

# 272 ACRES – 5230 COUNTY ROAD 409

## LLANO, TEXAS 78643



Dave Murray | Broker, Realtor®

dave@dmty.com | 512.695.2176

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# *The Property*

*Mountain View Ranch offers a remarkable opportunity with its unique 272 acres. The ranch is conveniently located just 15 minutes west of Llano, one hour from Fredericksburg, and 50 minutes from Horseshoe Bay, with 2,780 feet of county road frontage and paved access directly to the ranch via Valley Springs Rd.*

*The ranch features gently rolling terrain and stunning views enhanced by Live Oaks, Post Oaks, and mesquite trees, along with striking granite outcroppings, an attractive stock pond, and a few seasonal tanks. Recently added crushed granite gravel roads provide easy access throughout the ranch. A modern Stella Domo 764 sq ft tiny home offers comfortable and convenient living amidst the ranch's natural beauty.*

*Scenic draws and cleared native underbrush have created excellent pastures and rangeland, perfect for both wildlife and cattle. Llano is well known as the Deer Hunting Capital of Texas making this ranch appealing for hunting in the Texas Hill Country. Common wildlife sightings include Whitetail Deer, Rio-Grande Turkey, Wild Boar, Bobcat, Red & Grey Fox, Ring-Tailed Cat, Raccoons, Armadillo, and Red-Tailed Hawk.*

*With a significant portion of the ranch remaining untouched, the new owner will have the opportunity to create their vision for this exceptional ranch.*































## *Key Features*

- 2,780 ft of county road frontage
- Paved access directly to the ranch via Valley Springs Rd
- Modern Stella Domo tiny home (764 sq ft)
- Attractive stock pond, and a few seasonal tanks
- Gently rolling terrain and stunning views enhanced by Live Oaks, Post Oaks, and mesquite trees, along with striking granite outcroppings
- Hunting potential with Common wildlife sightings including Whitetail Deer, Rio-Grande Turkey, Wild Boar, Bobcat, Red & Grey Fox, Ring-Tailed Cat, Raccoons, Armadillo, and Red-Tailed Hawk













































































*Property Boundary(Click Image Below)*





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*LLANO, TEXAS 78643*

*\$3,250,000*



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dave@dmtx.com | 512.695.2176 | dmtx.com | texasland.com