

Wright Ranch
7702 Ranch Road 965
Llano, TX 78643-4

\$5,400,000
316± Acres
Llano County



Wright Ranch
Llano, TX / Llano County

SUMMARY

Address

7702 Ranch Road 965 null

City, State Zip

Llano, TX 78643-4

County

Llano County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

30.503372 / -98.788094

Bedrooms / Bathrooms

4 / 4

Acreage

316

Price

\$5,400,000

Property Website

<https://www.mockranches.com/property/wright-ranch/llano/texas/93635/>



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PROPERTY DESCRIPTION

Overview:

The Wright Ranch offers +-316 high-fenced acres of rare Hill Country seclusion, natural beauty, and turnkey usability between Fredericksburg & Llano, TX. Located across from Enchanted Rock State Natural Area on 965, this property pairs incredible views and rolling terrain with functional enhancements ideal for hunting, recreation, or weekend escapes in the Texas Wine Country. Designed for the true turn-key experience, the property features a custom 3/3 Barndominium with a large gameroom, 1/1 apartment, utility shop, and livestock barn. The property features multiple water features including 2 stock tanks & Keener Branch Creek. Along with a native herd of white-tail deer, you will find axis, blackbuck, turkeys and more on the property.

Landscape & Improvements:

The Wright Ranch showcases a captivating mix of large oak bottoms, Mesquite savannas, and granite rock outcroppings, providing a buyer with a truly diverse ranch. Keener Branch spans approximately 4,911 linear feet through the property, with multiple sections holding water year-round. There is a +-17 acre pasture on the ranch that a buyer could cultivate hay, or leave for native grazing. A strong internal road system connects key areas of the property navigating you from the house, along the creek, then up to the highest point of elevation giving a breathtaking view of the entire ranch and Enchanted Rock. Topography of the ranch ranges from 1300Ft to 1500Ft of elevation.

Wildlife & Recreation:

The Wright Ranch supports a healthy population of native and exotic wildlife, including whitetail deer, Axis, Blackbuck antelope, turkey, and other more. Multiple hunting blinds, corn feeders, and protein stations are strategically placed making this a fully turn key hunting ranch. The ranch is currently in a wildlife tax exemption.

Location & Access:

The Wright Ranch sits directly across from Enchanted Rock State Natural Area, just +-2 miles from the park's entrance. The Ranch is divided between Gillespie and Llano County lines with a short drive to both downtown Fredericksburg and Downtown Llano.

Summary:

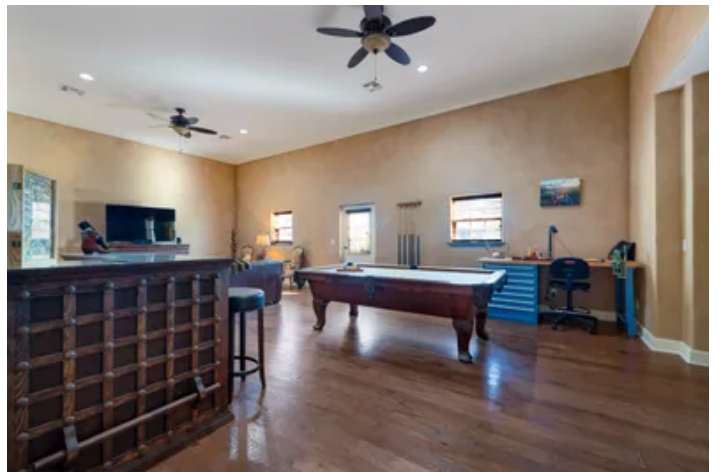
Whether you're looking for a private hunting ranch, a weekend getaway, or a land investment with immediate usability, The Wright Ranch checks all the boxes. With big views, quality habitat, and great improvements in place, this truly is a fantastic turn-key property.

