



# Llano River Retreat

**B**ucolic retreat on the Llano River in the Texas Hill Country - between Llano and Mason, Texas. With approximately 300 feet of river frontage, this 4.64-acre property rests alongside a stretch that measures about 150 feet wide. A sandbar provides access to one of the deepest pools in the area. Covered with large live oak trees, native grasses and plants, cacti and Spanish dagger, the property has been purposely landscaped to maintain a very natural environment. A ledge of granite cuts across the property separating the gentle hill to the house from a grassy meadow. Neighboring structures are obscured by trees and native brush on both sides of the property giving it a remote and private feel. A beautiful ranch owned by a 6th generation family of Llano county ranchers is situated across the river, with no structures in the view.

A renovated 1100 sq. ft home enjoys a beautiful view of the river and the hill country. Numerous windows from 3 living areas, including an enclosed sun porch, are designed to take full advantage of the outdoor environment. The one-bedroom, one-bath home has stained concrete floors throughout, and is equipped with central air and heat, satellite high def television, and high speed internet. A 2-car carport and a 15'x20' workshop round out improvements on the property.

One of the last wild rivers in Texas, the Llano River is very picturesque in this area. River traffic is an occasional kayaker or a fly fisherman. Motorized boats are prohibited. The property is ideal for fishing, swimming, kayaking, canoeing, bicycling, bird watching, rock collecting and star gazing at nights. The back roads are enjoyable for walking, biking, or leisurely sightseeing. And for climbers and hikers, Enchanted Rock State Natural Area is 45 minutes away.



## DESCRIPTIVE INFORMATION

**LOCATION:** 16 miles west of Llano, Texas. Located alongside north bank of the Llano River in Llano County.

**ACCESS:** From State Hwy 29 - via CR 103 (2.3 miles paved) & CR 104 (0.3 miles unpaved)

**EASEMENTS:** No known easements exist that impact owner's use of the property. ROW easement for electric line (Central Texas Electric Co-op) along portion of property's west boundary.

### UTILITIES:

**Potable Water:** On-site well system with submersible pump.

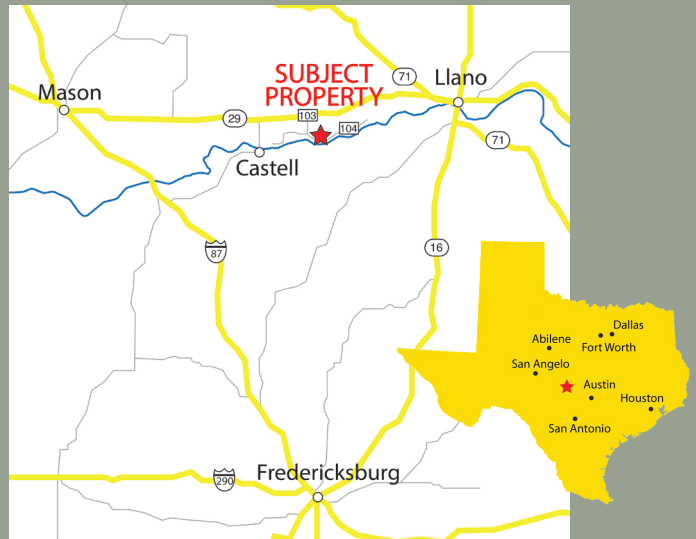
**Electricity:** Central Texas Electric Co-op

**Gas:** Propane

**Phone:** Multiple Carriers. Currently using Verizon

**Satellite TV:** DirecTV, Dish

**Internet:** Central Texas Electric Co-op



## FINANCIAL INFORMATION



**SALES PRICE:** \$ 473,000.00

**TAXES (2014):** \$ 2,199.37

**SELLER**

**RESERVATIONS:** None



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