

# \$1,728,000 - Tbd Cr 403, Llano

MLS® #5417330

---

## \$1,728,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 143.98 Acres

John G Weber Surv #322 Abst #, Llano, TX

The 144-acre Armstrong Ranch is a gorgeous, unrestricted property with long-range Hill Country views located just 10 miles west of Llano and 1 mile north of SH 29. The square-shaped tract has over 2,400 feet of paved frontage on County Road 403, allowing the new owner to easily subdivide. Elevations range from 1,160 feet in the southwest, to high points at 1,220 feet in the northeast corner, allowing for panoramic views of the surrounding Hill Country. The terrain is rolling and rocky with some very interesting granite and quartz outcrops. The sandy loam soil supports native hardwoods, grasses, and other vegetation. Wildlife includes whitetail deer, coyotes, turkeys, mourning dove, and many others. There is a nice stock pond near the center of the property providing water for cattle and wildlife. The property is currently fenced on three sides and there is an active grazing lease with the remaining family acreage to the south. There are several potential homesites with long-range views in the northeast corner near the gated entrance on CR 403. The nearest electrical service is just to the north. Water well and septic will be needed. All owned mineral rights will convey. New survey available. Low taxes with 1-d-1 ag valuation.



## Essential Information

ListingFeed      abor\_vow

MLS® #	5417330
List Price	\$1,728,000
Sale Price	\$1,594,722
Sale Date	June 18th, 2024
Bathrooms	0.00
Acres	143.98
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	Tbd Cr 403
Subdivision	John G Weber Surv #322 Abst #
City	Llano
County	Llano
State	TX
Zip Code	78643

### **Amenities**

Utilities	Electricity Available, Sewer Not Available, Water Not Available
View	Hills, Panoramic
Waterfront	Pond
Has Pool	Yes

### **Exterior**

Lot Description	Rolling Slope, Views
-----------------	----------------------

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano