

Armstrong Ranch

TBD CR 403, Llano, TX 78643
144 Acres | Llano County



Property Highlights

- 2,400 ft. paved road frontage
- 1 mile to SH 29, 10 miles to Llano
- Long-range views
- Quarter-acre pond
- Agricultural tax valuation



Scan for more info



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Accredited Land Consultant

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KELLERWILLIAMS
LAND

kw AUSTIN SW
KELLERWILLIAMS. REALTY



Description

Armstrong Ranch is a gorgeous, unrestricted property with long-range Hill Country views located just 10 miles west of Llano and 1 mile north of SH 29. The square-shaped tract has over 2,400 feet of paved frontage on County Road 403, allowing the new owner to easily subdivide.

LAND & WATER – 143.98 acres with a recent survey. Elevations range from 1,160 feet in the southwest, to high points at 1,220 feet in the northeast corner, allowing for panoramic views of the surrounding Hill Country. The terrain is rolling and rocky with some very interesting granite and quartz outcrops. The sandy loam soil supports native oak, elm, juniper, and mesquite trees as well as native grasses and other vegetation. Wildlife includes whitetail deer, coyotes, turkeys, mourning dove, and many other native wildlife species. There is a nice stock pond near the center of the property providing water for cattle and wildlife.

IMPROVEMENTS & UTILITIES - The property is currently fenced on three sides and there is an active grazing lease with the remaining family acreage to the south. There are several potential homesites with long-range views in the northeast corner near the gated entrance on CR 403. The nearest electrical service is just to the north. Water well and septic will be needed.

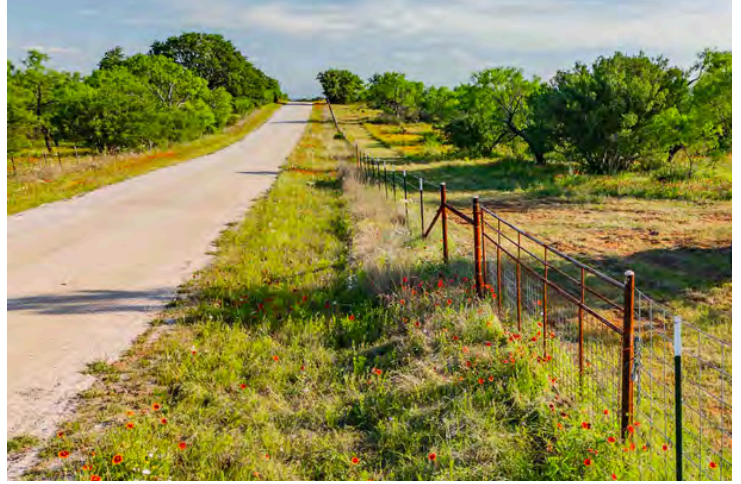
MINERALS - All owned mineral rights will convey.

TAXES - Llano County, Llano ISD. Agricultural tax valuation via a grazing lease. Tax rate 1.05. Estimated taxes are \$120.

Co-listed with Robert Pahmiyer (830-265-1239) and Kyler Welker (512-660-1956) of TDR Real Estate Group, Keller Williams Land.

