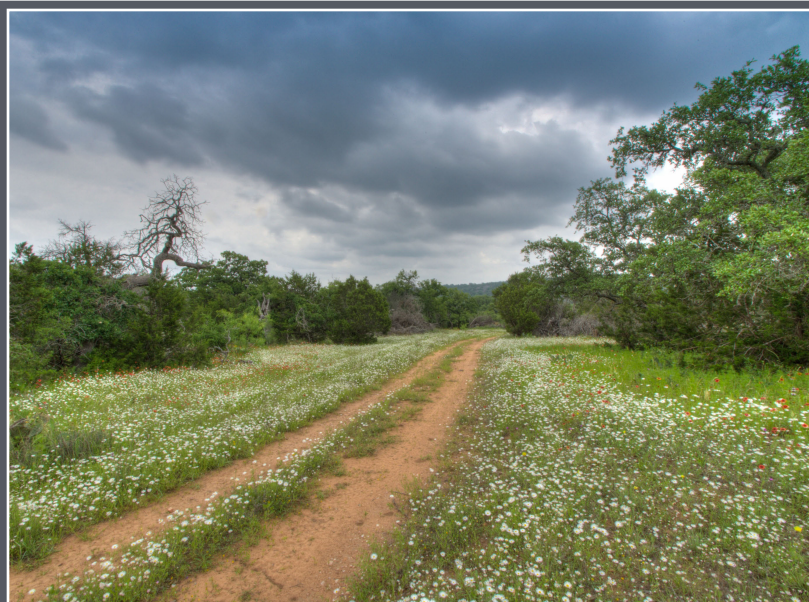


1215 CR 226

Llano, TEXAS 78643

\$986,500

151.7 Acres



Dave Murray, Broker,
REALTOR®, CRS
Cell: 512-751-6060
E-mail: Dave@dmtx.com

dmtx.com



Coldwell Banker United



1215 CR 226

151.7 acres

Location

Located northeast of Llano, Texas in the Babyhead Mountains. From Llano take Highway 16 north 6 miles, then turn Right onto CR 226, will be on the Left in half a mile.

Land

This property offers a variety of terrain. As one enters the property from the south, there are sizeable, lush, improved cross-fenced pastures. To the north and east of the main home are a number of nice rock outcroppings, as well as elevations that offer Hill Country views.

Improvements

The ranch has been a managed game ranch for over 50 years, and there are a number of improvements. The property is entirely high-fenced, and there is approx. \$250,000 worth of extensive breeding pens, sorting rooms, troughs, and more. There are also extensive machinery sheds, barns, & cattle working pens.

Homes

There is currently a historic ranch headquarters home, that has seen extensive renovation as recently as the early 2,000's. It is 1,800 sq ft with 4 bedrooms & 5 bathrooms. Additionally, there is an older mobile home that could function as ranch foreman quarters.

Hunting & Wildlife

Extensive wildlife has traditionally been present. Wildlife may include white-tailed deer, exotics like Fallow, Axis, Sika, Black Buck, along with various native animals. The ranch is set to hunt, with areas of great cover and stock ponds that bring out the wildlife.

Water Improvements

There are currently 2 bigger constant level ponds on the property. There are also several other stock ponds that can hold water, as well as several wet-weather creeks.

Utilities

There is electricity throughout property, and 3 wells with water lines that service various parts of the ranch. Septic is present on the ranch.

