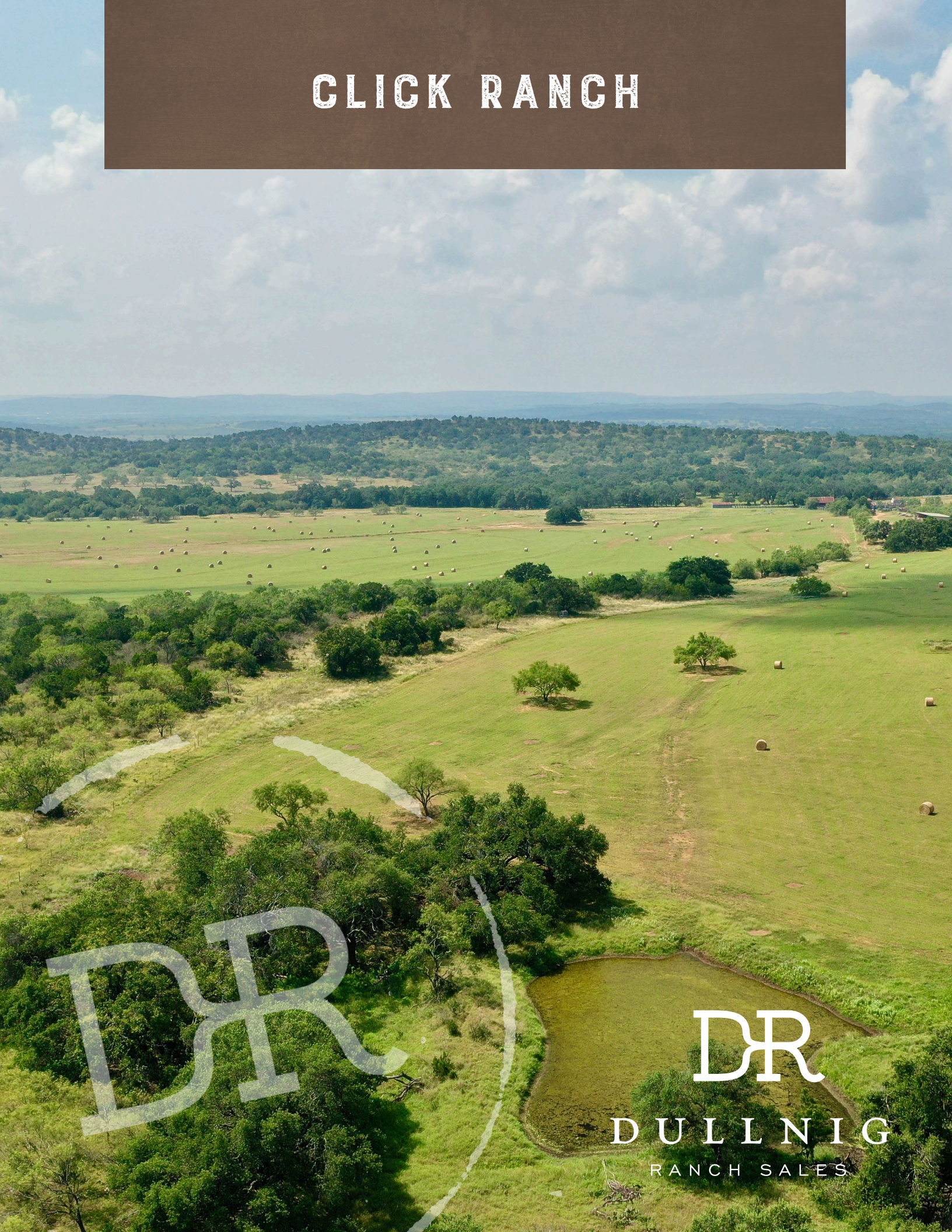


CLICK RANCH



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

The Click Ranch, with its Hill Country beauty and proximity to Austin, would make a great weekend getaway or full-time residence. This ranch has old historic improvements, large hardwood trees and a very productive hay field.

IMPROVEMENTS

A 3- bedroom/2-bath modular home is located amongst a cluster of large Oak and Cedar Elm trees. There are historic barns including a horse barn plus two old stone chimneys that are left over from the original homestead on the property. A 40 x 100 ft. metal hay barn and a very nice set of pipe cattle pens are also present. The property is cross fenced into seven pastures, each with a permanent water source for rotating cattle. The perimeter and cross fences are 7± year old 5-strand barbed wire and are in excellent shape.