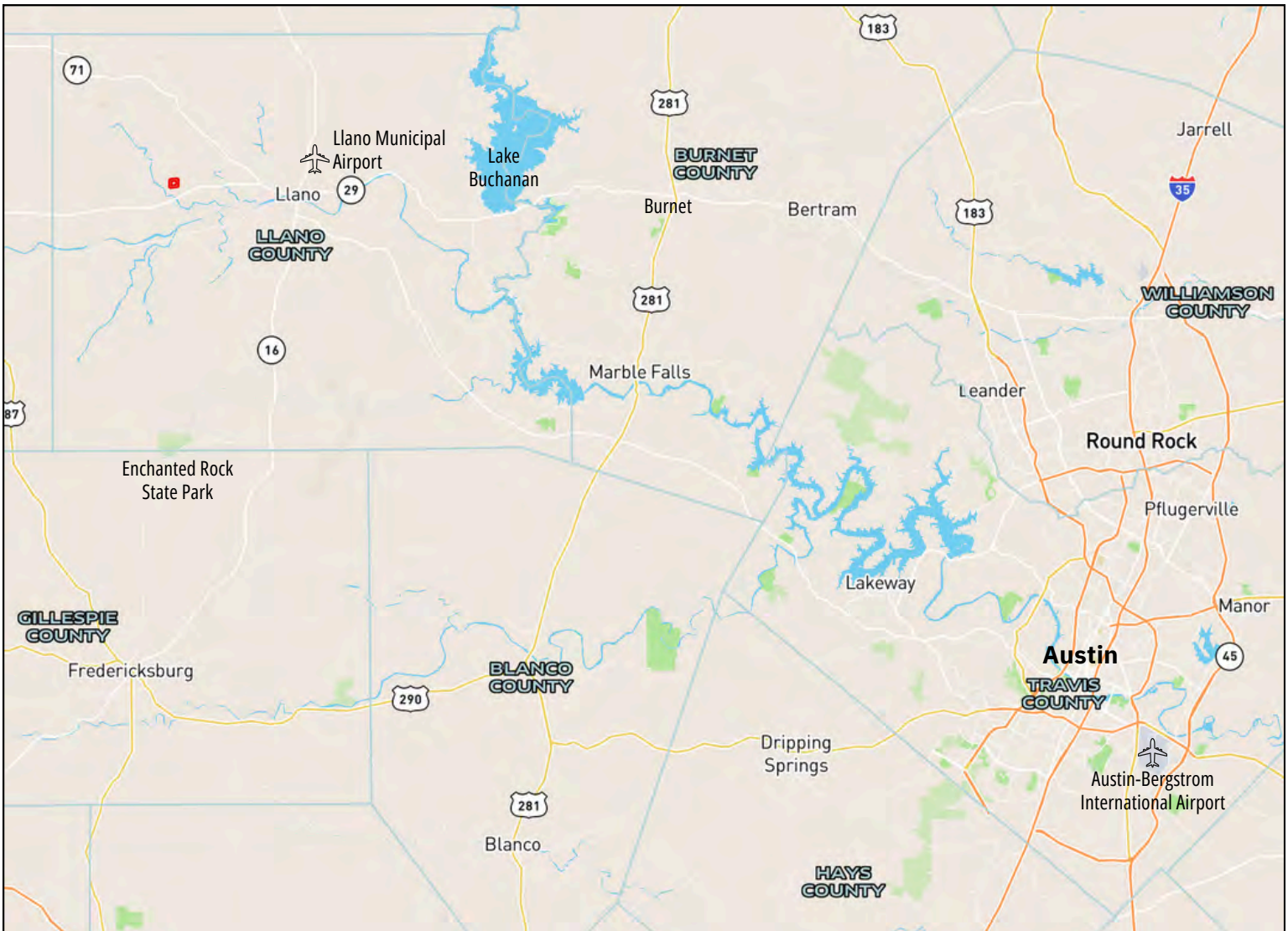


Photos

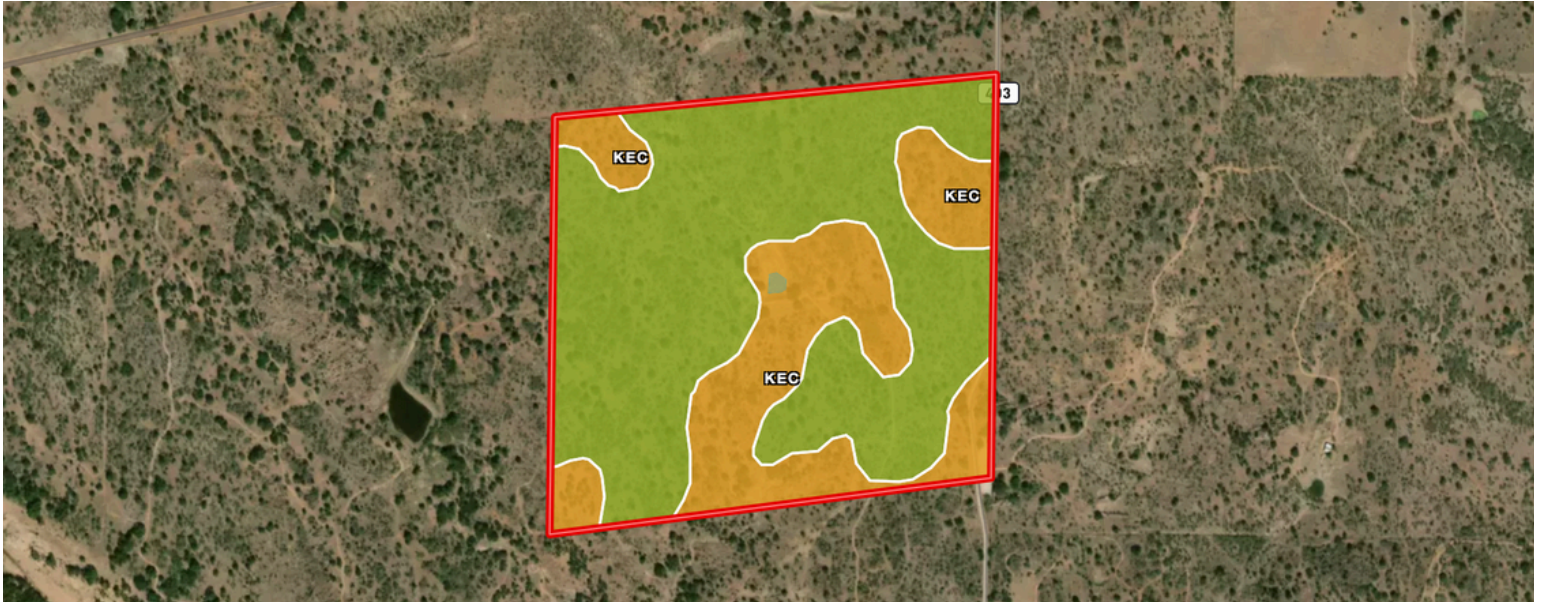


Location

- 1 mile to State Hwy 29
- 10 miles to Llano
- 38 miles to Burnet
- 47 miles to Fredericksburg
- 85 miles to downtown Austin
- 117 miles to San Antonio
- 12 miles to Llano Municipal Airport
- 90 miles to Austin-Bergstrom International Airport
- 109 miles to San Antonio Int'l Airport
- 26 miles to Lake Buchanan
- 33 miles to Enchanted Rock State Park



Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CeC	Castell sandy loam, 1 to 5 percent slopes	98.08	68.44	0	34	3e
KeC	Keese coarse sandy loam, 1 to 8 percent slopes, stony	45.22	31.56	0	17	6s
TOTALS		143.3(*)	100%	-	28.64	3.95

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								

Armstrong Ranch 144

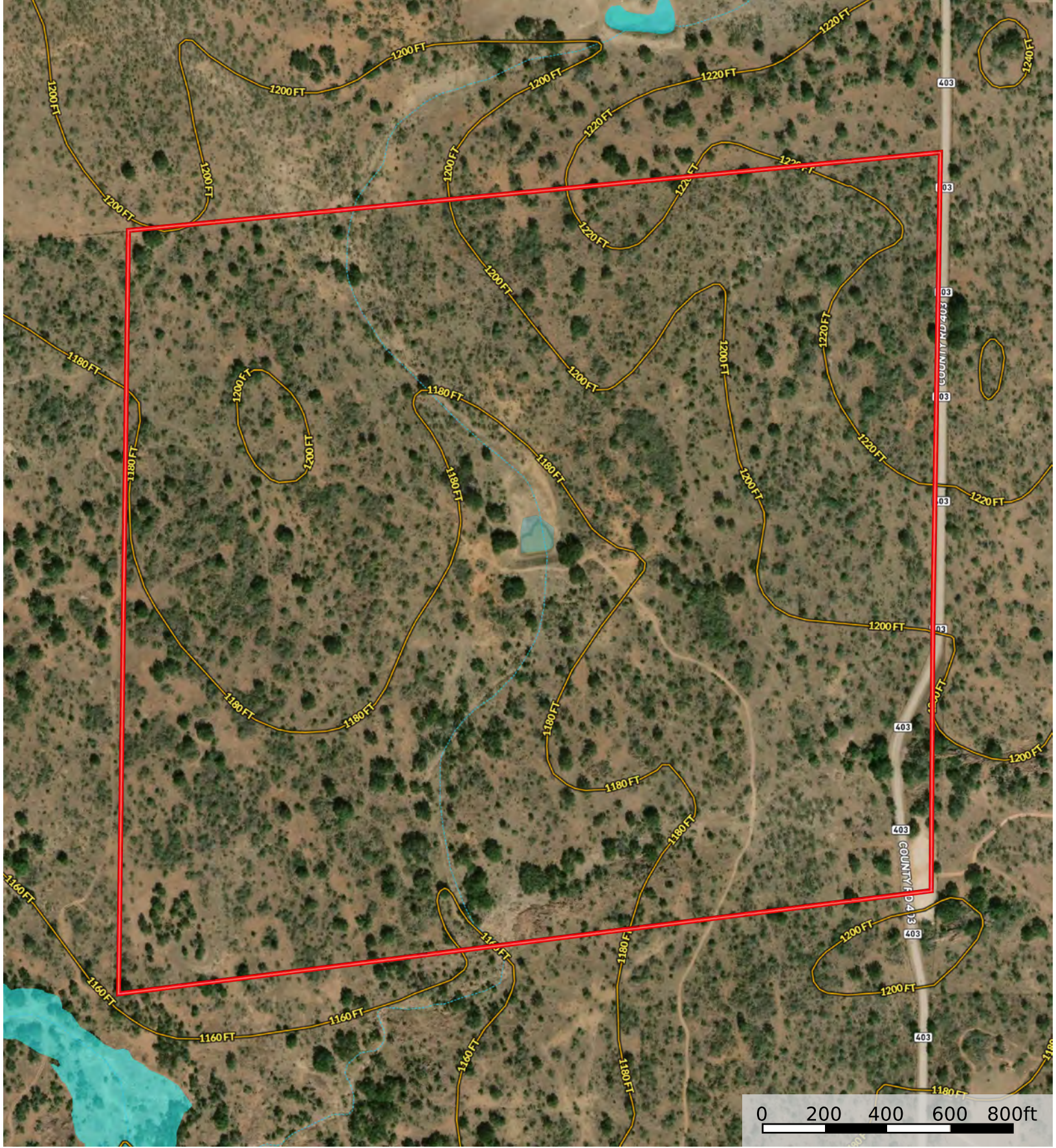
Llano County, Texas, 143.98 AC +/-



 Pond / Tank  Boundary

Armstrong Ranch 144

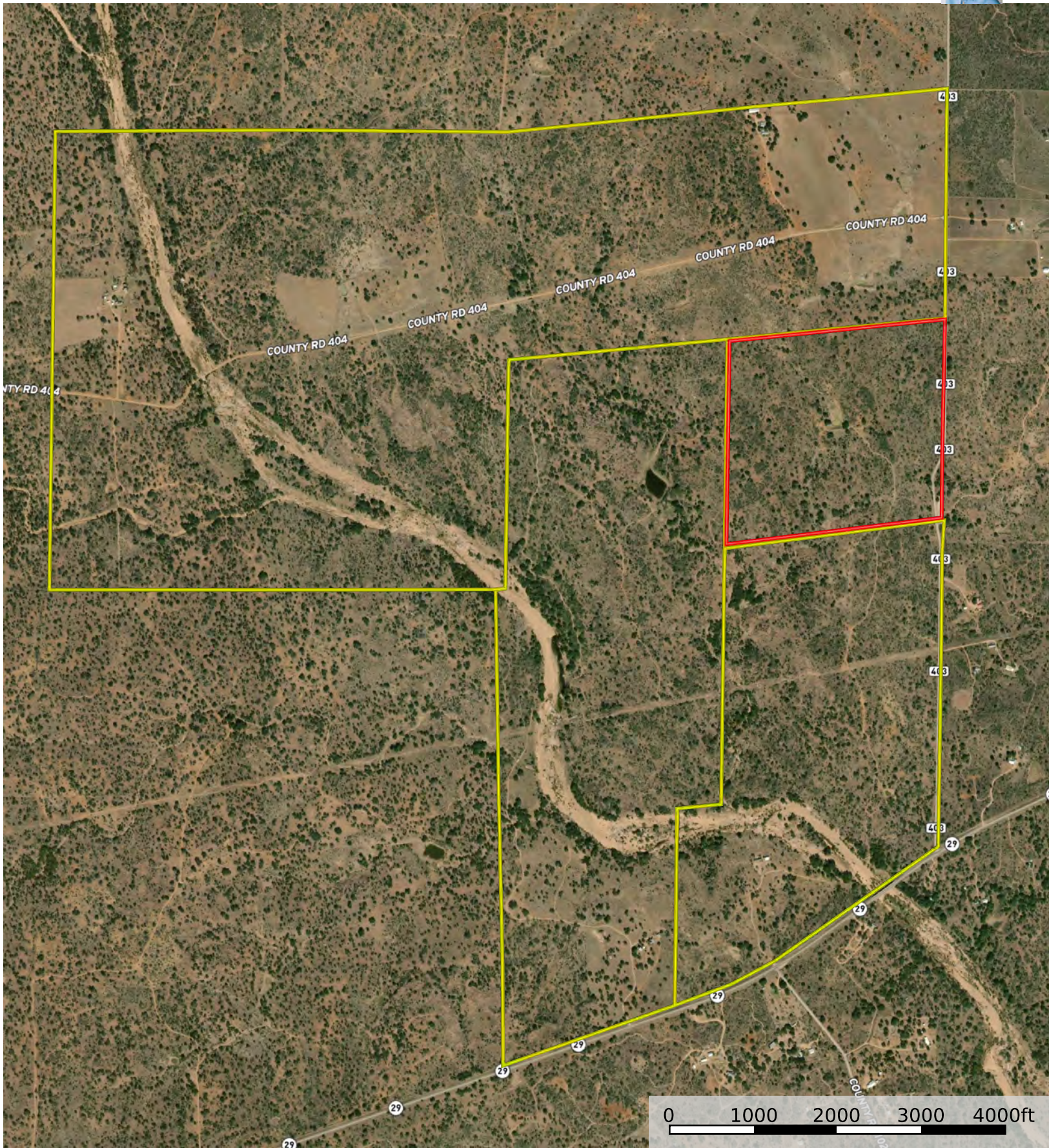
Llano County, Texas, 143.98 AC +/-





- Pond / Tank
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body

Armstrong Ranch 144 - Neighbors

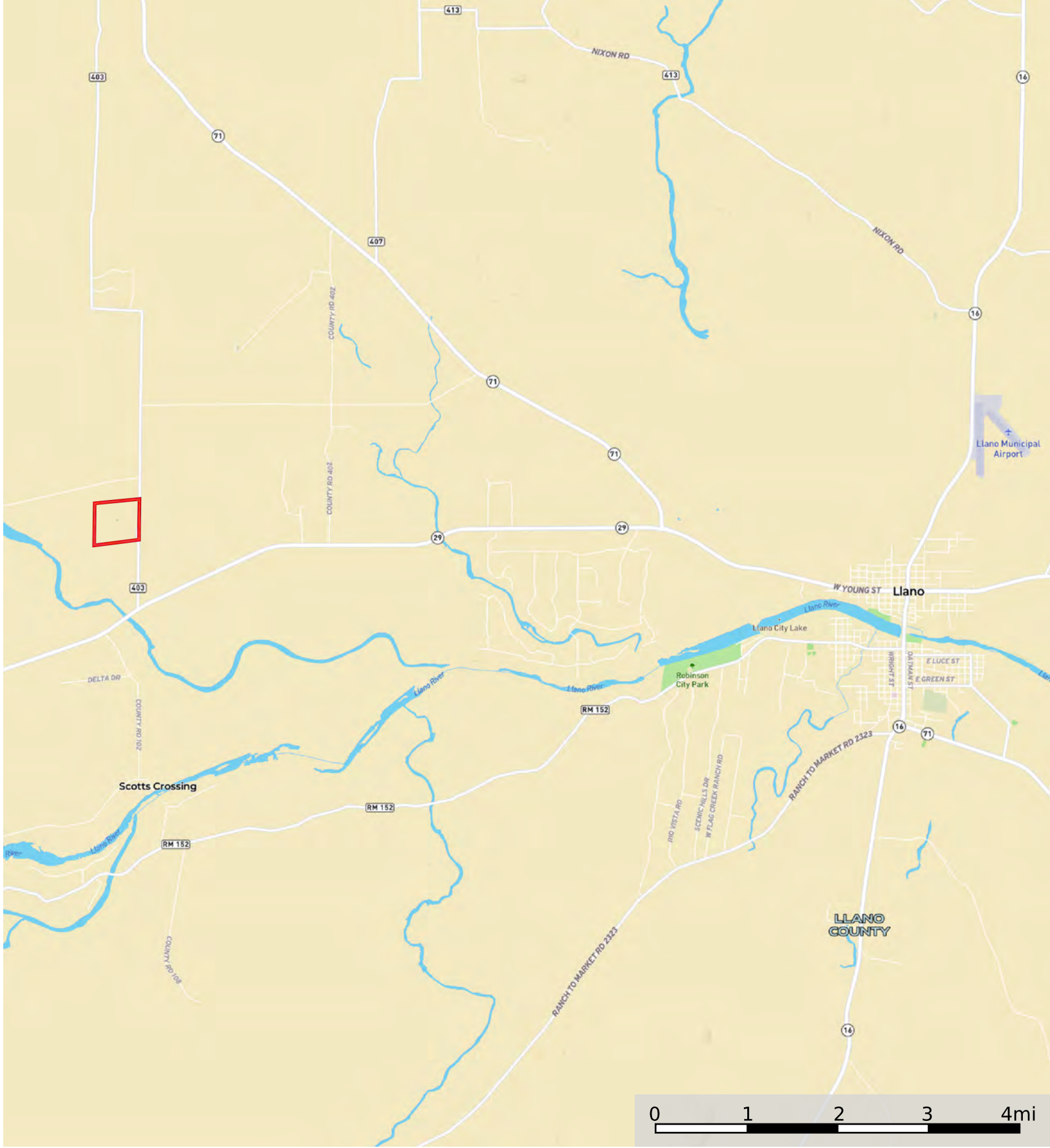
Llano County, Texas, 143.98 AC +/-



 Boundary  Neighbor

Armstrong Ranch 144

Llano County, Texas, 143.98 AC +/-



