

VLG60 Ranch
6304 County Road 110
Llano, TX 78643

\$559,800
59.25± Acres
Llano County



VLG60 Ranch
Llano, TX / Llano County

SUMMARY

Address

6304 County Road 110 null

City, State Zip

Llano, TX 78643

County

Llano County

Type

Farms, Horse Property, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

30.586724 / -98.963646

Acreage

59.25

Price

\$559,800

Property Website

<https://www.gowestpole.com/property/vlg60-ranch/llano/texas/98028/>



PROPERTY DESCRIPTION

Introducing VLG Ranch, a Hill Country vision of approximately 60 acres (to be surveyed) that offers solitude, rugged beauty, and authentic Hill Country character. This tract offers beautiful mountain views, a blend of brush and oaks throughout the property for your secluded getaway. This property is partially fenced, with a solar powered water well, blinds and feeders, and has a Agricultural tax valuation in place! This hill country tract offers a great introductory price point for a recreational hunting retreat, running livestock, or creating your own hidden gem in the Texas Hill Country.

VLG Ranch is located in scenic western Llano County near the confluence of Cold Spring Creek and Marschall Creek. These nearby strong water sources are excellent for wildlife. With an existing solar powered water well, (reportedly pumping 30 gallons per minute), electricity available on site, and no restrictions, VLG Ranch is equipped and ready for you to build your modern dream home. The location of this property provides access to the Hill Country's greatest places -just a 30-minute drive to Fredericksburg and Llano for wine tasting, shopping, and restaurants, or take a scenic 45-minute drive to Enchanted Rock! Additionally, the property features approximately 1,000ft of frontage along county road 110 for ease of access.

The Texas Hill Country is a class A offering for outdoor enjoyment. VLG Ranch features essential utilities, proximity commutes to nearby attractions, low taxes for land stewardship, and a place to build memories for future hunting seasons and breathtaking sunsets. This property is a playground ready to be enjoyed. VLG ranch is more than just ownership, it's a place to recreate, build, and invest your experience.

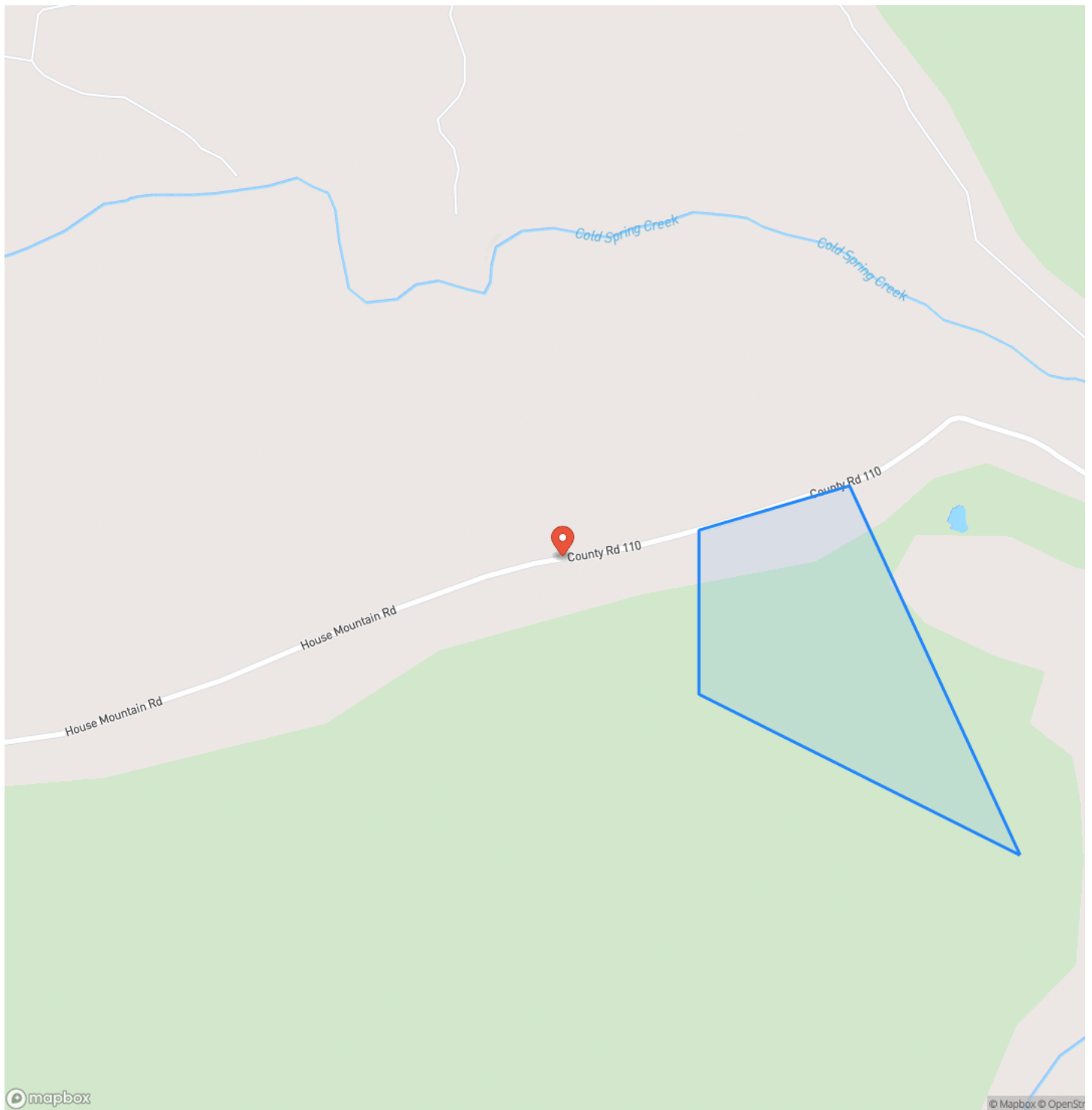
This property is 60 +/- acres of a 111 +/- acre-ranch that is also for sale.

