

\$1,200,000 - 395 Lehne Loop, Buchanan Dam

MLS® #9164279

\$1,200,000

4 Bedroom, 2.00 Bathroom, 2,020 sqft
Farms and Ranches on 30.00 Acres

Lehne Ranch, Buchanan Dam, TX

Prepare to be wowed by this beautiful 30 +/- acre property. Located in the highly sought after gated Lehne Ranch subdivision. You can feel the serenity as you drive through the subdivision and into the drive of 395 Lehne Loop. You will immediately notice the immaculately landscaped yard. This 4/2 home boasts an open floor plan, breakfast bar, granite countertops, stainless steel appliances, spacious rooms. You will feel a sense of calm as you walk out the back door to the covered patio, fantastic backyard and firepit. Oh and the views! The recently dug out pond is ready for the new owners to make it their own. There is another stock pond towards the back of the property as well. The detached garage/carport is finished out and heated/cooled, also housing the water softener. 600 sq. ft. metal insulated workshop. Carport, greenhouse, whole house Generac system, rainwater collection tanks, well and water storage tank. Approx. 10 acres cultivated field, large pole barn, another large stacked open air storage building. Part of this property is restricted and part is unrestricted, which allows for hunting. It is all ag exempt. The restricted Lehne Ranch property has longhorns roaming freely, for the ag exemption, and the cultivated field takes care of the rest of the property for the ag exemption. It sits approx. 3 miles from Lake Buchanan and 6 miles from Lake LBJ. It includes a deeded easement that gives the property access to Hwy. 29. SELLER WILL CONSIDER SELLING HOUSE W/LESS



ACREAGE.

Built in 2009

Essential Information

ListingFeed	abor_vow
MLS® #	9164279
List Price	\$1,200,000
Sale Price	\$1,090,000
Sale Date	December 29th, 2023
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,020
Acres	30.00
Year Built	2009
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	395 Lehne Loop
Subdivision	Lehne Ranch
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

Amenities

Utilities	Electricity Connected, Propane
Features	None
Parking	Additional Parking, Carport, Detached Carport, Detached
View	Hills
Waterfront	None

Interior

Interior	Laminate, Tile
Appliances	Dishwasher, Electric Water Heater, Microwave, Range, Water Softener Owned

Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Agricultural, Cleared, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Trees Medium Size, Views
Windows	Insulated Windows
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano