



# BUCHANAN PECAN GROVE

309 Frazier St. Tow, TX

20 Acres | \$975,000



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# PROPERTY DESCRIPTION

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The Buchanan Pecan Grove is a tranquil 20-acre tract located just minutes from Lake Buchanan. This income-producing property has over 300 mature pecan trees that can produce more than 8000 lbs of pecans yearly. With an 1800 sq. ft 2 bedroom, 1 bath barndominium with storage and work rooms attached and the farm equipment conveying with the right offer, this can be a fully functioning farm from day one for the new owner.

The property is qualified under the agricultural tax exemption. 2023 taxes were approximately \$900.



Scan here to view more of  
Buchanan Pecan Grove

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# IMPROVEMENTS

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The Buchanan Pecan Grove offers an 1800 sq ft, 2-bedroom, 1-bath barndominium. Two carports—one for farm equipment and one for regular car parking—are attached to the barndominium. A few short steps from the house, you'll also find a nice storage building equipped with electricity. The property is fenced on four sides with different styles of fence: pipe fencing, chain link, barbed wire, and hog panel.

There is plenty of water at the Buchanan Pecan Grove! You'll find 8 water wells, with 7 of those being operational. 1 well puts out roughly 100 GPM, and another solar-powered well produces 40 GPM. The remaining wells all produce ample amounts as well. You'll find a medium-sized pond on the property fully stocked with catfish. It has a pond liner and always holds water. It has sufficiently supplied water to the livestock and wildlife traversing the property.

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## LOCATION

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Llano County

15 miles to Burnet, 17 miles to Llano, 49 miles to Lampasas, 82 miles to Austin-Bergstrom International Airport

## DIRECTIONS

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From HWY 29, travel East on Ranch to Market 2241 for approximately 9 miles. Ranch to Market will veer left, and you'll travel approximately 4 miles and turn right onto Ranch to Market 3014. Drive East and turn right onto Frazier St. The property will be up 200 yards on your right.

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Boundary





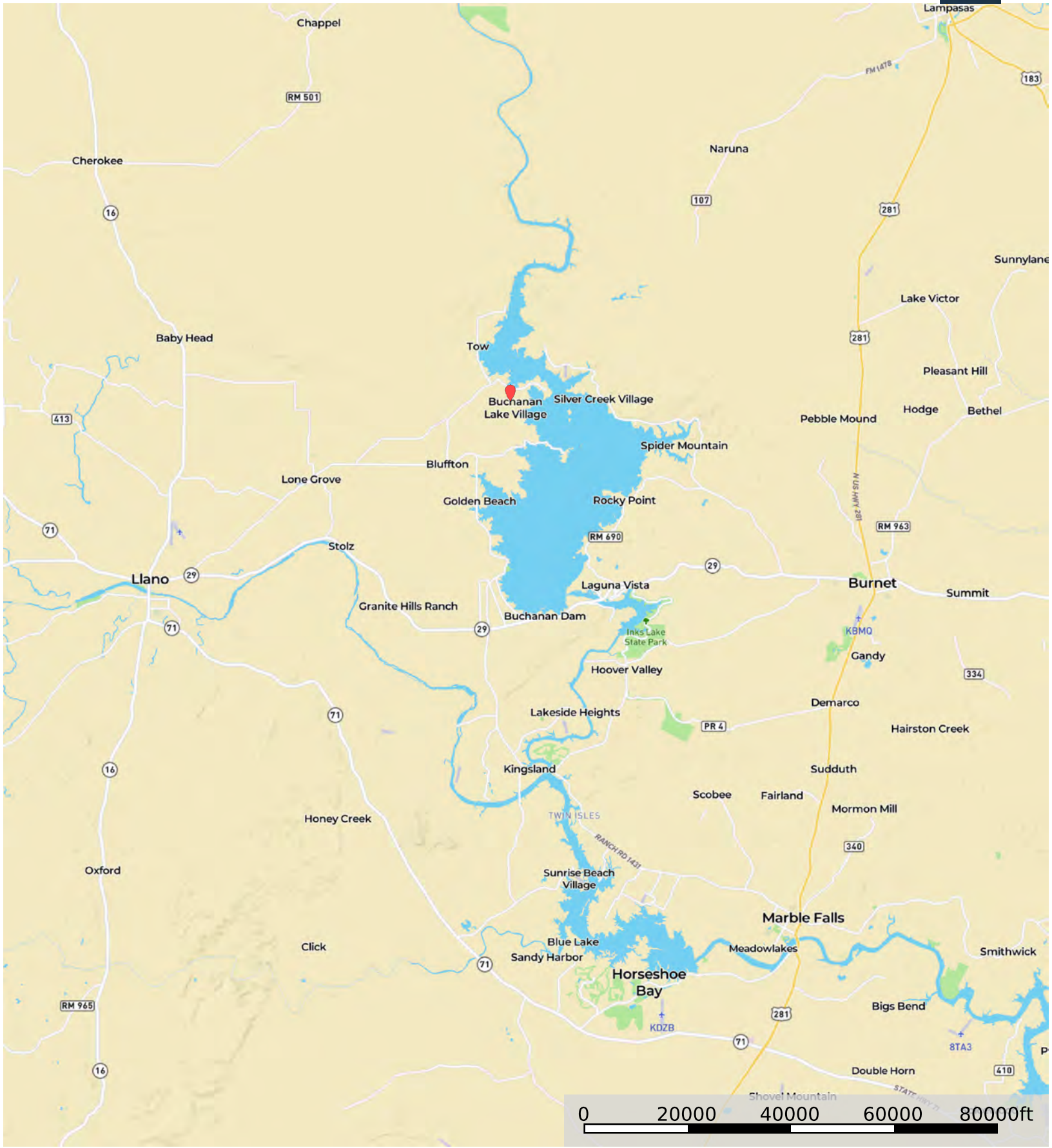
Boundary



# 309 Frazier St, Tow, TX 78619

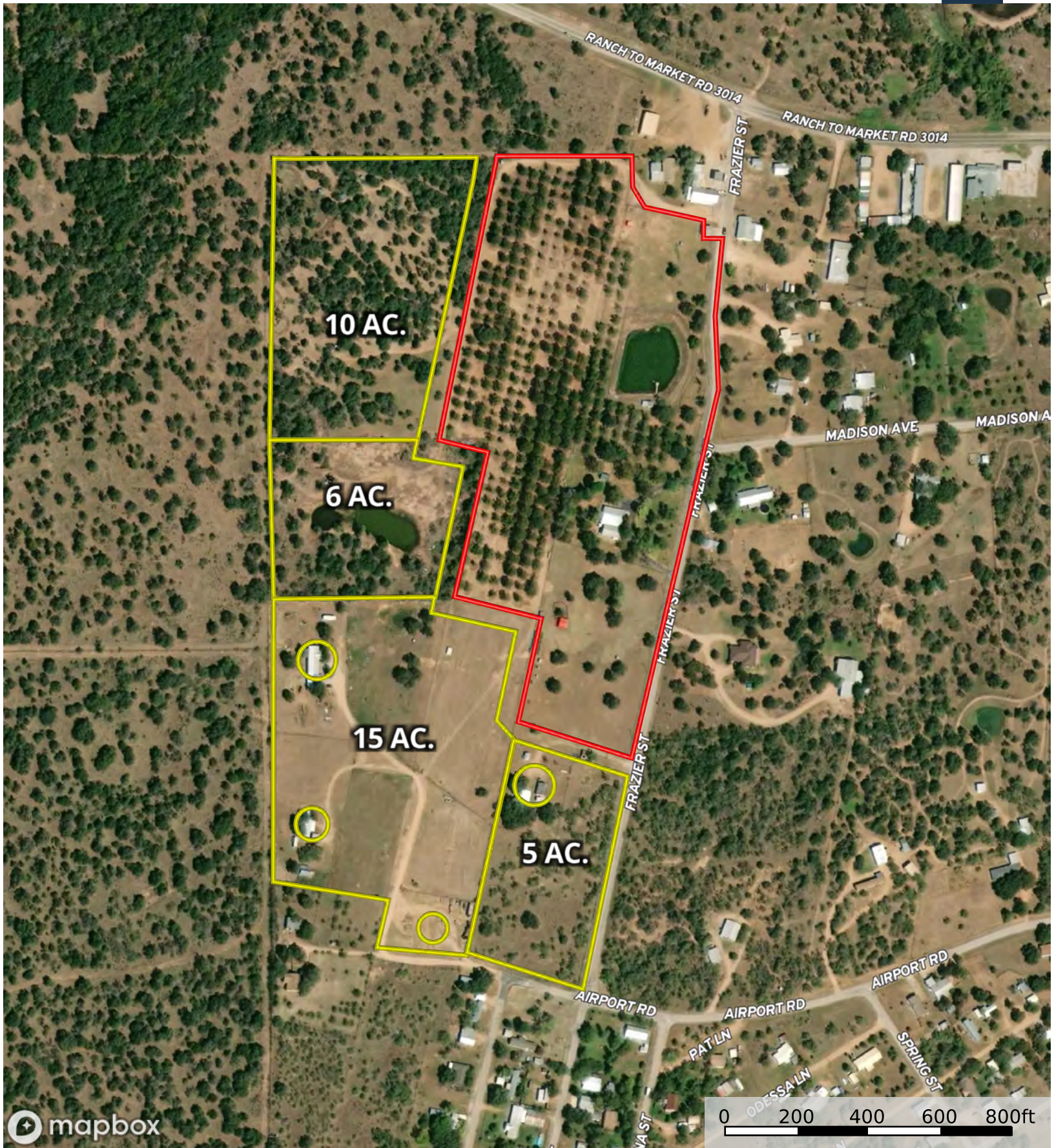


Llano County, Texas, 20.7 AC +/-



Marker Boundary





Boundary 1 Boundary