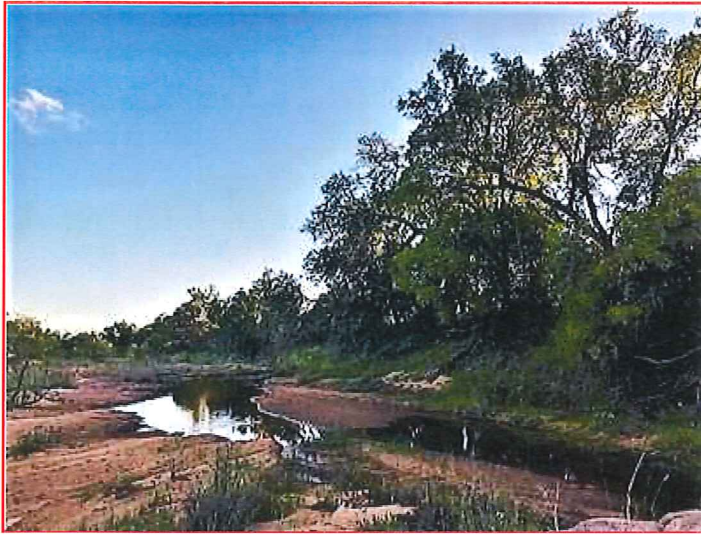


22 ac Llano County

Virdell Real Estate | tvirdell@virdellrealestate.com



Property Address

151 Ranch Road 2768
Castell, Texas 78643

Property Description

If you want a little hunting tract with great hunting and priced to sell, you just found it! This property has the Awesomeness of Elm Creek, Massive Oak trees, Granite outcrops, Good grasses, small cabin & storage shed, a good water well, perimeter fencing and within 20 minutes of Llano and less than 10 minutes to Castell. The land is relatively level with a gradual slope to Elm Creek. There is an AT&T Cell tower (there is no income from the tower) on the property and shouldn't interfere with your hunting, bird watching or just enjoying the outdoors. The land is beautiful, the creek is Awesome & the hunting is good. So again, if you are looking for a reasonably priced hunting property with a big creek that has water almost all year, don't pass on this one!

Driving Directions

From Hwy 29/Hwy 16 intersection in Llano take Hwy 29 west towards Mason. Right before the Elm/Weide Creek Bridge approximately 17 miles, turn South into middle "owned road" (locked combo gate) & go about half a mile to the land. You will see the AT&T Cell Tower.

Property Highlights

- Price: \$175,000.00
- Acres: 22.46
- County: Llano
- State: Texas
- Closest City: Castell
- Property Type: Hunting Land, Recreational Property, Riverfront Property