Features -

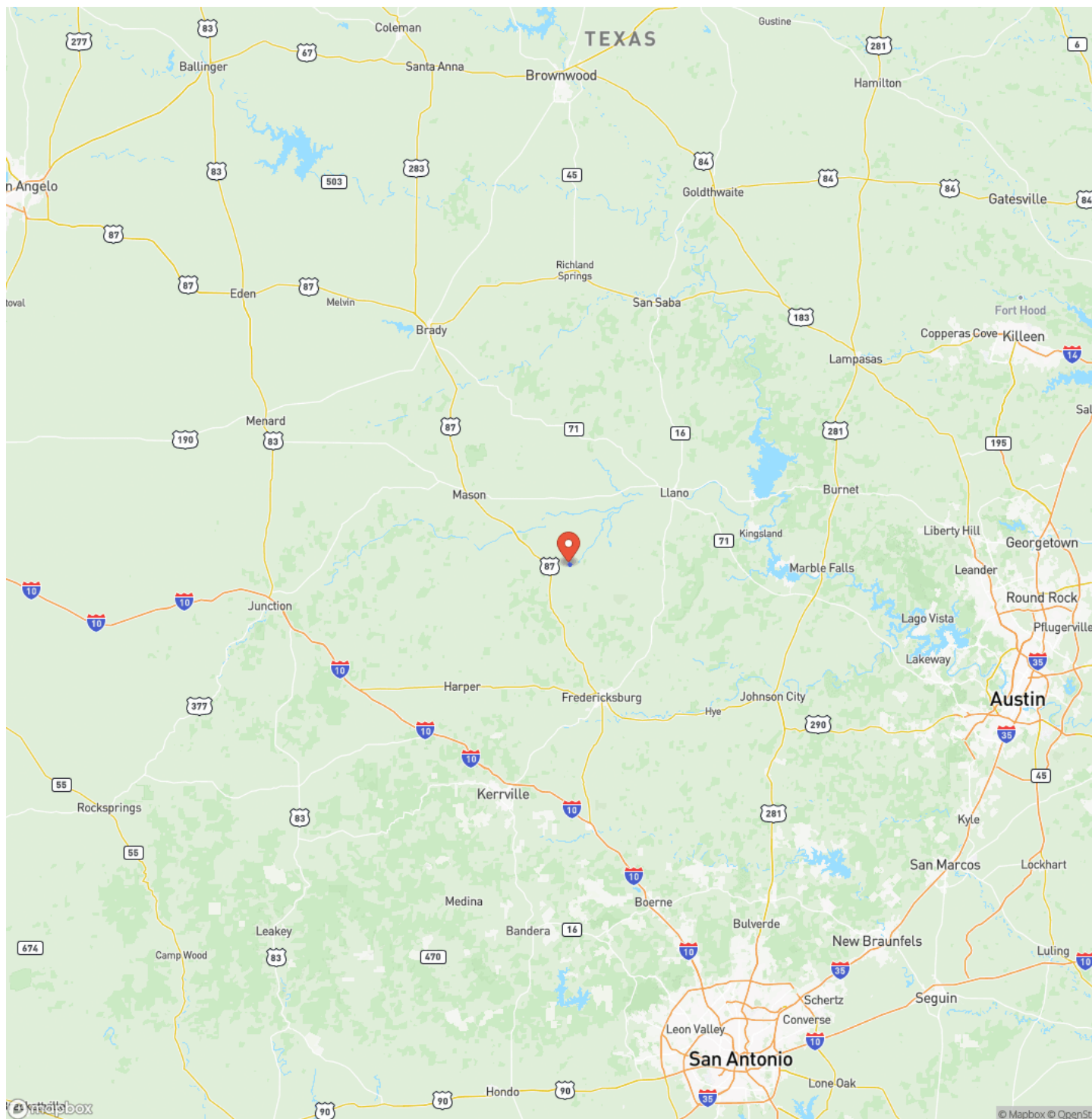
- Agricultural Tax Valuation
- Convenient access Llano & Fredericksburg
- Homesite Ready
- Solar Powered Water Well
- Electricity Available
- Deer Stands and Feeders
- Oak Trees and Stock Pond
- Stunning Hill Country Views



