

Quarry Lakes Ranch
363 FM 3293
Voca, TX 76887

\$5,500,000
996± Acres
McCulloch County



Quarry Lakes Ranch
Voca, TX / McCulloch County

SUMMARY

Address

363 FM 3293

City, State Zip

Voca, TX 76887

County

McCulloch County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

31.001032 / -99.155391

Dwelling Square Feet

3211

Bedrooms / Bathrooms

3 / 2.5

Acreage

996

Price

\$5,500,000

Property Website

<https://ttranchgroup.com/property/quarry-lakes-ranch-mcculloch-texas/80621/>



PROPERTY DESCRIPTION

Welcome to a truly rare offering in the heart of Central Texas. This 996± acre property, formerly a frac sand mine, is now poised to become a premier private hunting, fishing, shooting, and outdoor recreation destination. Located near Voca, Texas—just 40 miles west of Llano—this expansive tract offers endless potential for sportsmen, investors, or outdoor enthusiasts. This property is a blank canvas with unique topography and valuable infrastructure, ready for transformation into a world-class recreational retreat or private ranch.

Location:

Nestled in the south eastern corner of McCulloch County, Texas, this property offers a prime rural setting with convenient access to nearby towns. Located just 13 miles from Brady, 40 miles from Llano, and 23 miles from Mason, the property is easily accessible while maintaining a peaceful, secluded atmosphere. Its central location in the Texas Hill Country provides the perfect balance of tranquility and proximity to essential amenities and services.

Land:

Approximately 40% of the land on the western side features thick, natural cover ideal for supporting thriving populations of Whitetail deer, wild hogs, doves, waterfowl, and other native wildlife. Access is unmatched with paved frontage on Highway 71 (east and north), FM 3293 (south), and County Road 1851 (west). The entire property is enclosed with commercial-grade chain-link high fencing.

Water:

Strategically located atop the highly sought-after Hickory Sands Aquifer, this property offers long-term potential for high-quality groundwater access. It includes multiple large-capacity water wells, providing ample water for future development or recreational use. Additionally, the property features four scenic lakes totaling approximately 109± acres of water, which were reportedly stocked with trophy bass by former site employees, creating exceptional fishing opportunities.

Improvements:

Main residence: 3,211± SF brick home featuring 3 bedrooms, 2.5 baths, an open-concept layout, and a cozy fireplace—perfect as a lodge or full-time residence.

Outbuildings: Includes a large steel garage/shop, modular office, laboratory building, employee break room/locker/shower facility, and a designated explosive/dynamite storage building.

Other:

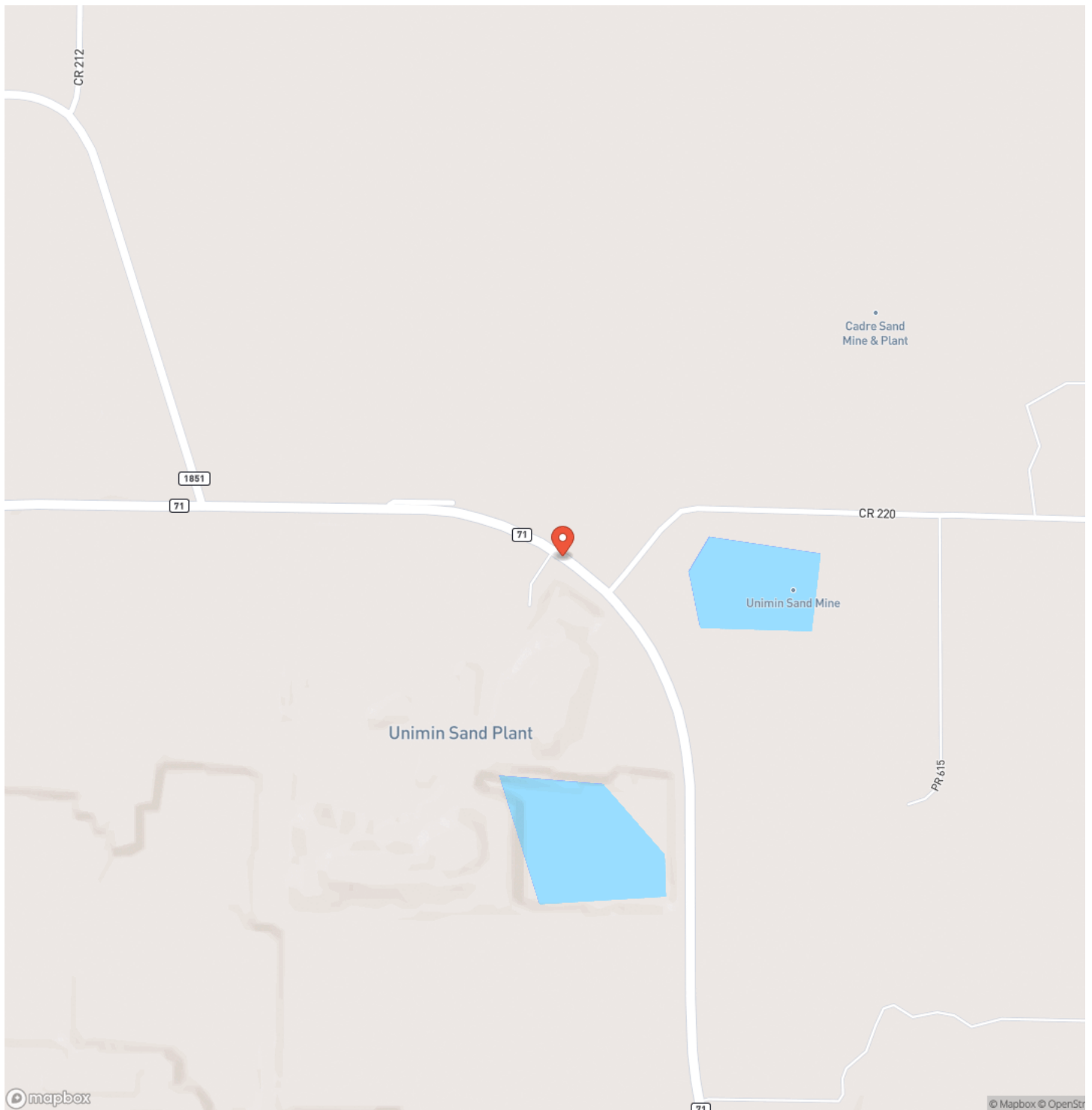
Minerals- Contact broker for details.