Pond / Tank Boundary

LLANO SURVEYING & MAPPING, L.L.C.
 FRED L. THOMPSON & ASSOC.
 111 W. Main St.
 P.O. Box 74
 Llano, TX 78643
 (337) 347-4310
 fllano@llanosurveying.com
 2024 Registration # 20000-04

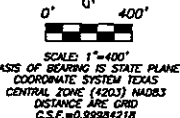


G.L. EPPERSON SURVEY NO. 393
 BETTY K. COSTAR
 FIRST TRACT, THE E. 1/2 OF 320 AC.
 137/413 L.C.D.R. (ONE EAST)
 N 83°44'23" E 2618.20'
 2599.54'

ABST. NO. 1136
 2028.54' PASS A 2.5" I.P. POST
 IN THE W. LINE OF CO. RD.

H & G.N. R.R. CO.

JAMES MORRISON HENDERSON, JR.
 and TRINA GENE HENDERSON
 TRACT 3, 30,898 AC.
 21-11912 L.C.D.P.R.



FLOOD INFORMATION:
 THE SUBJECT PROPERTY DESCRIBED
 HEREON LIES PARTIALLY WITHIN
 A SPECIAL FLOOD HAZARD
 AREA, AND IS DESIGNATED
 ZONE 2
 AS SHOWN ON FEMA'S FLOOD
 INSURANCE RATE MAP No.
 40990C1750
 EFFECTIVE DATE: JAN. 29, 2021

JOHN G. WEBER

TRACT 3
 143.98 AC.

SUE RUFF ARMSTRONG
 EAST ONE HALF (E. 1/2) OF SURVEY NO. 322
 183/221 L.C.D.R.

SURVEY NO. 6

ROBERT DON JORDAN
 132.48 AC., TRACT TWO
 1154/753 L.C.O.P.R.

SURVEY NO. 322

ABST. NO. 843

STEVEN K. SMITH
 456.571 AC.
 1540/2088 L.C.O.P.R.

