A less than 30-minute drive can have you in Llano to visit local wineries and craft beer breweries or enjoy live music and local food. The Llano River is also a popular place to cool off in the hot summers. Fredericksburg is just a short one-hour hop for more local shopping, wineries, and German food.
- Llano County is known for being the deer capital of Texas. Hunting and wildlife enthusiasts will have an abundance of native animals around. Whitetail deer, turkey, hogs, and dove are just some of the species that can be seen roaming the property.





Willow Creek Ranch Pricing

Listing @ **\$14,500,000** for **1,008 acres**

These pictures do not do this spectacular piece of property justice. You must see this visually stunning ranch to really appreciate all that it has to offer. The peaceful atmosphere and amazing views can only truly be experienced in person. For any questions or to set up an appointment to view, please call or text Joel Swan at (806) 787-9950 or email joel@swangroup.com.

**Pre-Approved buyers only. Must provide proof of funds prior to showing. Buyer's broker must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of listing broker.*