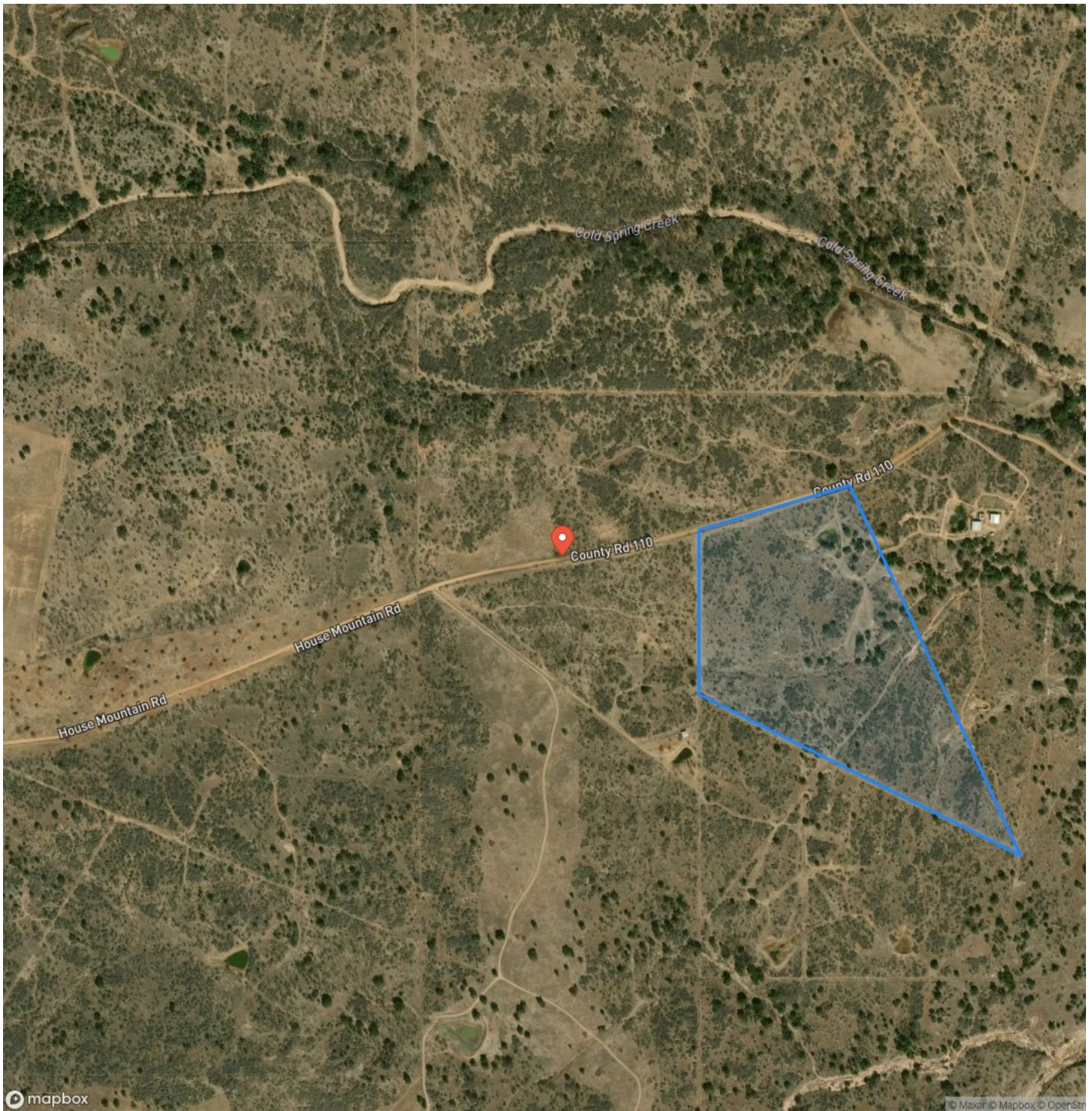
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Sonny Allen

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(512) 762-2563

Email

info@gowestpole.com

Address

1801 South Mo-Pac Expressway, Suite 100

City / State / Zip

Austin, TX 78746

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

The information contained herein is believed to be true and correct. However, Agent/Keller Williams Realty or Seller does not give any warranty for its accuracy. It is the buyer or buyers agent responsibility to do due dilligence and verify all information.

West Pole Partners
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<https://www.gowestpole.com/>