WITH A LINE OF 800 NAILS & 7-POSTS
 N 87°44'23" E 2640.47'
 333.43' 442.83' 133.48'

ABST. NO. 1182

NOTES:
 1) THIS SURVEY WAS PERFORMED WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT. OTHER INTERESTS
 MAY EXIST WHICH ARE NOT DEPICTED HEREON.

- LEGEND**
- IRON ROD FOUND
 - 1/2" IRON ROD SET BY ALLAN CAR "LLANO SURVEYING"
 - 2" SET IN CONC.
 - 2" FOUND IN CONC.
 - T-POST
 - FENCE POST
 - CALCULATED POINT
 - UTILITY POLE
 - COTTON SPINDLE SET
 - 800 NAIL SET
 - 8" x 8" WIRE FENCE
 - 1" x 1" FENCES
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - RECORD INFORMATION
 - ORIGINAL PLAT/PT
 - 1) 18-05191 L.C.O.P.R.
 - 1) 21-11912 L.C.O.P.R.
 - 1) 22-02182 L.C.O.P.R.
 - 1) 1154/753 L.C.O.P.R.
 - 1) 1540/2088 L.C.O.P.R.
 - 1) 22-02182 L.C.O.P.R.
 - 1) 22-02182 L.C.O.P.R.

P.O.B. TRACT 3
 12" I.P. SET IN THE FENCE

OCCUPATIONAL S. LINE OF JOHN G. WEBER SURV. NO. 322 ABST. NO. 843
 OCCUPATIONAL S. LINE OF H. & G.N. R.R. CO. SURV. NO. 11 ABST. NO. 393

12" I.P. POST ON THE W. SIDE OF A 12" CEDAR FR. IN
 THE S. E. CORNER OF THE H. & G.N. R.R. CO. SURV.
 NO. 11, ABST. NO. 393, BEARING N 87°44'23" E 2640.47',
 BEARS 88°35'48" E 2115'
 OCCUPATIONAL S. LINE OF H. & G.N. R.R. CO. SURV. NO. 11 ABST. NO. 393

H & G.N. R.R. CO.

SUE RUFF ARMSTRONG
 180 AC. OUT OF THE NORTHEAST ONE
 FOURTH (NE 1/4) SURVEY NO. 11
 163/485 L.C.D.R.

A. SCHLUTER

SCOTT M. ABEEL
 and TRACY ABEEL
 30,045 AC.
 19-03191 L.C.O.P.R.

SURVEY NO. 340

KATHLEEN P. RAVELLO
 SHARE PROPERTY ONE, 20,940 AC.
 22-02182 L.C.O.P.R.

SURVEY NO. 11

TRACT TWO
 226.43 AC.

SUE RUFF ARMSTRONG
 180 AC. OUT OF THE NORTHEAST ONE
 FOURTH (NE 1/4) SURVEY NO. 11
 163/485 L.C.D.R.

ABST. NO. 684

STEVEN K. SMITH
 456.571 AC.
 1540/2088 L.C.O.P.R.

SHARON CHAIKE
 SHARE PROPERTY TWO, 42,402 AC.
 22-02182 L.C.O.P.R.

A. SCHLUTER

SURVEY NO. 343
 ABST. NO. 683

P.O.B. TRACT 2
 12" I.P. SET IN THE FENCE

SUE RUFF ARMSTRONG
 THE E. 122.03 AC. OF THE SOUTH ONE
 HALF (S. 1/2) OF SURVEY NO. 11 WHICH
 LIES NORTH OF THE LLANO-MASON HIGHWAY
 173/497 L.C.D.R.

TRACT 1
 84.44 AC.

SUE RUFF ARMSTRONG
 THE E. 122.03 AC. OF THE SOUTH ONE
 HALF (S. 1/2) OF SURVEY NO. 11 WHICH
 LIES NORTH OF THE LLANO-MASON HIGHWAY
 173/497 L.C.D.R.

