



## GRANITE WATER RANCH

LLANO, TEXAS | 817 ACRES | \$14,297,500

Set in the heart of the scenic Texas Hill Country, Granite Water Ranch spans approximately 817 acres of serene landscapes and rugged natural beauty. This exceptional property features panoramic views of ancient igneous rock formations, lush grassy draws, and multiple stocked ponds, offering limitless opportunities for recreation and relaxation.

Located in southwest Llano County, the ranch lies about 20 miles from Llano and just 30 miles from the historic charm of Fredericksburg. Positioned within the Llano Uplift, the land showcases a fascinating array of igneous rocks, including granite and llanite—remnants of prehistoric volcanic activity that provide an ideal backdrop for hiking and exploration.



Granite Water Ranch is rich in wildlife, hosting populations of Axis deer, Whitetail, Aoudad, Turkey, and Wild Hogs. Three stocked ponds and a seasonal creek enhance the property's appeal, complemented by a diverse canopy of Live Oak, Red Oak, Blue Oak, Mesquite, and Cedar trees. Native grasses support ample grazing for livestock, while water is readily available from the ponds and a reliable well.

Adventurers will appreciate the network of interior ranch roads—ideal for trucks, ATVs, biking, or hiking. Whether you're seeking a recreational escape or a working ranch, this property offers the flexibility and beauty to realize your vision.

Conveniently accessed just west of Oxford via Highway 16 and County Road 113A, Granite Water Ranch is a private sanctuary where you can disconnect and unwind, surrounded by extraordinary natural scenery.



