

289 ACRES – LLANO COUNTY

EPICENTER OF LLANO UPLIFT

GRANITE LAKES RANCH

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LOCATION: The secluded site is near the end of an all-weather gravel county road, smack dab in the big middle of the **awe-inspiring granite monoliths and extrusions** in and around mystical Enchanted Rock. This is 6 miles from pavement, 12 miles from State Highway 16, being about 25 miles S of Llano (best BBQ, supplies, restaurants, groceries and about 40 miles from fabulous Fredericksburg (upscale shops, restaurants, hospital, jet airport, university, big box stores).

This is about 95 miles NW of Austin (State Capitol, international airport, advanced **medical facilities, several universities**) and **115 miles N of San Antonio** (nation's 7th largest city). Horseshoe Bay, a major golfing destination, is 45 minutes away to the east.

The area consists primarily of medium to large working/recreational ranches, with a smattering of smaller, high \$ homesite tracts with Enchanted Rock views. Hunting and agriculture are the primary economic drivers, and the **long term investment potential of Enchanted Rock-view homesites** is rated as "excellent." For further information on Enchanted Rock, go to (<http://www.tpwd.state.tx.us/state-parks/enchanted-rock>), Gillespie County, go to (<http://www.gillespiecounty.org/>) and Llano County, go to (<http://www.co.llano.tx.us/ips/cms>).

WATER: A crystal-clear, spring fed lake of about 4 acres (when full) is the centerpiece of this unique offering. This lake is up to **10'** deep, and is home to Humpback Blue Catfish, Black Crappie, and sunfish with the lake record being an 18# cat. The lake setting is lovely, amongst rock outcrops, flanked by gorgeous hardwoods, and **a prime homesite overlooks it all**. This lake retained about 45% of its water in the Great Drought of 2011. Another, smaller stock pond goes dry in late summer.

Groundwater is hit or miss in this area. In addition to the springs that feed the lake, there are several naturally-flowing springs nearby. Nearby wells range from 3-60 GPM with good drinking water being found anywhere from 100-**300'**. There is not a groundwater conservation district in Llano County at this time.

LAND: Boasting almost 100' in elevation change throughout, GLR is highly accessible while still **offering vista homesites and topographic interest**. Low ridges frame up the central drainage, which is home to the aforementioned Bad Boy lake. Hardwoods include Post Oak, Mesquite and Elm, and there is medium to heavy cover on most of the ranch, providing excellent habitat for native whitetail deer, turkey, songbirds and dove. Feral hogs and occasional exotics are also found in the area. Native grasses include bluestems, turfs and other prairie-type grasses, and there are granite outcrops in the southern portion of the site.

The gently rolling profile and high % of loamy soils begs for wildlife food plots, or other productive uses, and an historic airfield (no longer in use) is identified on the topo map as being on this site. **Stunning in-your-face views of Dutch Mountain, Enchanted Rock and Watch Mountain, some with lake views, are part of this offering!**