Exemptions

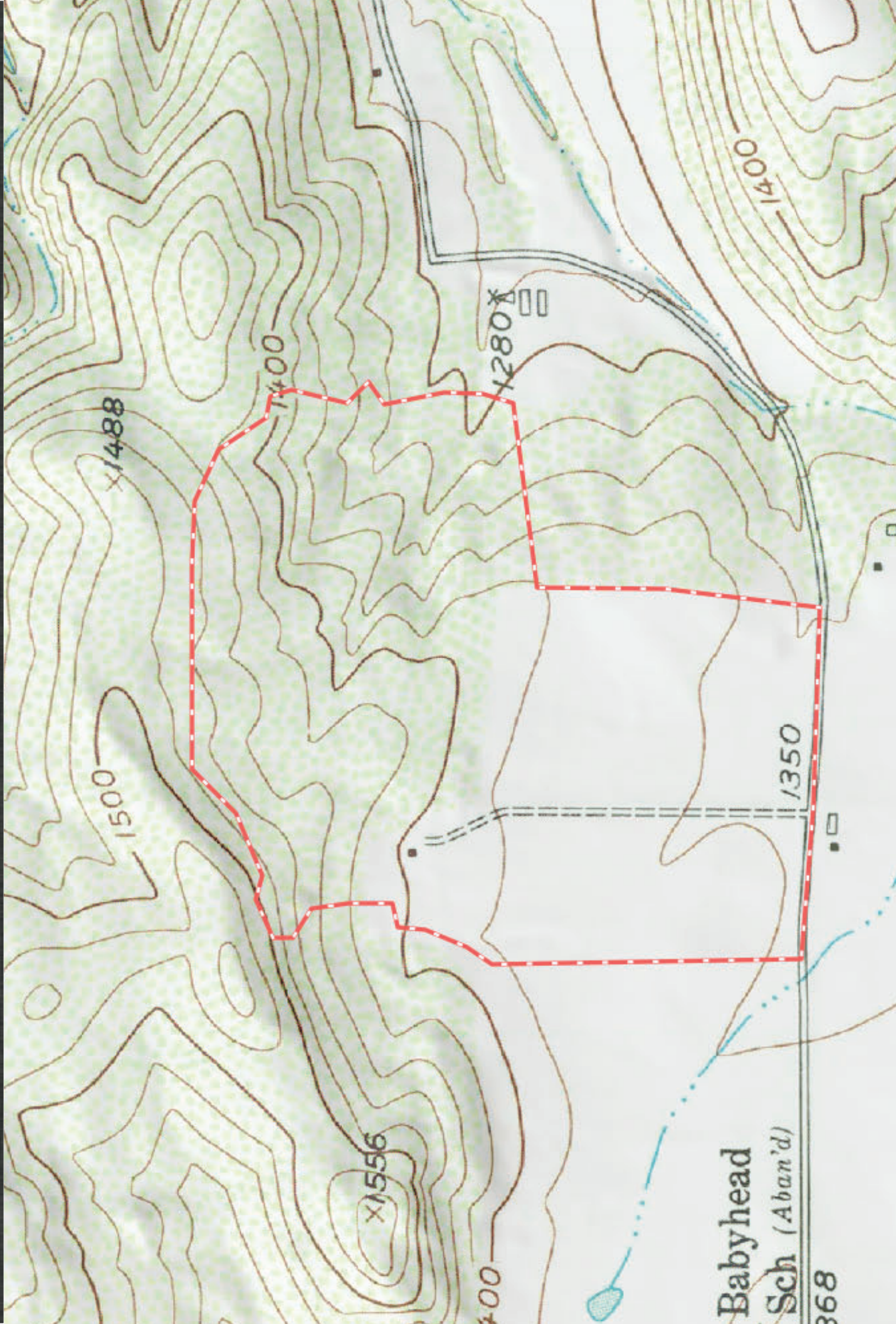
There is currently an Agricultural exemption in place making for low taxes.

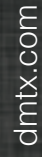
This 50 year Managed Game Ranch is located in the beautiful Babyhead Mountains just north of Llano Texas. Most who drive the property feel that is much larger with varied terrain and views. Convenient to Austin and San Antonio with great access and minutes north of the Llano Airport, which can accommodate Leer Jets. Situated between historic Llano and Cherokee with great privacy, this is the perfect weekend getaway or Country Home for a lifetime.