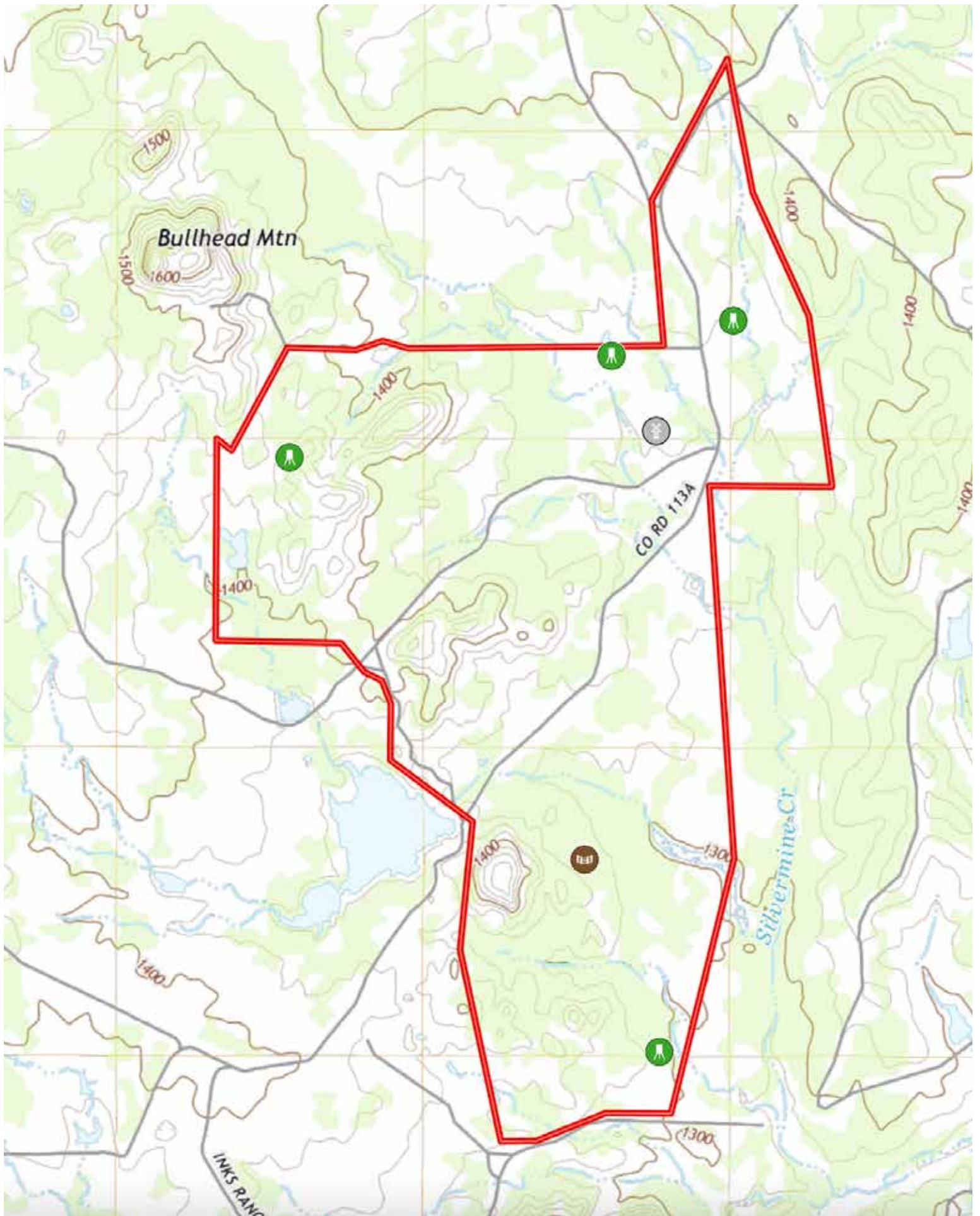


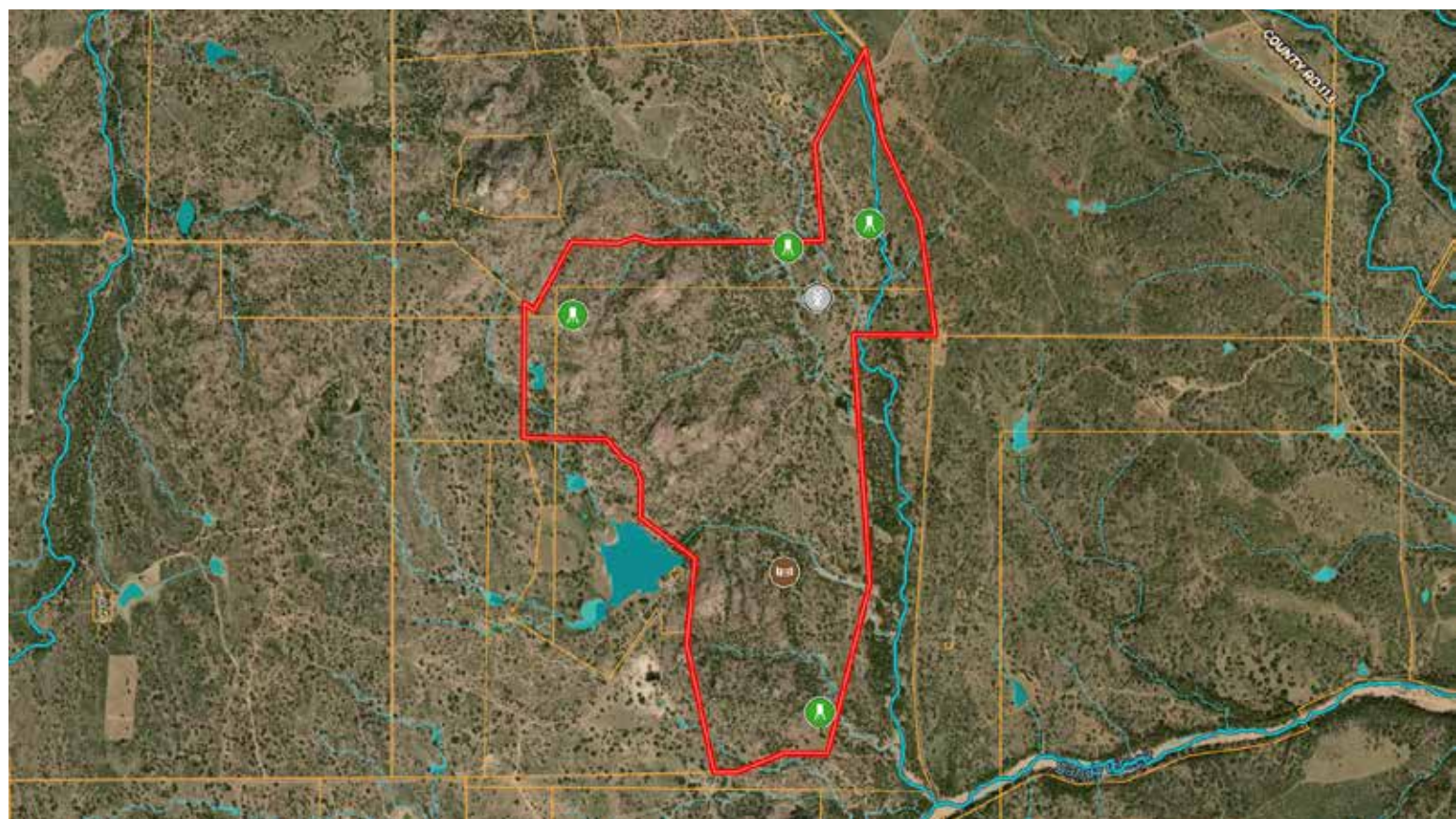
