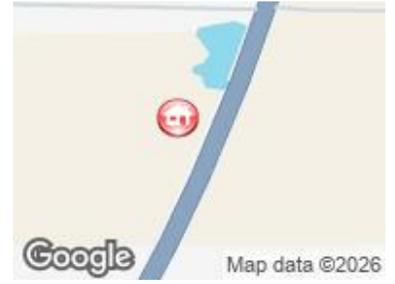


ALL FIELDS DETAIL



MLS # 176886
Asking Price \$403,425
Address 1919 B N Hwy 16 Highway
Address 2
City Llano
State TX
Zip 78643
County Llano
Status Active
Class ACREAGE/FARM /RANCH
Type Acreage/Farm/Ranch

of Bedrooms
of Full Baths
of Half Baths
Water Front No
Water Front Type
Waterfront Footage



GENERAL

| | | | |
|---|--|---|-----------------------------|
| For Sale or Rent | For Sale | Approx. Heat/Cool SQFT | |
| IDX Include | Y | Short Sale Y/N | No |
| REO/Foreclosure Y/N | No | Listing Date | 3/10/2026 |
| Expiration Date | 9/30/2026 | Agent | Tory Virdell - 325-423-4237 |
| Listing Office 1 | Virdell Real Estate, LLC - OFC: 325-247-5776 | Listing Agent 2 | |
| Listing Office 2 | | Excl. Right to Sell (Y/N) | Yes |
| Intermediary (Y/N) | Yes | Exclusive Agency (Y/N) | No |
| Possession | Closing/Funding | Owner's Complete Name (First & Last) | Llano Landing LLC |
| Occupied (Y/N) | No | Subdivision | None |
| School District | Llano | Owned to Water (Y/N/UK) | |
| Approx. # of Acres | 14.67 | Price Per Acre | \$27,500 |
| Minerals | AOWC | Crops | |
| Soil | sandy | Creeks | |
| Stock Tank | small pond | Natural Grass | yes |
| Imp. Grass | | Tillable | |
| Cultivated | | Wooded | Native |
| # Wells on Property | 0 | Septic Loc. on Prop (Y/N) | |
| Zoning | | Flood Zone (Y/N/UK) | No |
| Restrictions (Y/N/UK) | Yes | SQFT Source | |
| Legal | H STRACKBEIN ABST #690 -14.67 AC | Off Market Date | |
| Agent Hit Count | 0 | Client Hit Count | 0 |
| Search By Map | | Update Date | 3/10/2026 |
| Status Date | 3/10/2026 | HotSheet Date | 3/10/2026 |
| Price Date | 3/10/2026 | Input Date | 3/10/2026 2:21 PM |
| Associated Document Count | 0 | Original Price | \$403,425 |
| Cumulative DOM | 0 | Sale/Rent | For Sale |
| Residence | No | # of Residences | 0 |
| Short Term Rental Allowed | | Preferred Title Company | |
| Approx. Year Built | | PID | |
| Property Condition | Vacant Land | Geocode Quality | Manually Placed Pin |
| Picture Count | 9 | Sold Price Per SQFT | |
| Additional Comments Relating to Sale | | Input Date | 3/10/2026 2:21 PM |
| Update Date | 3/10/2026 2:54 PM | Unique Property Identifier | |
| RESO Universal Property Identifier | | Status Change to Active Date | |
| Floor Plans Count | 0 | Floor Plans Update Date | |

DIRECTIONS

Directions From Llano Courthouse, go North to light at Hwy 29 & Hwy 16 intersection, Stay North on same street/Hwy 16 - go 0.72 miles, property on West side across from Ben E. Keith building.

FEATURES

| | | | |
|----------------------------|-----------------------------|-----------------------------|----------------------------|
| DOCUMENTS AVAILABLE | LEASES | ROAD FRONTAGE | UTILITIES AVAILABLE |
| Aerial Photos | Grass & Crops | Highway | City Sewer |
| Deed Restrictions | OCCUPANT | Private | City Water |
| Legal Description | Vacant | SHOWING INSTRUCTIONS | VIEW |
| Plot/Plat Plan | PROPERTY DESCRIPTION | Call List Agent | Hill Country |
| Road Maintenance Agree. | Granite Outcropping | SPECIAL | SEWER |
| Topography | Partial Wooded | Additional Land Available | City |

FEATURES

| | | | |
|---|-----------------|---|--------------------------------|
| FENCE Barbed Wire Partially Fenced | Rolling View | TERMS Cash Conventional Federal Land Bank | Septic WATER City |
|---|-----------------|---|--------------------------------|

FINANCIAL

| | | | |
|----------------------------------|--------|---------------------------------|----------|
| Tax ID | 032200 | Tax Rate | 1.582530 |
| Ag Exempt. (Y/N) | Yes | HOA Mandatory (Y/N) | |
| HOA Fee | | HOA Frequency | |
| Prop Own. Fee Mand. (Y/N) | | Property Owners Fee | |
| Prop Own. Fee Frequency | | Financing Terms Comments | |
| VOW Include | Yes | VOW Address | Yes |
| VOW Comment | No | VOW AVM | No |

SOLD STATUS

| | |
|-------------------------|----------------------|
| How Sold | Contract Date |
| Closing Date | Sold Price |
| Cash Concessions | Buyer Agent 1 |
| Buyer Office 1 | |

PUBLIC REMARKS

Public Remarks This property has many opportunities for the new owner. CTEC available to the property, City water, possible city sewer, Septic can be put in as well. Hwy 16 N. frontage with private "owned road" access. Nice Oak trees, Mesquite & Native brush & grasses. Deer & Dove are seen regularly. There's a small pond. There are multiple building sites with views. The feeling of the country, yet recently brought into the city. You're an hour to Bee Caves another 20 minutes to Austin and an hour and a half to San Antonio, 30 minutes to most Highland lakes. This is a unique and beautiful property. Come have a look!

CONF. AGENT REMARKS

Conf. Agent Remarks This property has many opportunities for the new owner. CTEC available to the property, City water, possible city sewer, Septic can be put in as well. Hwy 16 N. frontage with private "owned road" access. Nice Oak trees, Mesquite & Native brush & grasses. Deer & Dove are seen regularly. There's a small pond. There are multiple building sites with views. The feeling of the country, yet recently brought into the city.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. © Highland Lakes MLS.