Contact Max Ramsey or Bobby Craft for your private tour

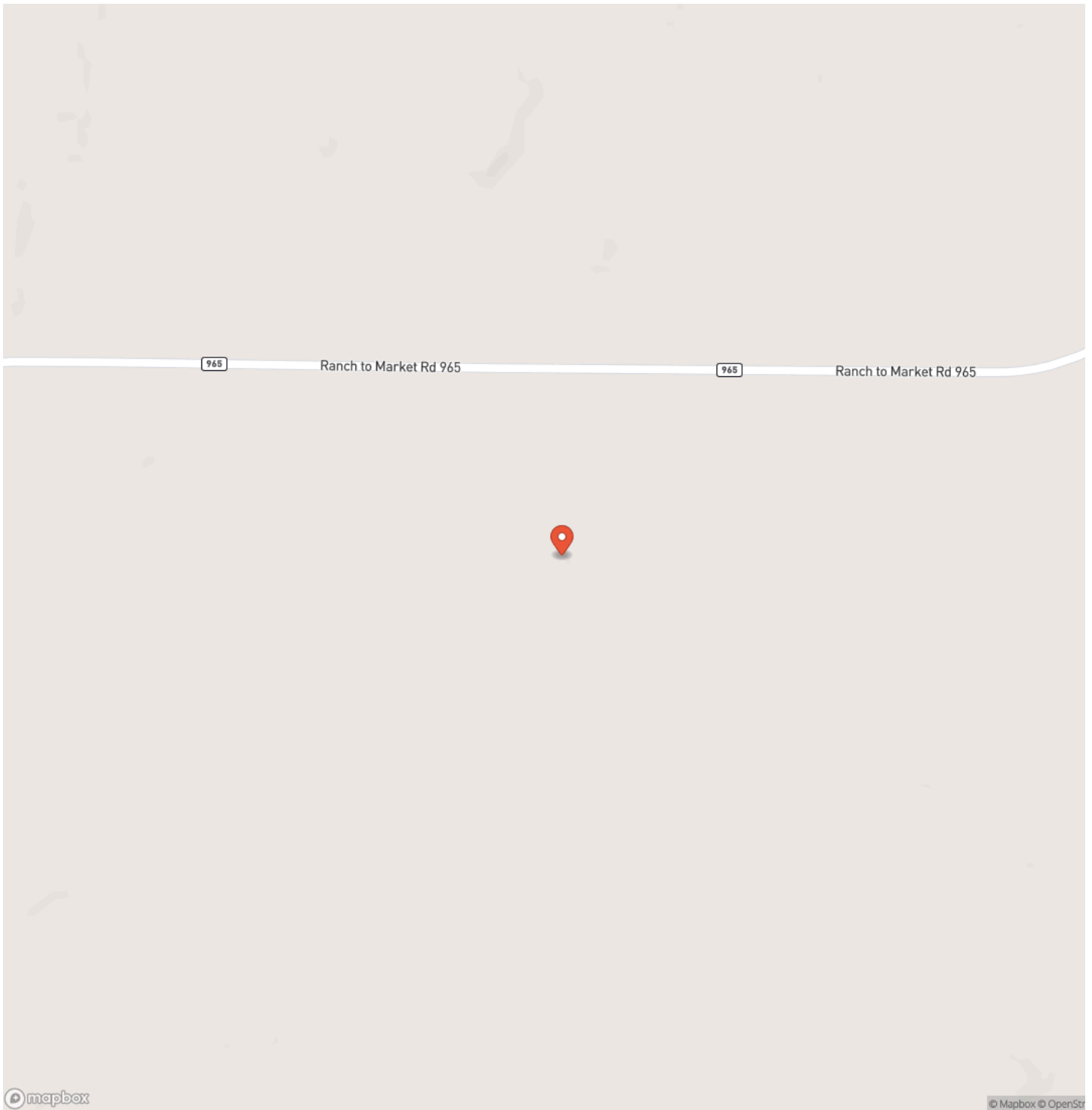
Max Ramsey ([512\) 983-4292](tel:5129834292))

Bobby Craft ([830\) 252-1962](tel:8302521962))