200± Acres
Llano County



***200± Acres
Llano County***

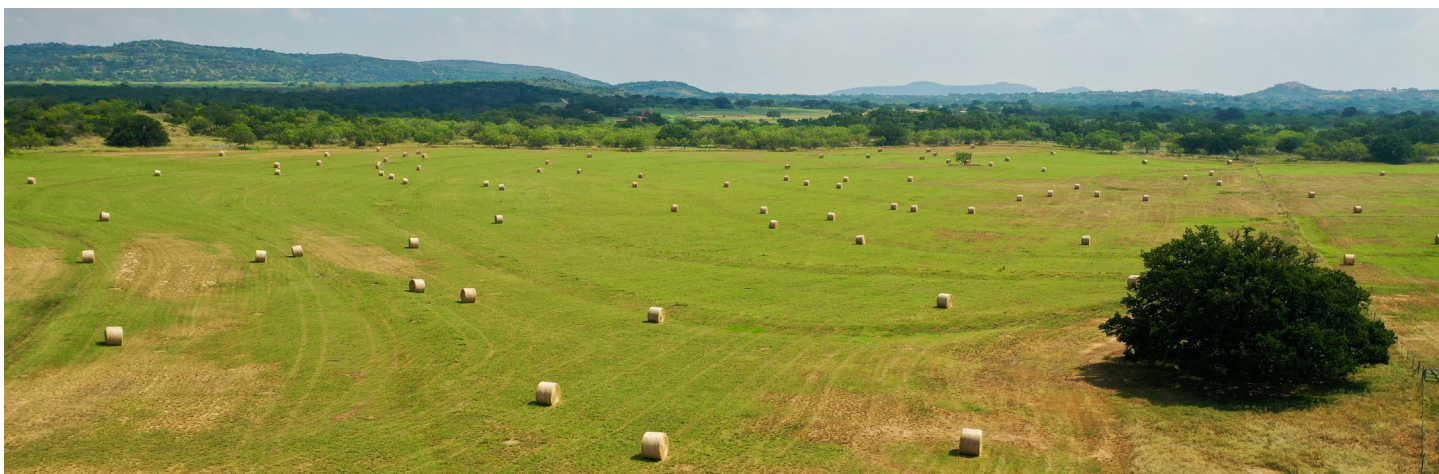


WATER

This ranch is very well watered with two ponds, each supplemented by a well, and seven water troughs scattered throughout. The wildlife and livestock do not have to go far to find water. Barnett Branch Creek crosses the northeastern part of the property for 1.1± miles. This seasonal drainage runs water during wet times and holds pools of water after heavy rainfall. Two water wells service the home, the water troughs and the ponds.

VEGETATION/ELEVATION

The property has been selectively cleared to enhance the habitat for wildlife and cattle. There are two large hayfields where the owner has cut up to 500 round bales a year. These open areas are predominantly native grasses such as Wilman Loves Grass. Large Live Oak and Spanish Oak trees are found throughout the property and are lined along the banks of the creek along with Cedar Elm and Hackberry. There is plenty of cover for wildlife consisting of White brush, Persimmon, Agarita, Cedar, Mesquite, Prickly Pear and others. The ranch has rolling terrain with some long distance breathtaking views in several locations.



200± Acres
Llano County



WILDLIFE

The ranch has an abundance of game due to habitat management and the distribution system of water. Large trees and lighting areas allow for good turkey habitat. Wildlife includes Whitetail deer, turkey, hogs, quail and dove. Free ranging exotics such as elk and Mouflon rams have been seen in the area, as well.

MINERALS

Owner is believed to own 50% of the minerals. Owner will convey all that he owns.



200± Acres
Llano County



200± Acres
Llano County

MAP

[Click here to view map](#)



200± Acres
Llano County



200± ACRES LLANO COUNTY CR 308 - CR 308 B LLANO, TEXAS 78643

This ranch is a pleasant 15± miles from Horseshoe Bay Resort and its private airport, 18± miles south of Llano, 22± miles west of Marble Falls, 30± miles from Bee Caves, 30± miles north of Johnson City, 58± miles north of Blanco, 45± miles from Barton Creek, 50± miles west of Austin, and 80± miles from San Antonio. There is 1,200± ft of frontage on County Road 308 and 3,950± ft. of frontage on County Road 308 B.

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

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

Robert Dullnig
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 210.213.9700
Email: dullnigranches@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
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