

HICKORY GROVE MEADOWS

65± Acres | Llano County, Texas



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HIGHLIGHTS

1,050± FT OF BUFFALO ROAD FRONTAGE

REMODELED HOME WITH A WRAPAROUND PORCH

PERIMETER FENCING, HAY BARN, & RV HOOKUPS

ELECTRIC WELL, STORAGE TANK, & A POND

SCENIC VIEWS & GOOD ELEVATION CHANGE

WILDLIFE VALUATION WITH ABUNDANT GAME

35± MINUTES FROM LLANO & MASON

OVERVIEW

Hickory Grove Meadows is a versatile ranch offering a rare blend of improved living space, scenic rolling terrain, and strong water features in a highly desirable Central Texas location. The property is well suited for a private retreat, recreational ranch, or hunting getaway. Its proximity to iconic destinations like Fredericksburg and Enchanted Rock, combined with thoughtful improvements, makes the ranch a turnkey opportunity with long-term appeal.

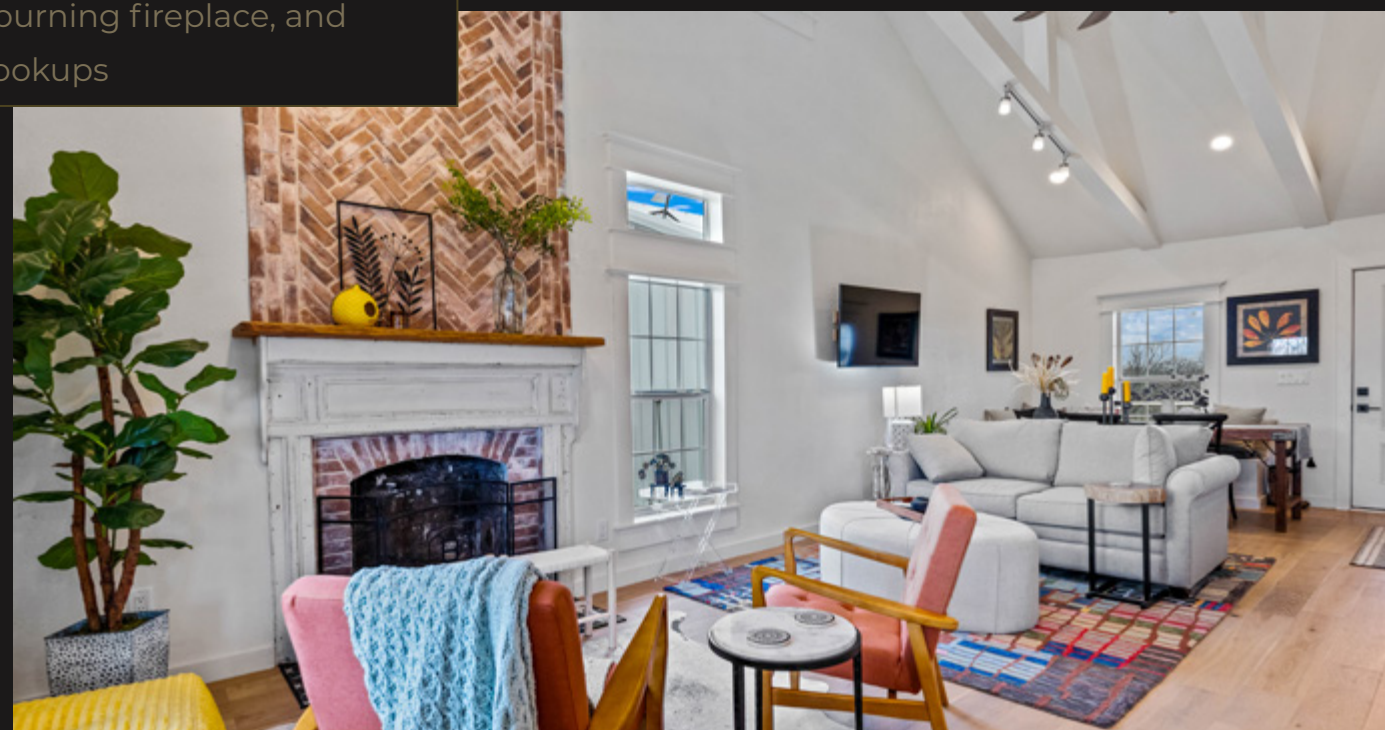




IMPROVEMENTS



Recently remodeled home with modern updates, a wraparound porch, wood-burning fireplace, and detached carport with RV hookups