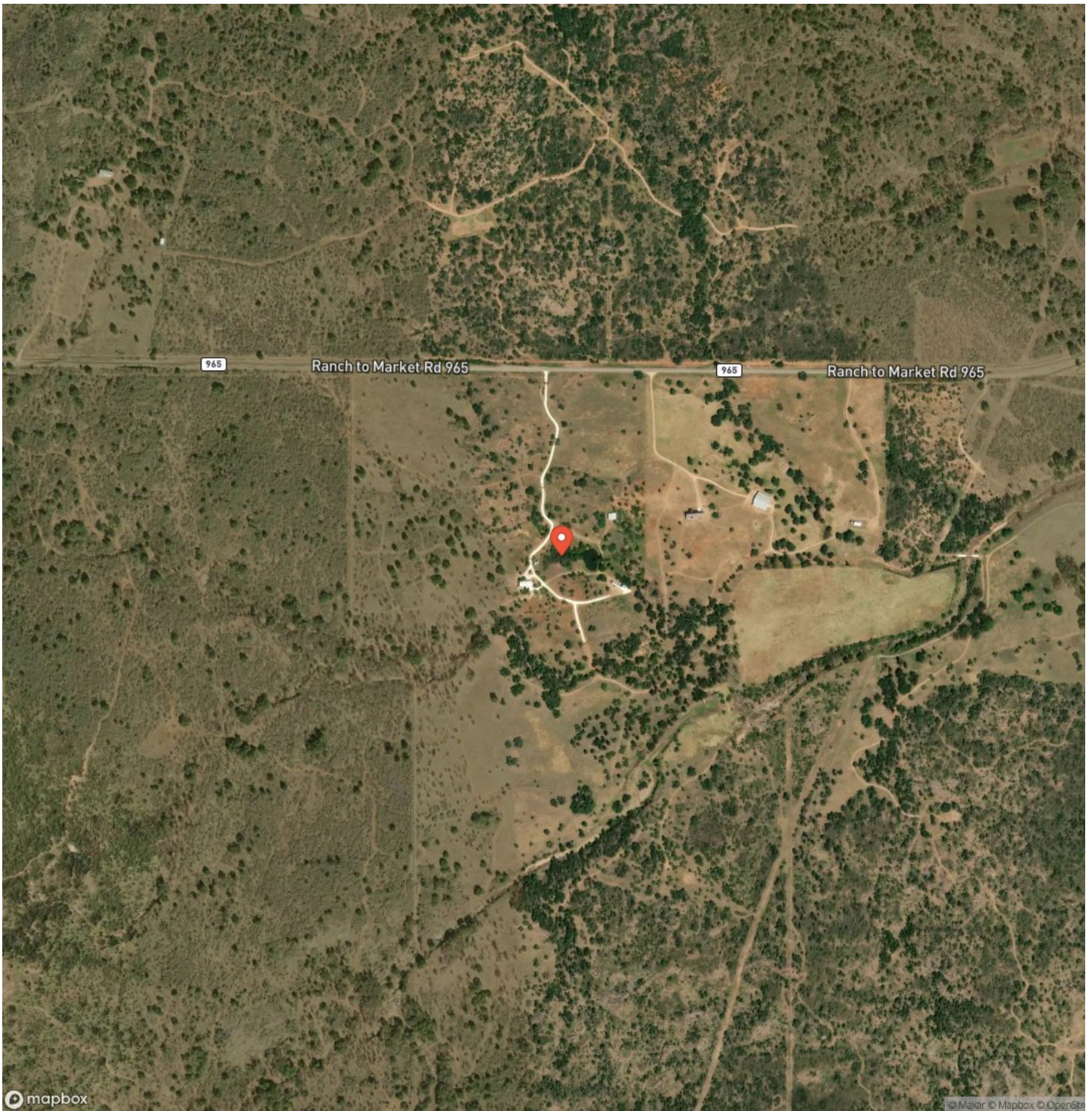
Wright Ranch
Llano, TX / Llano County



Locator Map



Satellite Map



DISCLAIMERS

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. All appointments must be made with the listing broker and be accompanied.

Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

Disclaimers:

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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