

\$1,450,000 - 6417 N State Highway 16, Llano

MLS® #8642734

\$1,450,000

3 Bedroom, 3.00 Bathroom, 3,600 sqft
Farms and Ranches on 28.92 Acres

North Ridge Acres, Llano, TX

BRING THE HORSES! This 29 acres offers the best of Llano! Just North of town, a beautiful hayfield with rolling hills gives privacy to this horse property tucked between Hwy 16 & the iconic Horse Mountain.

TWO HOUSES- MAIN HOUSE: A 3/3 Barndominium house(2400sf/2018) with masonry interior & exterior accents, hickory cabinets, 8ft doors, a freestanding fireplace, & custom finishes throughout. A quality above ground pool & wood deck was recently added off the carport. **SECONDARY HOUSE:** A 3/2 Manufactured house (1200sf/2021) meticulously cared for, tucked away in the trees with a wood porch & access ramp. Don't need a second house? Sell it off, it's like new!

PROPERTY IMPROVEMENTS: 120x40 Metal barn with 9 oversized pipe stalls, hay & feed storage area (on slab) PLUS two 20x14 climate controlled rooms, one with a full bathroom & washer dryer hookup. These rooms can be used for office, tack, gym, apartment, you name it! 220x140 pipe arena with cattle return lane & a 2 chute lead ups. Lights from the barn allow night riding & the arena sand has been professionally rock raked 2x to provide ideal footing! 3 sheds, 4 paddocks with water supply, 2 water wells, 2 electric meters, an RV hookup & more! The hayfield averages 30 bales per cutting & the back portion of the property is heavily wooded with a wet weather creek & tank so **BRING THE GOATS TOO!** There is also a storage shed and playhouse.



Llano, TX, North Llano Co. 1.5-2 hr drive to Austin, San Antonio, or Stephenville, 45 min to Fredericksburg, 30 min to Lake Buchanan & less than 10 min to the city of Llano. All measurements approximate, buyer to verify.

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	8642734
List Price	\$1,450,000
Sale Price	\$1,200,000
Sale Date	December 13th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,600
Acres	28.92
Year Built	2018
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6417 N State Highway 16
Subdivision	North Ridge Acres
City	Llano
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Propane, Other
Features	None
Parking	Attached Carport, Additional Parking, Concrete, RV Access/Parking
View	Hills
Waterfront	Pond, Seasonal
Has Pool	Yes

Interior

Interior	Concrete
Appliances	Bar Fridge, Double Oven, Dishwasher, Electric Oven, Electric Water Heater, Gas Cooktop, Refrigerator, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Free Standing, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Agricultural, Cleared, Rolling Slope, Trees Medium Size
Windows	Insulated Windows
Roof	Metal
Construction	Masonry, Metal Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano