



# GRANITE BASIN RANCH

TBD W SH 29 Llano, TX

22 Acres | \$329,000



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# PROPERTY DESCRIPTION

The Granite Basin Ranch is an attractive 22-acre property located just outside Llano, TX. This diverse landscape features a variety of wildlife, including whitetail deer, wild hogs, and several varmint species. The ranch offers a balanced mix of pastureland and brush, creating an ideal habitat for both wildlife and cattle. With more than 25 feet of elevation change, the views are expansive and breathtaking.

The property is wildlife-exempt and includes a wet weather creek running through the northeast corner, providing an excellent site for a pond. You'll find a rich variety of vegetation, including Live Oaks, Mesquite, KR Bluestem, and other native trees and grasses. The ranch is fenced on three sides with goat wire and has an electric pole on-site.

Conveniently located near several metropolitan areas, this tract is perfect for a recreational weekend retreat or as a promising investment. It boasts over 900 feet of HWY 29 frontage and is situated in an area poised for growth. The seller is open to adjusting the acreage to fit the buyer's needs. Minerals will convey.

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SCAN HERE TO SEE MORE OF  
GRANITE BASIN RANCH

## LOCATION

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Llano County

18 miles to Llano Municipal Airport, 38 miles to Fredericksburg, 64 miles to Georgetown, 95 miles to Austin-Bergstrom International Airport.

## DIRECTIONS

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From Llano take HWY 29 west for 15.4 miles. Property will be on your right.

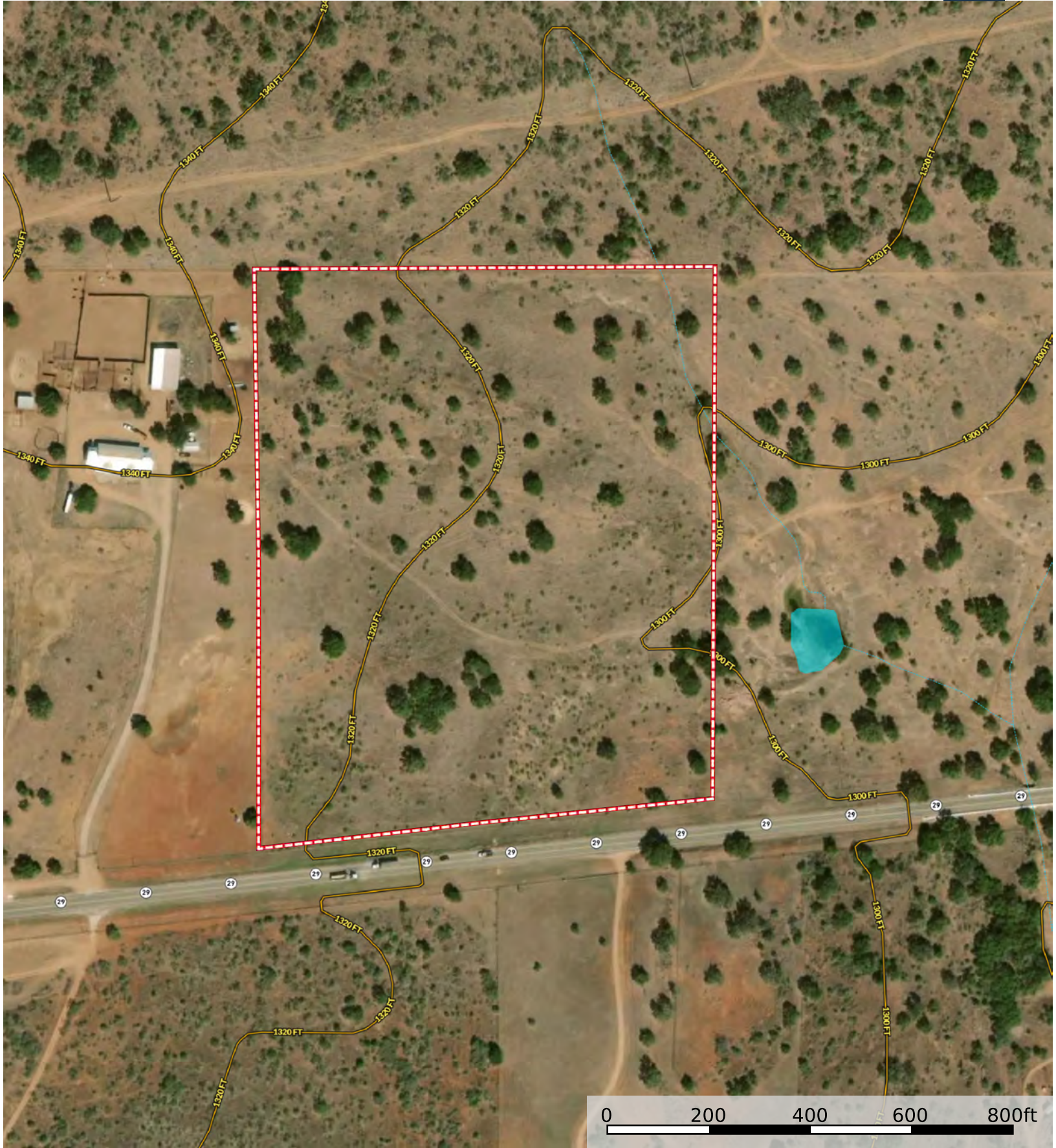
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Boundary     Stream, Intermittent     River/Creek     Water Body



Boundary      Stream, Intermittent      River/Creek      Water Body



 Marker 1  Boundary