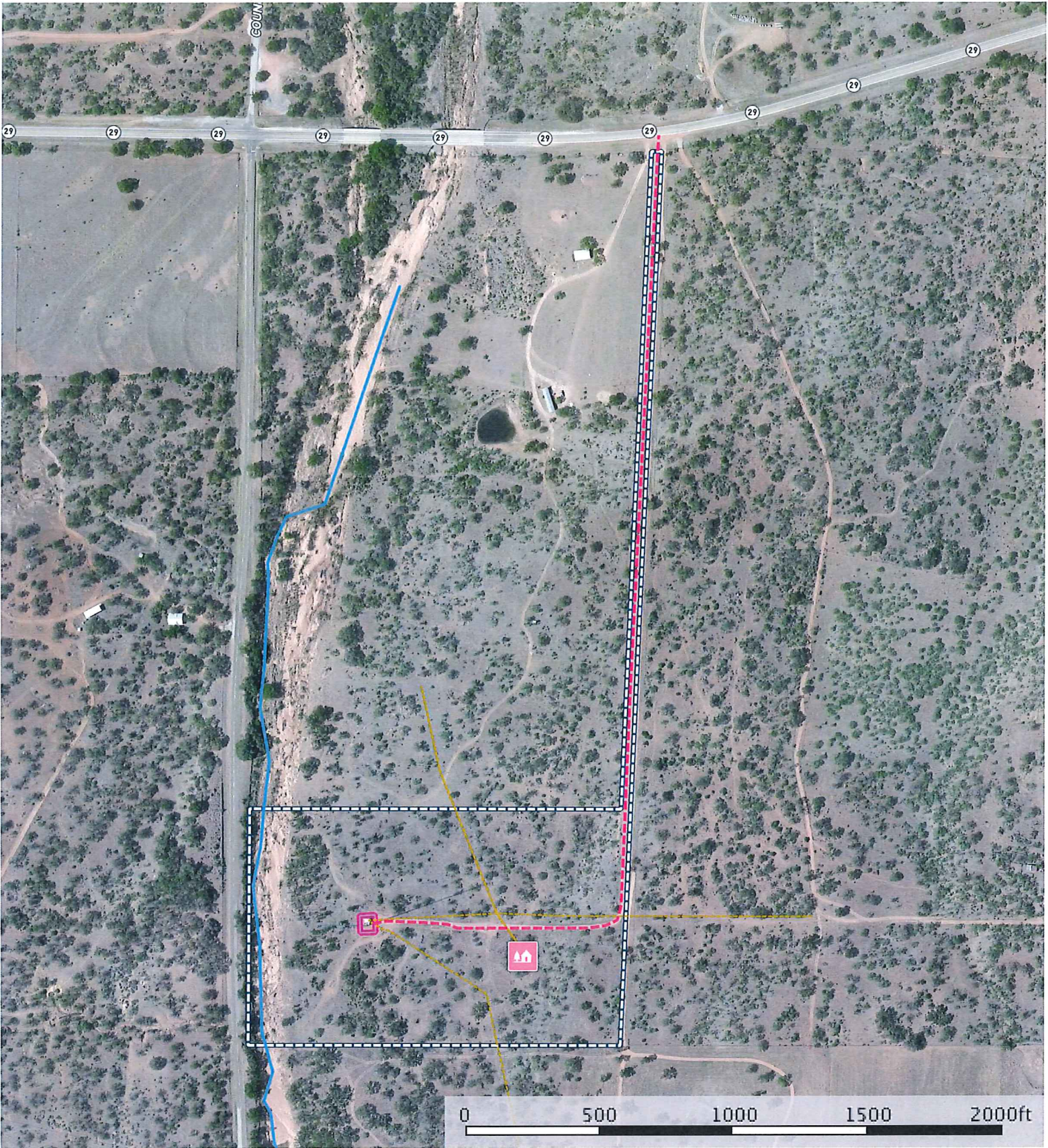








"Selling the Land of Legend & Lure Since 1973"

Tory B. Virdell
tvirdell@virdellrealestate.com
1000 Ford Street
Llano, TX 78643
www.virdellrealestate.com

landsoftexas.com/listing/6157311

Williams Tower Ranch
Llano County, Texas, 22.47 AC +/-



-  Cabin
-  Easement Road to
-  Elm / Weide Creek
-  Electric Line
-  Cell Tower
-  Williams Ranch

STATE OF TEXAS WELL REPORT for Tracking #279537

Owner:	Max Williams	Owner Well #:	No Data
Address:	182 Cr 116 Llano, TX 78643	Grid #:	57-17-2
Well Location:	182 Cr 116 Llano, TX 78643	Latitude:	30° 43' 49" N
Well County:	Llano	Longitude:	098° 57' 06" W
		Elevation:	No Data

Type of Work:	New Well	Proposed Use:	Domestic
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Drilling Start Date: 7/5/2011 Drilling End Date: 7/5/2011

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	8	0	20
	6.25	20	160

Drilling Method: Air Hammer

Borehole Completion: Straight Wall

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	20	4 of Portland

Seal Method: Slurry

Sealed By: Driller

Distance to Property Line (ft.): 50+

Distance to Septic Field or other
concentrated contamination (ft.): 100+

Distance to Septic Tank (ft.): No Data

Method of Verification: Landowner

Surface Completion: Surface Sleeve Installed

Water Level:	No Data
Packers:	Burlap/Neoprene
Type of Pump:	No Data
Well Tests:	Jetted Yield: 36 GPM

Property Details

Account

Property ID:	10726
Legal Description:	A EVERS ABST #1066 22.467 AC
Geographic ID:	21066-000-0030-0
Agent Code:	
Type:	Real

Location

Address:	151 RANCH ROAD 2768 TX
Map ID:	A5
Neighborhood CD:	

Owner

Owner ID:	47725
Name:	WILLIAMS MAXCEY L & MARTHA D
Mailing Address:	182 COUNTY ROAD 116 LLANO, TX 78643-8643
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online .

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$1,280
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$155,100
Market Value:	\$156,380
Ag Use Value:	\$1,650