COTTON SPINDLE SET IN LINE OF
 HWY 28, SEC HEREIN, 2.5" I.P. POST
 BEARS N 82°24'07" W 4.46' AND A
 CONC. NAIL, FND OPPOSITE STA. PT
 480+61.1 BEARS N 82°32'15" W 78.87'

I, JOHN A. ABLES, REGISTERED PROFESSIONAL LAND
 SURVEYOR # 8102 DO HEREBY CERTIFY EXCLUSIVELY
 TO SUE RUFF ARMSTRONG THAT THIS PLAT WAS
 PREPARED FROM AN ON THE GROUND SURVEY
 PERFORMED UNDER MY SUPERVISION ON THE 21st
 DAY OF FEBRUARY, 2024, WITNESS MY HAND AND
 SEAL THIS 22nd DAY OF FEBRUARY, 2024.
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED IN
 RECORD OR DEED RECORD AS A FINAL SURVEY DOCUMENT.
 JOHN A. ABLES R.L.S. #6102

STEVEN K. SMITH
 456.571 AC.
 1540/2088 L.C.O.P.R.

ABST. NO. 399

P.O.B. TRACTS 2 & 3
 12" I.P. SET IN LINE OF HWY 28, SEC
 HEREIN, 2.5" PLASTIC CORNER POST
 BEARS N 82°24'07" W 4.46' AND A CONC. NAIL,
 FND BEARS 57°04'11" W 172.82'

CURVE	ARC	DELTA	BEARING	CHORD
1	1130'	117°18' R		
2	1700'	177°00' L		
3	777.26'	279°54' W	74°10' N 82°18' E	776.67'

PHYSICAL ADDRESS: TEXAS STATE HIGHWAY NO. 28, LLANO, TX 78643
LEGAL DESCRIPTION: BEING 456.571 ACRES OF LAND IN LLANO COUNTY, TEXAS, DIVIDED INTO THREE TRACTS:
 TRACT 1: 84.44 ACRES OUT OF THE H. & G.N. R.R. CO. SURVEY NO. 11, ABST. NO. 399, PART OF THAT
 CERTAIN TRACT OF LAND DESCRIBED AS THE EAST 122.03 ACRES OUT OF THE SOUTH ONE HALF (S. 1/2)
 OF SURVEY NO. 11, WHICH LIES NORTH OF THE LLANO-MASON HIGHWAY, IN A DEED TO SUE RUFF
 ARMSTRONG, OF RECORD IN VOLUME 173, PAGE 497, LLANO COUNTY DEED RECORDS (L.C.D.R.);
 TRACT 2: 226.43 ACRES COMPOSED OF 210.17 ACRES OUT OF THE H. & G.N. R.R. CO. SURVEY NO. 11,
 ABST. NO. 399, AND 16.26 ACRES OUT OF THE JOHN G. WEBER SURV. NO. 322, ABST. NO. 843, PART
 OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE EAST 122.03 ACRES OUT OF THE SOUTH ONE HALF
 (S. 1/2) OF SURVEY NO. 11, WHICH LIES NORTH OF THE LLANO-MASON HIGHWAY, IN A DEED TO SUE
 RUFF ARMSTRONG, OF RECORD IN VOLUME 173, PAGE 487, L.C.D.R.; ALL OF THAT CERTAIN TRACT OF LAND
 DESCRIBED AS 180 ACRES OUT OF THE NORTHEAST ONE FOURTH (NE 1/4) OF SURVEY NO. 11, IN A DEED
 TO SUE RUFF ARMSTRONG, OF RECORD IN VOLUME 185, PAGE 221, L.C.D.R.; AND ALSO BEING PART OF
 THAT CERTAIN TRACT OF LAND DESCRIBED AS THE EAST ONE HALF (E. 1/2) OF SURVEY NO. 322 IN A
 DEED TO SUE RUFF ARMSTRONG, OF RECORD IN VOLUME 163, PAGE 405, L.C.D.R.; AND BEING PART OF
 TRACTS 1, 2, & 3 ABOVE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDINGS ATTACHED HERETO
 AND MADE A PART HEREOF.
DRAWN: 02/21/2024 **CREW:** YC **DRAFTED:** 02/21/2024 **BY:** LMC **JOB#:** 23111301 **PAGE:** 1 OF 8



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty	9010968		512-448-4111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
M.E. Cook	357270	mecook@kw.com	512-263-9090
Designated Broker of Firm	License No.	Email	Phone
Linda Blair Ramsey	364174	lindaramsey@kw.com	512-448-4111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Janice Gunter	713236	jan.gunter@kw.com	512-944-0572
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date