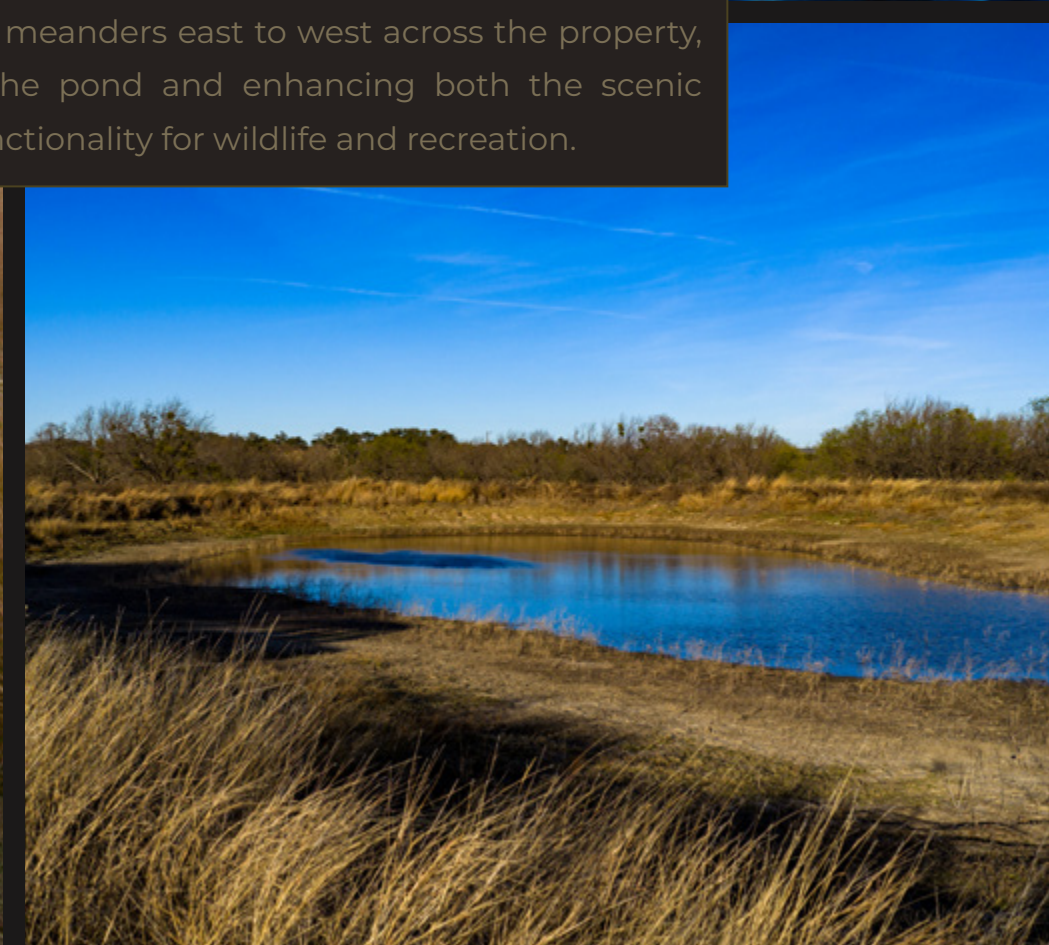




WATER FEATURES



Strong water features including an electric well, 2,500± gallon storage tank, and a 1/2± acre pond. A 1,500± foot wet-weather creek meanders east to west across the property, feeding into the pond and enhancing both the scenic appeal and functionality for wildlife and recreation.





LAND & TOPOGRAPHY



Rolling Hill Country terrain with scenic views and approximately 40 feet of elevation change, including views of Turkeyroost Mountain.







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