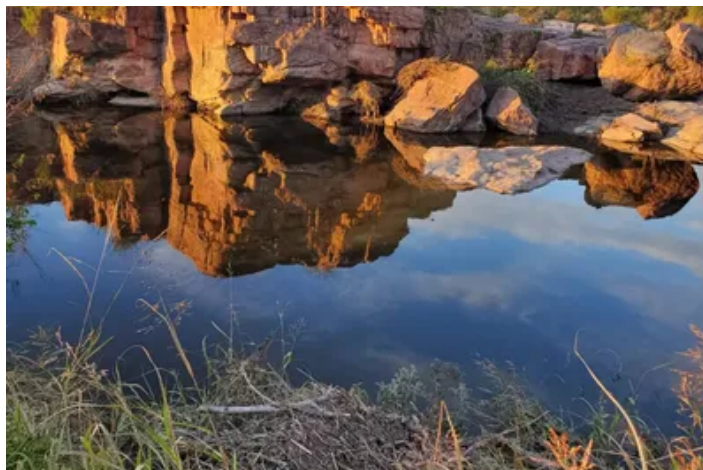


Llano River Property - 9 Acres
TBD W Ranch Road 152
Llano, TX 78643

\$550,000
9± Acres
Llano County



Llano River Property - 9 Acres
Llano, TX / Llano County

SUMMARY

Address

TBD W Ranch Road 152

City, State Zip

Llano, TX 78643

County

Llano County

Type

Riverfront, Undeveloped Land, Recreational Land

Latitude / Longitude

30.711749 / -98.843444

Acreage

9

Price

\$550,000

Property Website

<https://capitalranchsales.com/property/llano-river-property-9-acres/llano/texas/95970/>



Llano River Property - 9 Acres

Llano, TX / Llano County

PROPERTY DESCRIPTION

Llano River Property - 9 Acres

Have you been looking for your perfect piece of the Texas Hill County? If so, look no further than this +/- 9 acre tract, ready for a lucky buyer! Located a short 10 miles west of Llano, 7 miles from the historic Castell, and 47 miles from Fredricksburg, the HB River Ranch offers +/- 165 feet of pristine Llano River Frontage with easy access off paved Ranch Road 152. Situated along a spring-fed section of the Llano River, this property provides easy access for kayak trips, swimming, fishing, or simply kicking back along the granite bluffs at the water's edge. Due to the spring-fed water in this portion of the river, it never goes dry and the water remains consistently cooler than other parts of the river. Not many other rivers can boast staying wet during a hot Texas drought. This particular lot is also mostly non-floodplain and enables a buyer to build out of the floodplain with a great river view, a rare find in this area! Consisting of mature oak groves, native grasses, endless wildflowers, soaptree yuccas, granite bedrock, and an abundance of wildlife, this property checks every box for your perfect hill county property! With multiple level build sites outside the floodplain, electricity, water well availability, and reasonable restrictions in place to protect the integrity of the ranch, this blank canvas is a must see for the discerning land buyer looking to put their personal touch on a property.

Key Features

- Camping
- Canoeing/Kayaking
- Fishing
- Off-roading
- RVing



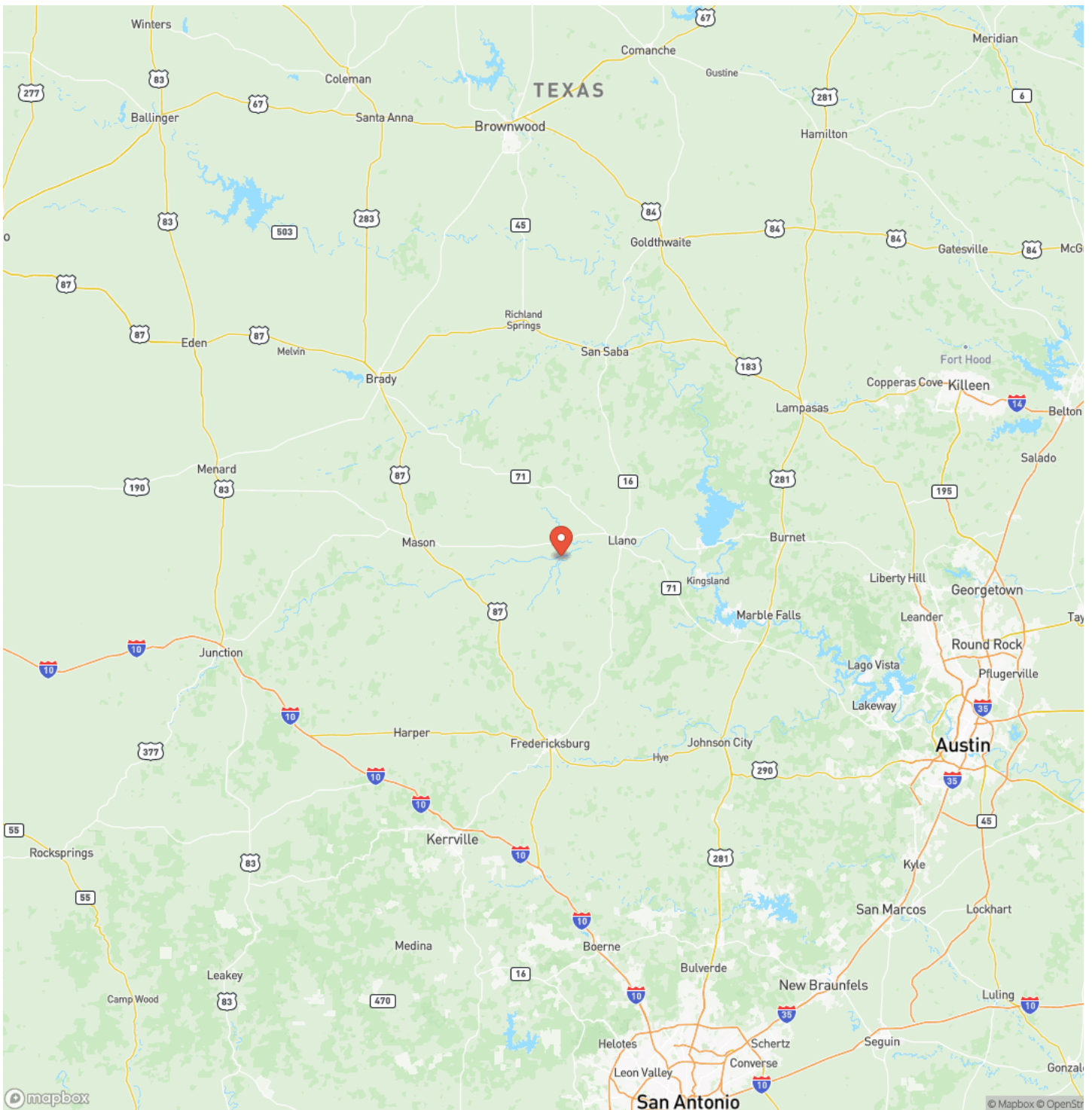
Llano River Property - 9 Acres
Llano, TX / Llano County



