

# **\$1,499,000 - 12041 W Ranch Road 152, Llano**

MLS® #6449011

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## **\$1,499,000**

3 Bedroom, 2.0 Bathroom, 1,836 sqft

Land / Farm on 19 Acres

OO Ranchettes, Llano, TX

Welcome to 12041 W Ranch Road 152, where you'll find a rare opportunity to own a piece of paradise in the heart of the Texas Hill Country. Just 10 miles west of Llano on the Castell Highway, this stunning property boasts 18.7 acres of unrestricted land with over 500feet of Llano River waterfront - perfect for fishing, swimming, hunting, and all your outdoor activities. The river frontage on this property is truly unique, featuring large blue swimming holes, granite outcroppings, and running water that create a picturesque and serene atmosphere. Shaded by mature oak trees and the occasional mesquite, this property is a true haven in the midst of Central Texas. The property features two separate homes connected by a breezeway. The smaller home is a charming 2 bed, 1 bath cottage that's perfect as a guest house or hunter's cabin. The larger home is a spacious 3 bed, 2 bath manufactured home with large bedrooms and a formal dining room - perfect for hosting guests and entertaining. With two water wells and a stock tank that holds water with rain, this property is fully equipped for all your water needs. Plus, short-term rentals are allowed in this area, making it an excellent investment opportunity. Whether you're looking for a serene retreat to call home or a picturesque getaway to share with family and friends, this property has it all. With endless possibilities and unmatched beauty, a property like this doesn't come along every day. Don't miss out on this rare opportunity to make it your own!



Built in 1998

### Essential Information

MLS® #	6449011
Price	\$1,499,000
Bedrooms	3
Bathrooms	2.0
Square Footage	1,836
Acres	18.70
Year Built	1998
Type	Land / Farm
Sub-Type	Manufactured Home
Status	Active
Days on Market	223

### Water Feature/View

View	Hills,River,Llano River
Is Waterfront	Yes

### Community Information

Address	12041 W Ranch Road 152
Area	LL
Subdivision	OO Ranchettes
City	Llano
County	Llano
State	TX
Zip Code	78643

### Amenities

Utilities	Electricity Connected
Features	See Remarks
Parking	Carport, Covered

### Interior

Interior	Carpet, Linoleum
Appliances	Dishwasher, Refrigerator, Dryer, Range, Washer
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Dining Room

# of Stories	1
Stories	One

## Exterior

Exterior Features	See Remarks
Lot Description	Views, Gentle Sloping, Rock Outcropping
Roof	Metal
Construction	HardiPlank Type
Foundation	Combination, See Remarks

## School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano

## Additional Information

Date Listed	May 22nd, 2023
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