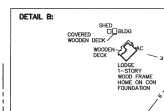
151.7 ACRES - LLANO COUNTY, TX

Coldwell Banker United, Realtors
Dave Murray, Broker



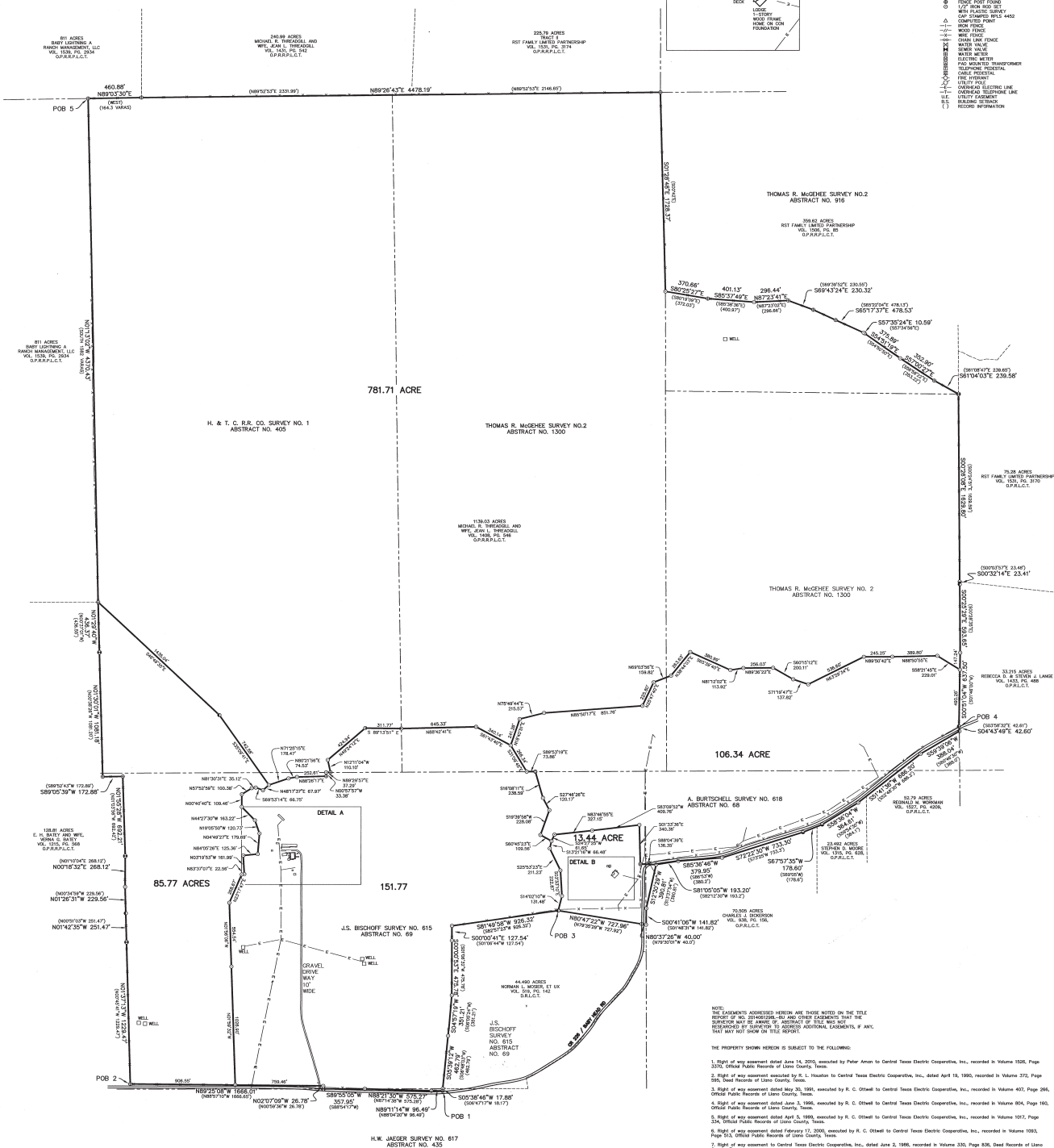






SCALE: 1" = 400'

LEGEND

[illegible]

NOTE:
THE EASEMENTS ADDRESSED HEREON ARE THOSE NOTED ON THE TITLE
REPORT OF NO. 20140612268-BU AND OTHER EASEMENTS THAT THE
SURVEYOR MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT
RESEARCHED BY SURVEYOR TO ADDRESS ADDITIONAL EASEMENTS, IF ANY
THAT MAY NOT SHOW ON TITLE REPORT.

THE PROPERTY STATUS HEREON IS SUBJECT TO THE FCAI/CANSA

37. *Report of my statement dated June 14, 1960*, submitted by Peter Arnes to Central Texas Electric Cooperative, Inc., recorded in Volume 1038, Page 3307, of the Official Public Records of Leno County, Texas.
38. *Report of my statement dated February 2, 1960*, submitted by Central Texas Electric Cooperative, Inc., dated April 9, 1960, recorded in Volume 373, Page 28, of the Official Public Records of Leno County, Texas.
39. *Report of my statement dated January 27, 1960*, submitted by R. C. Ottwell to Central Texas Electric Cooperative, Inc., recorded in Volume 373, Page 28, of the Official Public Records of Leno County, Texas.
40. *Report of my statement dated January 27, 1960*, submitted by R. C. Ottwell to Central Texas Electric Cooperative, Inc., recorded in Volume 303, Page 826, of the Official Public Records of Leno County, Texas.
41. *Report of my statement dated April 1, 1960*, submitted by R. C. Ottwell to Central Texas Electric Cooperative, Inc., recorded in Volume 307, Page 60, of the Official Public Records of Leno County, Texas.
42. *Report of my statement dated February 7, 2005*, submitted by R. A. Theagy to Central Texas Electric Cooperative, Inc., recorded in Volume 1055, Page 3307, of the Official Public Records of Leno County, Texas.
43. *Report of my statement dated December 1, 1960*, submitted by Central Texas Electric Cooperative, Inc., dated June 2, 1966, recorded in Volume 330, Page 826, Deed Record of Leno County, Texas.
44. *Report of my statement to Central Texas Electric Cooperative, Inc.*, dated October 13, 1967, recorded in Volume 241, Pages 823, Deed Record of Leno County, Texas.
45. *Report of my statement to Central Texas Electric Cooperative, Inc.*, dated December 4, 1967, recorded in Volume 241, Page 823, Deed Record of Leno County, Texas.
46. *Report of my statement dated March 27, 1978*, submitted by Mr. & Mrs. B. Theagy to Great Telephone Company of the Southwest, recorded in Volume 303, Page 826, of the Official Public Records of Leno County, Texas.
47. *Report of my statement dated November 22, 1979*, submitted by R. C. Ottwell to Central Texas Electric Cooperative, Inc., recorded in Volume 303, Page 826, of the Official Public Records of Leno County, Texas.