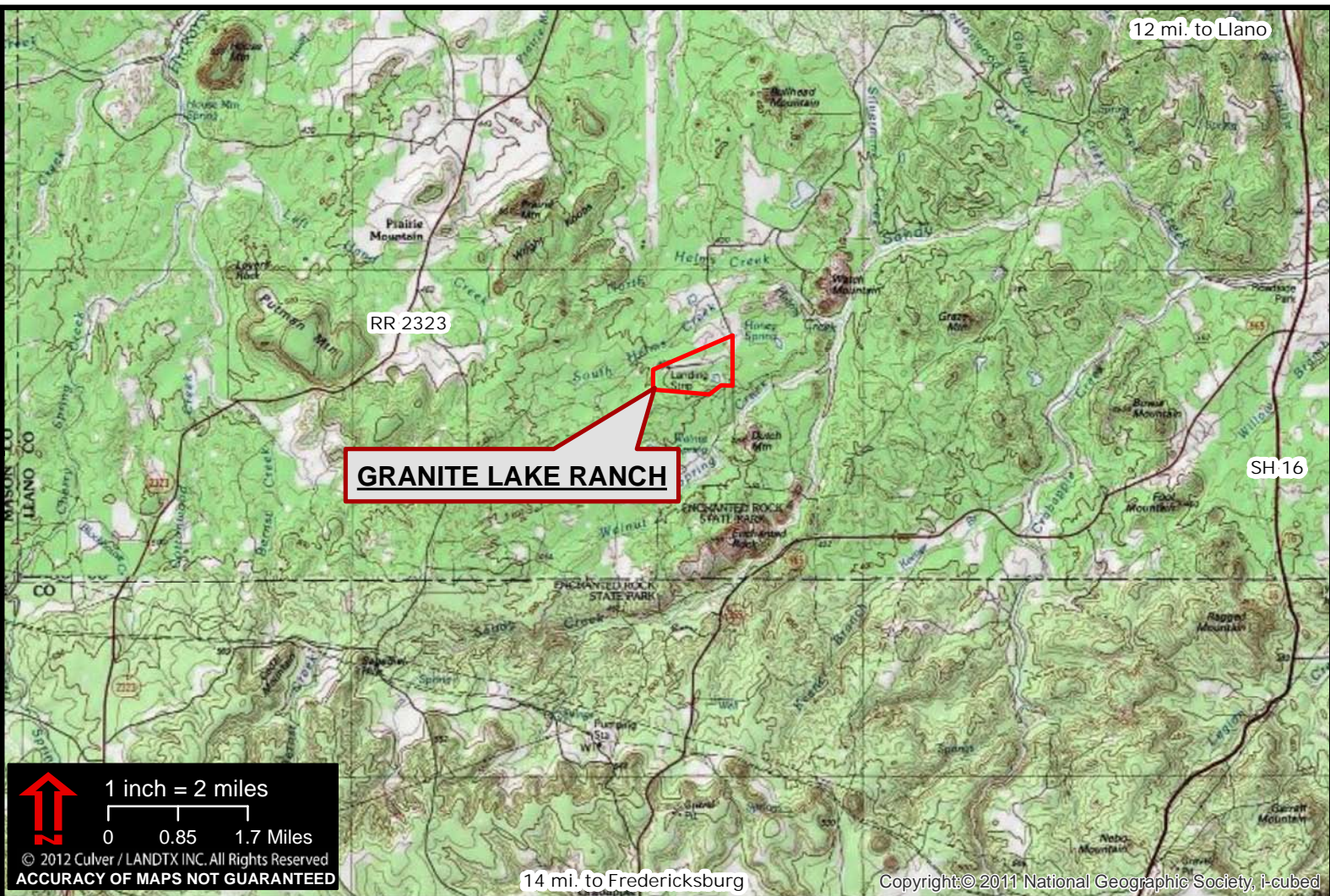
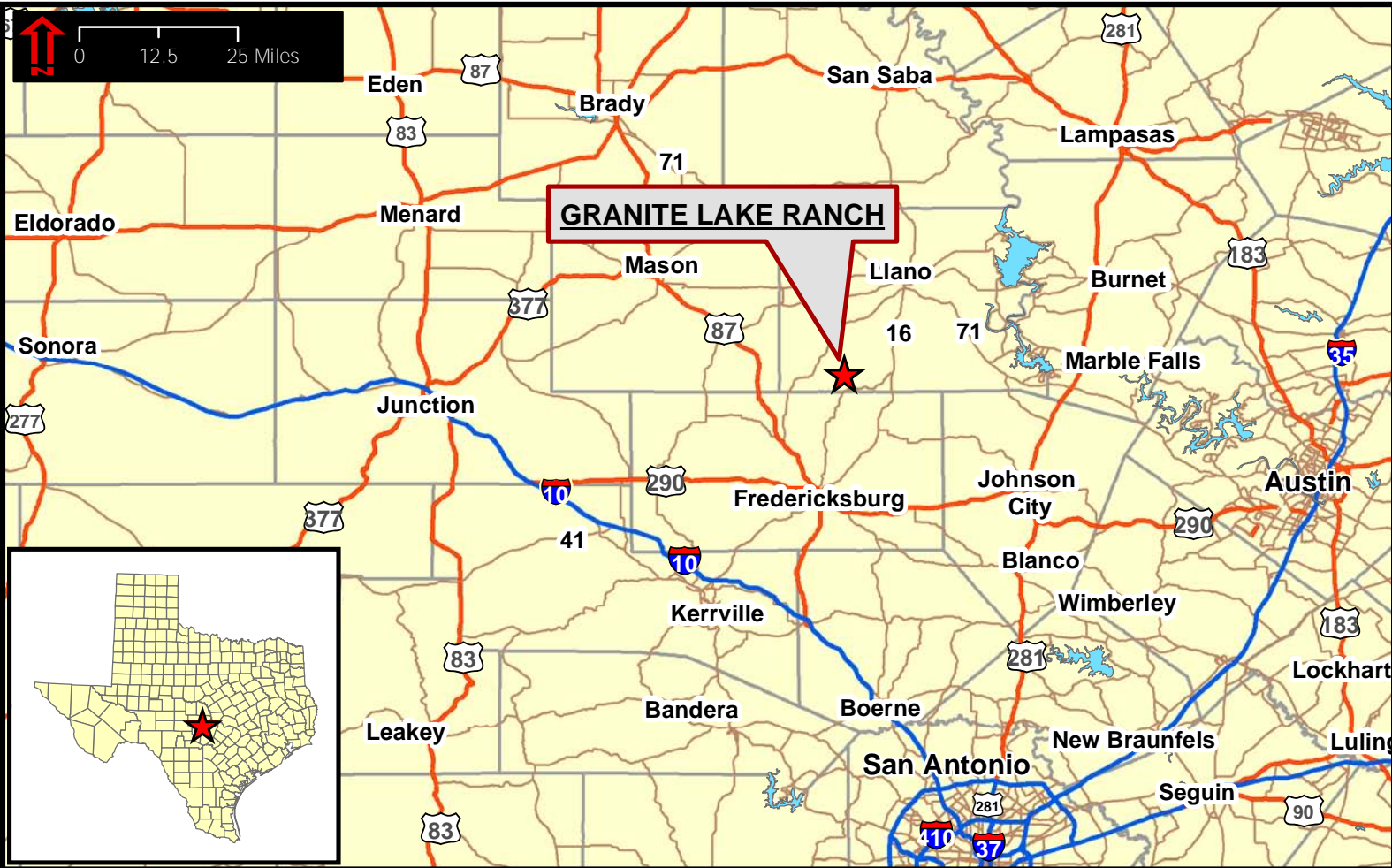
IMPROVEMENTS: Other than ranch roads and fencing on 3 sides, there are no improvements. This is the archetypical "blank canvas," waiting on the direction and taste of a new owner.

