

\$1,250,000 - Tbd County Road 405, Valley Spring

MLS® #5635506

\$1,250,000

0 Bedroom, 0.00 Bathroom,
Farm on 60.27 Acres

None, Valley Spring, TX

The stars at night are truly big and bright over this premier Llano County acreage. Sat in a valley and surrounded by larger tracts, you are welcomed to this 60+ acres with the utmost privacy and serenity. Property has full perimeter fencing, 3 stock tanks that all hold water through the dry Texas summers, plentiful grass, one water well, electricity, pavement frontage to CR405, and easy access. Dry creek bed on site is a branch of San Fernando Creek. Littered with beautiful live oaks, post oaks, mesquite trees, black brush, and native plants that bring a variety of wildlife to the area such as whitetail, wild turkeys, quail, dove and much more making for a sportsman's paradise. Boasts incredible panoramic views of the surrounding granite mountains and the Texas Hill Country. Conveniently located to Austin, Fredericksburg, Marble Falls, and of course the downtown charm of the City of Llano. Come and build your dream home, barndominium, or even a small hunting cabin for quick weekend getaways on this slice of Hill Country paradise.



Essential Information

MLS® #	5635506
Price	\$1,250,000
Bathrooms	0.00
Acres	60.27

Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd County Road 405
Area	LL
Subdivision	None
City	Valley Spring
County	Llano
State	TX
Zip Code	76885

Amenities

Utilities	Electricity Connected, Sewer Available, Water Connected
View	Hills, Panoramic, Pasture, Trees/Woods
Waterfront	Seasonal, See Remarks

Interior

Heating	None
---------	------

Exterior

Lot Description	Agricultural, Many Trees, Native Plants, See Remarks, Trees Large Size, Trees Medium Size, Trees Small Size, Views
-----------------	--

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano

Additional Information

Date Listed	October 16th, 2022
Days on Market	581

Listing Details

Listing Office	Friedman Real Estate, Inc.
----------------	----------------------------

Property Listed by: Friedman Real Estate, Inc. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 19th, 2024 at 4:00pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its

accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.