Corporately owned and offered as-is.

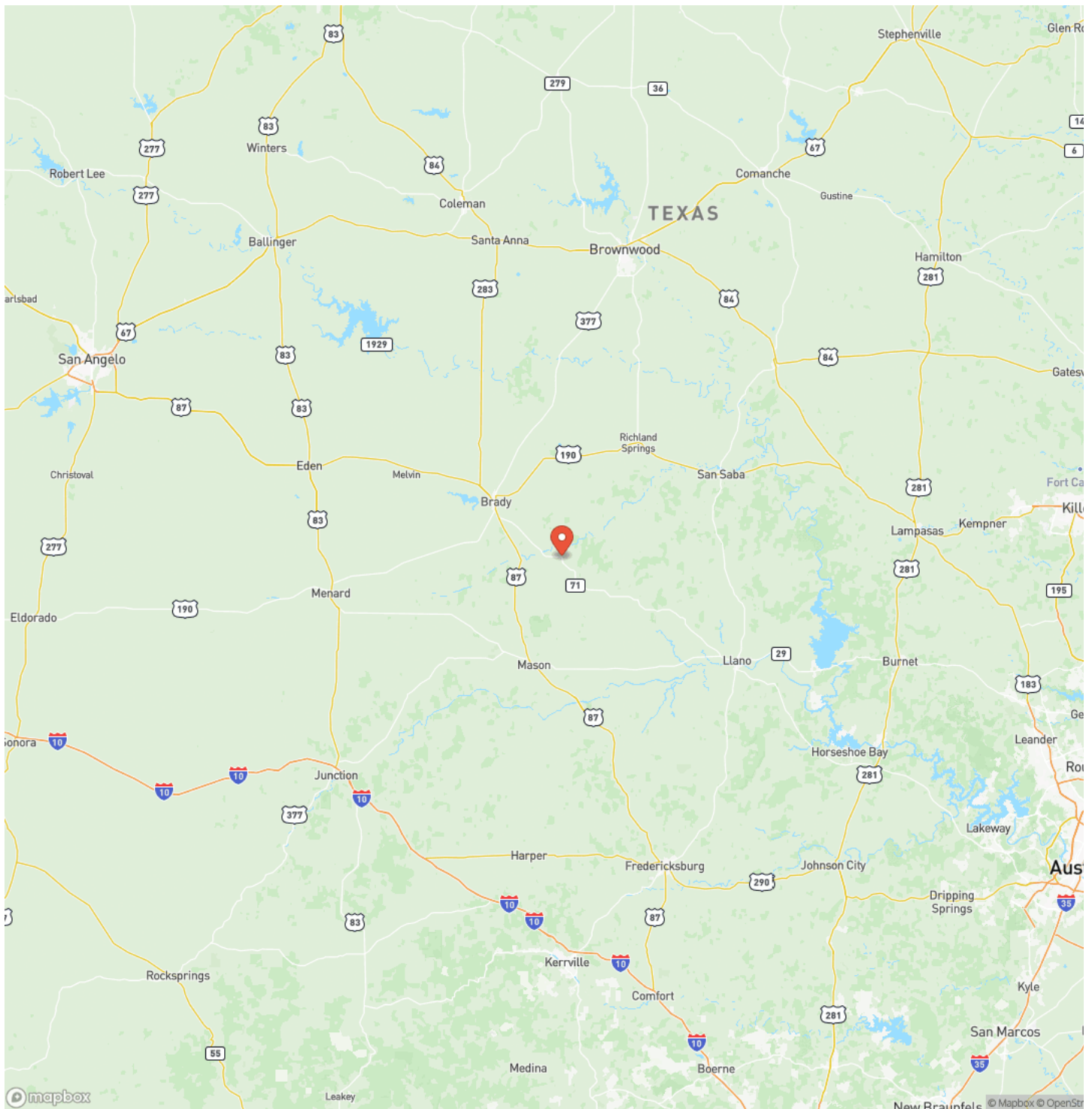
Sellers will provide a new ALTA survey and Environmental Site Assessment.



Locator Map



Locator Map



Satellite Map



Quarry Lakes Ranch
Voca, TX / McCulloch County

LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 396-9692

Office

(214) 396-9692

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

NOTES



MORE INFO ONLINE:

www.ttranchgroup.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