FINANCIAL/TITLE: Listing Price is \$4,750/acre = \$1,372,750, and sellers will provide current survey and basic title insurance. Mineral conveyance is negotiable, and sellers **appear to own 100% of minerals (rare in this area)**. A 30' easement runs down the eastern boundary providing access to a single landowner to the south. The ranch is served by Central Texas Electric Coop, lies in the Llano ISD and 2012 ag-exempt taxes were about \$320.

SUMMARY: GLR offers an impressive water feature, dramatic scenery, good quality land with remote yet accessible location, in a highly prized area. If you crave having **"The Rock" and Friends as your neighbors, coupled with ultimate seclusion and insulation**, yet still within the reach of way-cool Fredericksburg and Austin, this is a must-see. We would be honored to make your acquaintance.

The information contained herein has been diligently assembled and is deemed reliable, but is not warranted by Broker or Seller, express or implied, and is subject to change, prior sale, errors and/or omissions and withdrawal from market. Buyers must verify accuracy of representations on their own, as well as investigate potentially pertinent natural attributes, laws and regulations, and draw their own conclusions regarding the usefulness and value of the property for a given purpose. **SHOWN BY APPOINTMENT ONLY, DO NOT TRESPASS.**

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of LANDTX, David E. Culver, broker.





1 inch = 499 feet

0 265 530 Feet

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Entrance

Lowest Elevation: 1414 ft.

