

\$764,000 - 2340 E State Highway 71, Llano

MLS® #8638348

\$764,000

3 Bedroom, 3.00 Bathroom, 2,280 sqft
Residential on 9.63 Acres

Byrne, Llano, TX

UNRESTRICTED, MULTI-USE, AG
VALUATION RANCH WITH HIGHWAY 71
FRONTAGE! NEW WELL REPORT, 8-9GPM.

Property is currently used as a recreational ranch, but imagine an RV Park, Vet's Office, Fireworks Store, this property could be used commercially, industrially, or for retail. Discover the perfect blend of rustic charm & modern comfort in this 3-bedroom, 3-bath home, nestled on over 9 acres just off of Highway 71 in Llano. This 2,280SQFT retreat was originally built in 1976 & remodeled in 2020. Step inside to find an inviting open concept layout where natural light pours in through large windows, brightening the spacious kitchen and family room. Enjoy a separate living room, dining room area and a wood burning fireplace for cozy evenings. Don't forget the kitchen featuring ample cooking and storage space, a silestone sink, range/oven combo and an eat-in island that showcases a granite counter. Plus there's a convenient laundry room right off the kitchen. Retreat to your primary suite, complete with an ensuite bathroom, adorned with charming farmhouse doors and a walk-in closet. Outside the possibilities are endless with over 294' of Highway 71 frontage, a two-car attached garage, a 30x30 insulated storage shed with electricity and a 30x50 pull through, perfect for storage, parking your ATV, UTV or horse trailer, hobbies, or a workshop. The fully fenced back yard, alongside a high fence on three sides & a newer automatic gate and rock



driveway ensures security and privacy.

Built in 1976

Essential Information

MLS® #	8638348
Price	\$764,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,280
Acres	9.63
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic,Pasture,Rural
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Community Information

Address	2340 E State Highway 71
Area	LL
Subdivision	Byrne
City	Llano
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Propane, Other, Sewer Connected, Water Available
Features	None
Parking	Additional Parking, Attached, Driveway, Garage Faces Front, Garage, Open, Outside, Oversized, Private, Circular Driveway, Gravel
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Tile
Appliances	Dryer, Dishwasher, Electric Oven, Electric Water Heater, Free-Standing Electric Range, Microwave, Range, Refrigerator, Washer
Heating	Central, Fireplace(s), Propane, Wall Furnace
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	No Exterior Steps, Private Yard
Lot Description	Front Yard, Irregular Lot, Level, Views
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano

Additional Information

Date Listed	June 3rd, 2025
Days on Website	146
Days on Market	60

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