

1.06 acres in Llano County, Texas

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Property Address

Buchanan Dam, Texas 78609

Property Highlights

- Price: \$24,900.00
- Acres: 1.06
- County: Llano
- State: Texas
- Closest City: Buchanan Dam
- Property Type: Residential Property, Undeveloped Land

Property Description

An Unrivaled Picturesque 1.06 Acres at “The BUCHANAN DAM”, for Just \$24,900 in Llano County

1.06 Acres in Buchanan Dam, Texas – Lot 53-56

\$24,900

This property has an incredible babbling brook with over \$100,000 worth of hardscape that has happened naturally. Meaning it has several large stones and sections of granite with a babbling stream that runs through most of the property. I own a construction company and know what it takes to have something like this built. Once this property has been cleaned up (meaning mowing and removing the old trees that have fallen. This will look like a park.

We have included videos on the babbling stream and hardscape that you'll be able to see on our site. The property also has some beautiful flat areas that are practically ready to build on as it sits.

This property is located at Buchanan Dam, TX 78609

Over \$100,000 worth of hardscape landscaping that has happened naturally

- 4 minutes from HWY 29
- 13 minutes from City of Burnett
- 17 Minutes from Burnet High School (school, high school)
- 18 Minutes from Seton Highland Lakes Hospital Hospital
- 4 Minutes from Inks Lake e.g. X National Forest or preserve
- 44 Minutes from Enchanted Rock State Park

Utilities are on the property.

The lot is partially cleared.

The Plat is 158 feet wide by 258 feet deep and is 1.06 Acres total.

This plat is NOT in the Flood Zone.

This is a higher end planned community

This plat has a wide range of uses, residential, boating. Camping, fishing.

There are high-end homes and mid-range homes in this neighborhood so it appears to be completely unrestricted.

You'll need to check into restrictions as they relate to you and how you plan to use the property.



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