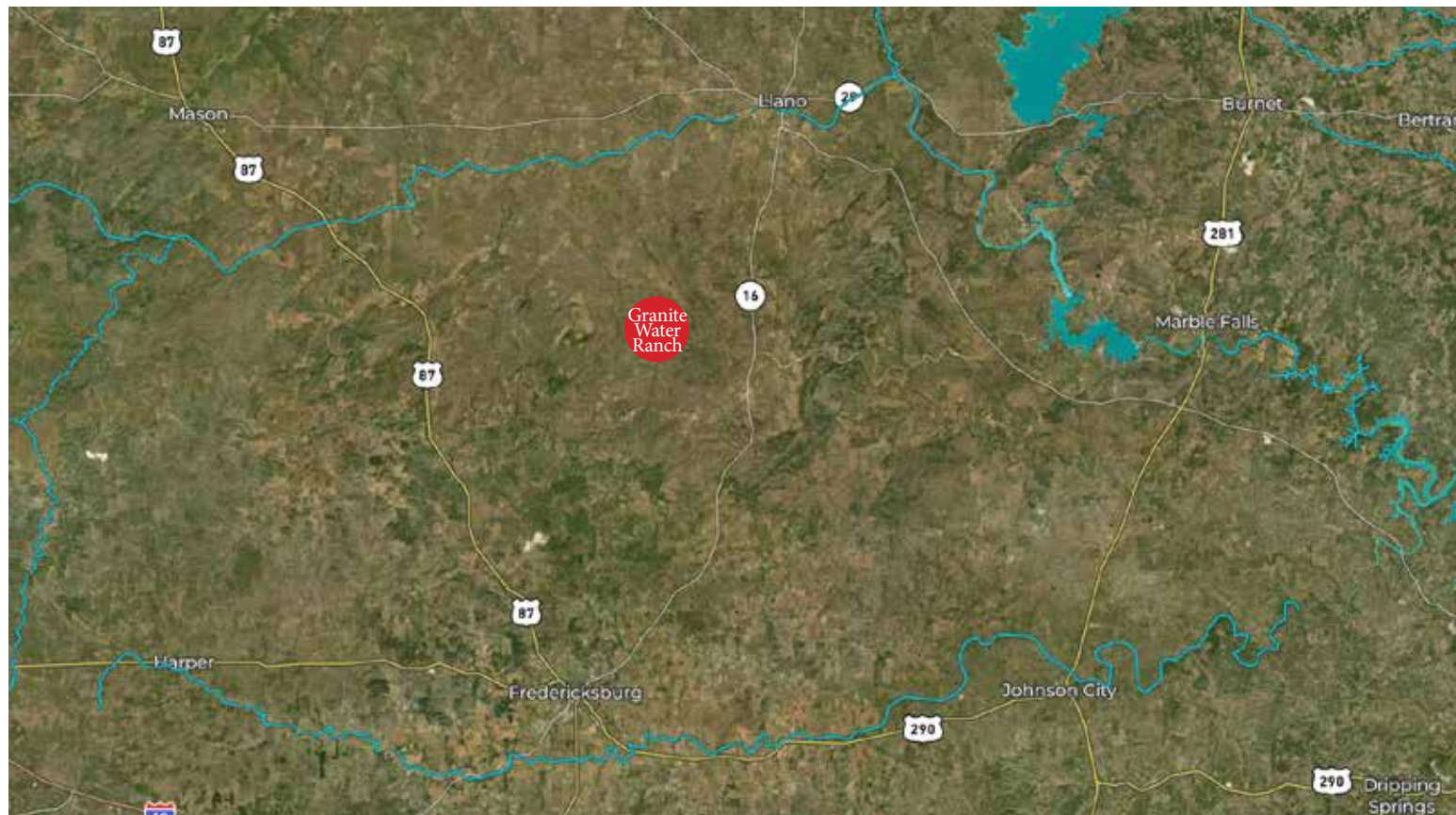












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