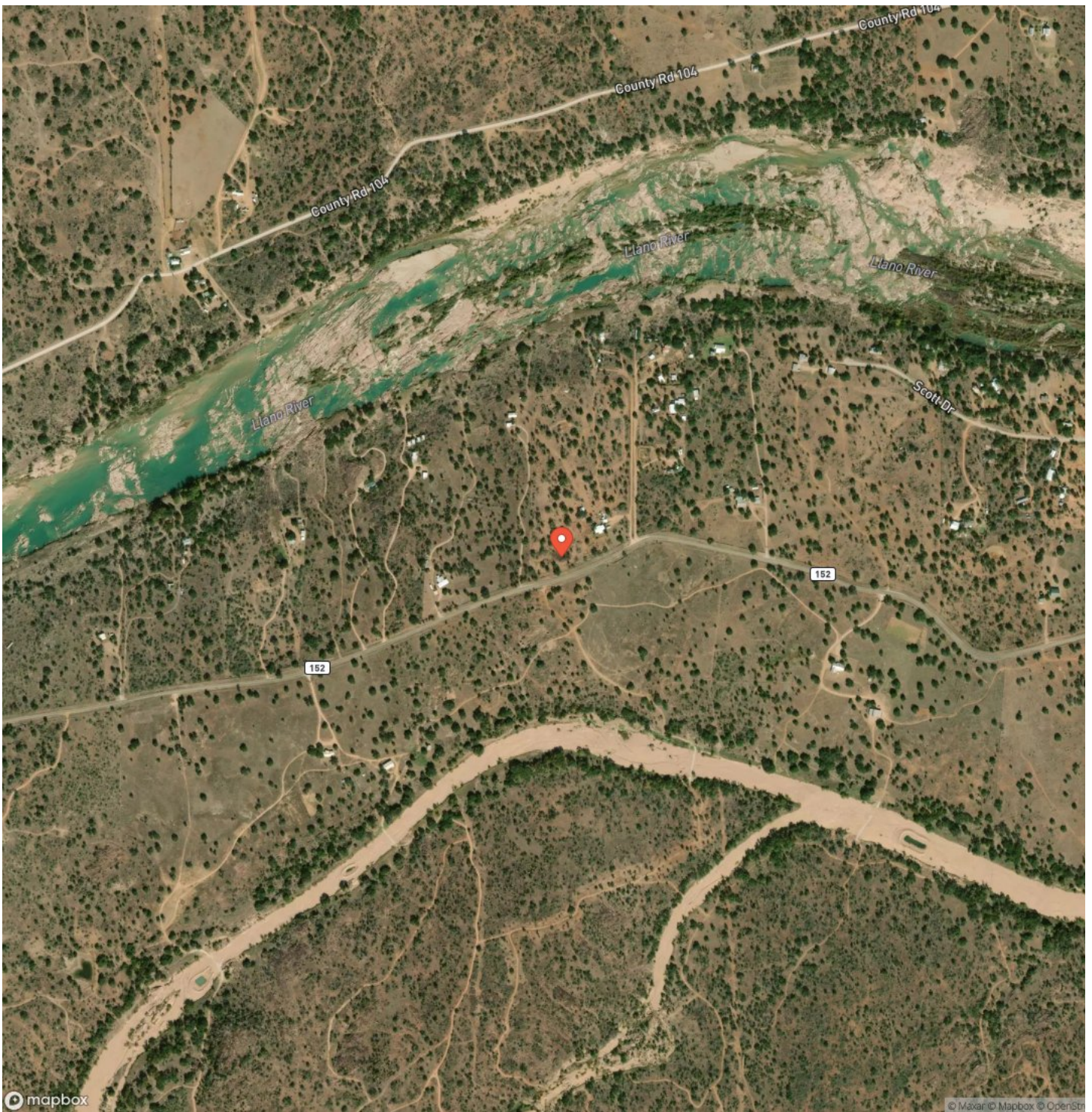
Locator Map



Locator Map



Satellite Map



Llano River Property - 9 Acres
Llano, TX / Llano County

LISTING REPRESENTATIVE

For more information contact:



Representative

Taylor Bailey

Mobile

(214) 883-0449

Email

Taylor@capitalranchsales.com

Address

City / State / Zip

New Braunfels, TX 78130

NOTES

[illegible]

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.



MORE INFO ONLINE:
www.capitalranchsales.com

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.



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