

\$4,300,000 - 22022 State Highway 71, Llano

MLS® #1736213

\$4,300,000

2 Bedroom, 2.00 Bathroom, 1,313 sqft
Farms and Ranches on 94.25 Acres

N/A, Llano, TX

Welcome to your own Texas haven - a remarkable opportunity to embrace the true spirit of the Lone Star State across 94.25 acres of enchanting land. Less than 10 minutes to Horseshoe Bay, 15 minutes to Marble Falls, and just over an hour to both San Antonio and Austin, boasting approximately 3,975 feet of Frontage on Highway 71 and "Live" water, this unrestricted property is a true testament of value. Electronically gated and fenced, the property features expansive pockets of scenic woodlands, live water, a pond, and, as the centerpiece, a charming barndominium with an Oversized Garage and Workshop (58'x39'), adding both character and practicality to your rural retreat. With an open floor plan and split bedrooms, privacy, convenience, and authentic Texas Hill Country living is at the core of this peaceful retreat. Step outside, and you'll discover a resort-like oasis with a sparkling pool and hot tub, perfect for relaxation against the backdrop of the Texas countryside. A well and cistern, paired with a 50-gallon rainwater catchment tank and a 14 kW LG solar system with Enphase, provide a robust and sustainable water and energy solution offering reliable conservation and ultimate self-sufficiency. With its prime location along Highway 71 and commercial zoning, this property not only offers privacy, tranquility, and convenience but also the potential for a thriving business venture. Whether you're envisioning a thriving farm, a tranquil escape,



a bustling business, or a mix of it all, these parcels with just under 95 acres of land are ready to support your genuine vision. More than a lifestyle; it's a chance to embrace the genuine, unfiltered beauty of Texas.

Built in 2018

Essential Information

| | |
|----------------|-------------------|
| ListingFeed | sabor_vow_sold |
| MLS® # | 1736213 |
| List Price | \$4,300,000 |
| Sale Price | \$3,680,000 |
| Sale Date | March 6th, 2024 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,313 |
| Acres | 94.25 |
| Year Built | 2018 |
| Type | Farms and Ranches |
| Sub-Type | Farm/Ranch |
| Status | Sold |

Community Information

| | |
|-------------|------------------------|
| Address | 22022 State Highway 71 |
| Subdivision | N/A |
| City | Llano |
| County | Llano |
| State | TX |
| Zip Code | 78643 |

Amenities

| | |
|-----------|---------------------------|
| Utilities | Electricity, Solar, Water |
|-----------|---------------------------|

Exterior

| | |
|-------------------|--|
| Exterior Features | Barn, Creek, Exterior Lighting, Fenced, Garage, Other - See Remarks, Pool/Deck, Storage Building, Workshop |
| Lot Description | Ag Exempt, Cleared, Mature Trees (ext feat), Wooded |

Construction Metal

School Information

District Llano ISD

Elementary Llano

Middle Llano

High Llano