**Etheridge
Landing Strip**

1475

Highest Elevation: 1510 ft.



1 inch = 500 feet

0 265 530 Feet

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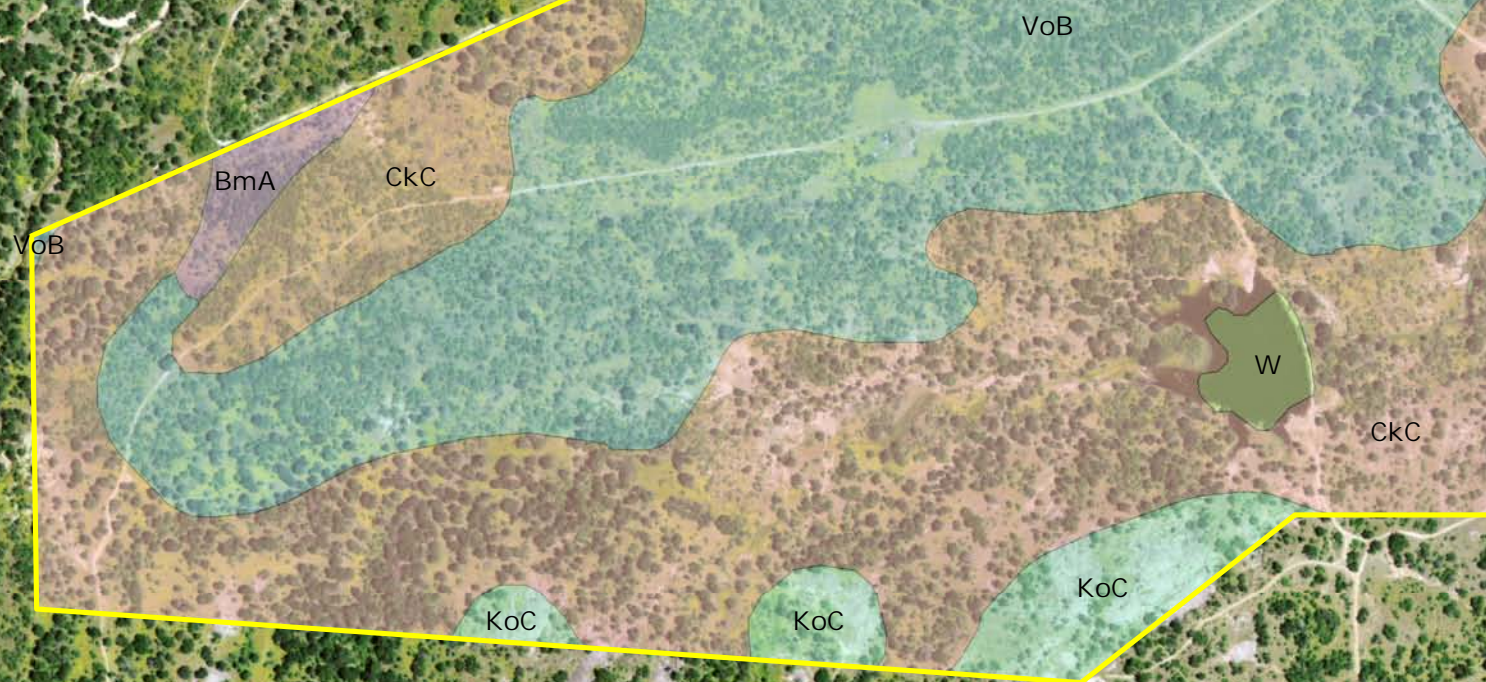
1 inch = 667 feet

0 360 720 Feet






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SOILS

-  BmA - Bauman loam, 0 to 2 percent slopes
-  CkC - Click very gravelly coarse sandy loam, 1 to 8 percent slopes
-  KoC - Keese-Rock outcrop complex, 1 to 8 percent slopes, very stony
-  VoB - Voca gravelly sandy loam, 0 to 3 percent slopes
-  W - Water

Find out more information at
<http://soils.missouri.edu/survey/texas.asp>









