

\$2,695,000 - 1053 County Road 104, Llano

MLS® #6789800

\$2,695,000

2 Bedroom, 2.00 Bathroom, 1,157 sqft
Farms and Ranches on 122.42 Acres

N/A, Llano, TX

M2 Ranch is a remarkable Texas Hill Country paradise. The ranch is only 15 minutes from downtown Llano and 45 min from Fredericksburg. Enjoy the historic shops, fun festivals, world famous BBQ, and award-winning wineries. Once you enter the ranch's private entrance with an automatic gate, you will pass one of two hand carved wooden statues that sets the tone for this Texas gem. Next you will witness roaming wildlife, gorgeous granite ridges, sweeping 360-degree Texas Hill Country views as far as the eye can see (including Enchanted Rock). M2 Ranch is one of the highest spots in Llano County. Ranches of this caliber are rare to find, especially in this area of Texas. An abundance of large Oak Trees is scattered throughout this perfect wildlife ranch. The terrain was modified to create a habitat most animals would dream of. There are 3 corn feeders, 4 protein feeders, 2 custom deer blinds, and multiple areas for animal watching or hunting. The entire property is securely high fenced to maintain the exotics and local wildlife. Current animal count is 60-70 White Tail, 25-35 Axis, 7-9 Black Buck, Texas Dall Sheep to secure the AG exemption, endless dove, quail, wild hogs, and the beloved "Daisy the Donkey." The charming log home is approximately (+/-) 1,157 SF containing 2 bedrooms, 1.5 baths, sleeping loft/office, kitchen with granite, soaring ceilings in the living area, and an amazing upstairs porch with views that take your breath away.



There is also a loft above the garage with AC and heat that currently sleeps two. The entire property can sleep 8-10 comfortably. It also includes 2 RV hook-up sites! The RV hook-up sites include water, electricity, and their OWN septic system. There are also 2 water wells each with its own cistern and 2 ponds on the property. The wildlife flourishes and the peace and quiet is good for the soul. Ranches of this quality really are rare to find anywhere in Texas, especially here.

Built in 2004

Essential Information

ListingFeed	abor_vow
MLS® #	6789800
List Price	\$2,695,000
Sale Price	\$2,300,000
Sale Date	April 28th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,157
Acres	122.42
Year Built	2004
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1053 County Road 104
Subdivision	N/A
City	Llano
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Available, Underground Utilities
Features	None
Parking	Garage, Detached
# of Garages	2
View	Hills, Panoramic, River, Trees/Woods
Waterfront	Pond

Interior

Interior	Wood
Appliances	Disposal, Microwave, Stainless Steel Appliance(s), Dryer, Electric Water Heater, Free-Standing Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	RV Hookup
Lot Description	Many Trees, Private, Rolling Slope, Trees Large Size
Windows	None
Roof	Metal
Construction	Log
Foundation	Pillar/Post/Pier, See Remarks

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano