

\$995,000 - 1504 Rr 261, Buchanan Dam

MLS® #175684

\$995,000

10 Bedroom, 7.00 Bathroom, 7,021 sqft

Residential on 2.38 Acres

None, Buchanan Dam, TX

Lake Buchanan - Income producing property - priced below recent appraisal! Unrestricted 2.38-acres with 262 feet of prime Lake Buchanan frontage (5 mile view across open water). This income-producing property is perfect as a family getaway, vacation rental, or investment opportunity. Features: Primary Home: 1950s vintage with original oak hardwood floors and large addition with expansive kitchen/living area. House 2: 3/2 MH with open living/dining/kitchen, wrap-around porch, and lake views House 3: 3/2 MH with 2 living rooms, wrap-around porch, and lake views House 4: 1/1 site-built with covered porch and parking All homes have central heat/air and are in excellent condition. Most currently leased. Additional investment amenities: 14 RV sites with full hookups and individual electric meters Massive metal shop with 3 roll-up doors and office. Fenced with electric security gate Cement bulkhead, pier, and boat ramp for easy lake access Private well plus 2 community water taps, approved septic, paved driveway, planted oak & cypress trees and sand volleyball court. Conveniently located on the SW end of the lake near Highways 1431 & 29, just 90 minutes NW of Austin & San Antonio. High potential for rental income with room to grow. Recent title work and LCRA septic approval - this place is ready for a new owner! Value added property - possibly one of the best live water deals in Central Texas, come see!



Built in 1960

Essential Information

MLS® #	175684
Price	\$995,000
Bedrooms	10
Bathrooms	7.00
Full Baths	7
Square Footage	7,021
Acres	2.38
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hill Country, Lake, Panoramic, Lake Buchanan
Is Waterfront	Yes
Water Body	Lake Buchanan
Waterfront Type	Open Water
Waterfront Footage	262

Community Information

Address	1504 Rr 261
Subdivision	None
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

Amenities

Parking	Electric Gate
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Interior

Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	One

# of Stories	1
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Exterior

Roof	Composition, Metal
Construction	Block, Wood Siding
Foundation	Pier & Beam, Slab

School Information

District	Burnet
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Additional Information

Date Listed	November 13th, 2025
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