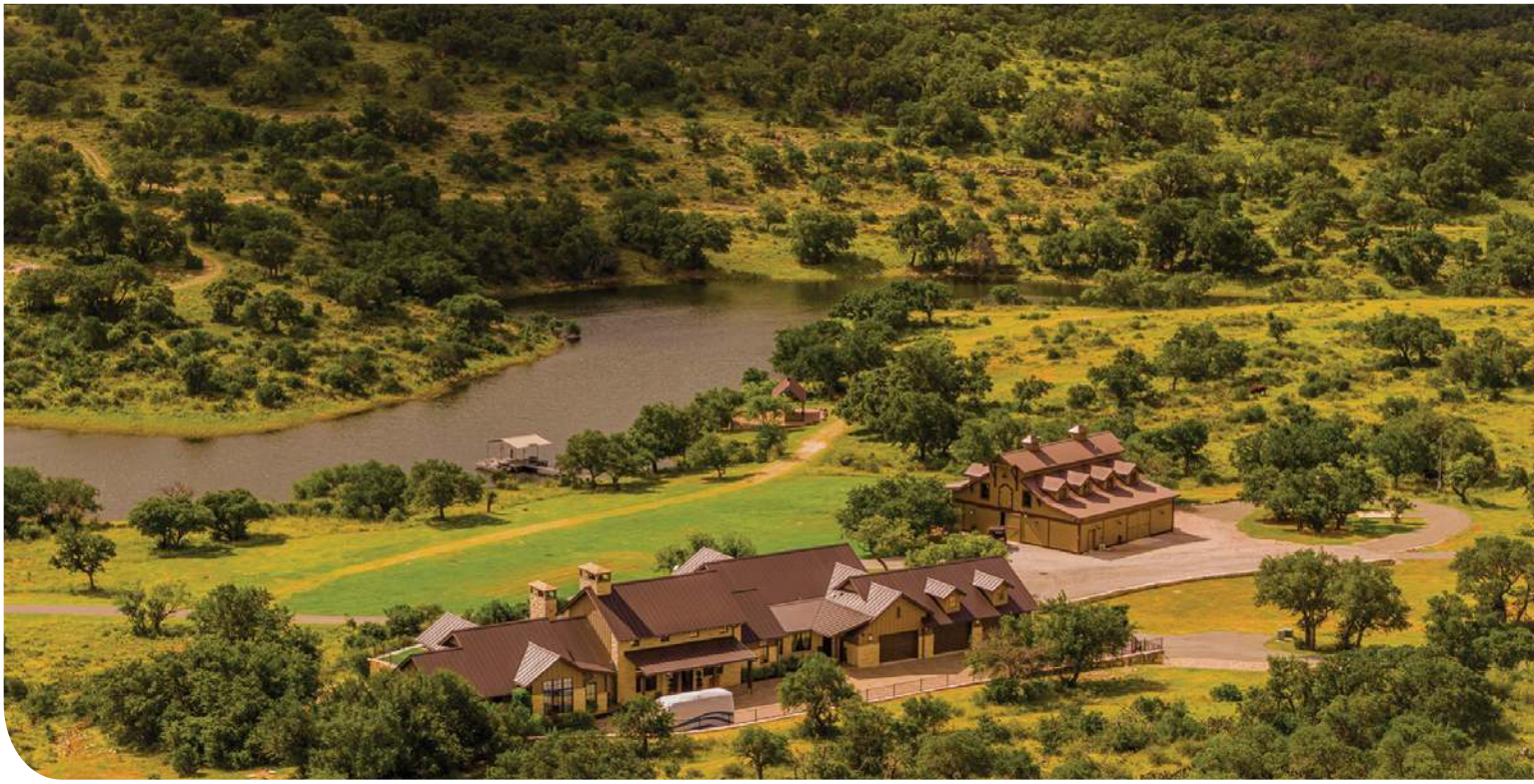
WEST & SWOPE
RANCHES



BUFFALO RIDGE RANCH

LLANO, TX | 351.65 ± ACRES

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THE RANCH

Buffalo Ridge Ranch is a property defined by its water, strengthened by its improvements, and distinguished by its setting within the Riley Mountains.

Located just southeast of Llano, this 351.65± acre recreational and family ranch has been thoughtfully developed and meticulously maintained over the years, creating a property equally suited for entertaining family and friends, pursuing outdoor recreation, or simply enjoying the natural beauty of the Texas Hill Country. While many ranches possess one or two standout attributes, Buffalo Ridge Ranch is defined by a rare combination of abundant surface water, mature hardwoods, quality improvements, trophy wildlife, a healthy herd of bison, and exceptional recreational diversity.

Positioned above the lake on one of the highest points of the ranch, the custom residence and guest improvements capture expansive views of the water and surrounding countryside. Whether fishing for trophy bass, hunting with family, shooting skeet with friends, watching bison roam the property, or enjoying an evening on the porch overlooking the lake, the ranch offers an ownership experience centered around the land, water, and the traditions that come with them.

While the ranch feels worlds away from the pace of city life, it remains conveniently positioned in the heart of the Texas Hill Country. Opportunities to acquire a ranch with this combination of reliable surface water, quality improvements, recreational diversity, and accessibility are increasingly rare in today's market.











LOCATION

Buffalo Ridge Ranch is located in Llano County approximately eight miles southeast of Llano. The property is accessed via over 4,400 feet of frontage along the secluded and well-maintained County Road 312.

Distances to nearby destinations include:
Llano — 8 Miles
Marble Falls — 22 Miles
Fredericksburg — 28 Miles
Austin — 58 Miles

Despite its private setting atop the Riley Mountains, the ranch remains conveniently accessible from Austin and the surrounding Hill Country communities.

TERRAIN

The terrain of Buffalo Ridge Ranch is characterized by dramatic elevation changes, rolling ridges, scenic creek bottoms, and expansive Hill Country views. Elevations range from approximately 1,420 feet to 1,600 feet, creating nearly 180 feet of relief throughout the property.

Mature oak and elm trees blanket much of the ranch, creating a park-like setting while providing exceptional wildlife habitat. The combination of topography, hardwood cover, and abundant water creates a landscape that feels significantly larger than its 351.65± acres.

The ranch has been meticulously maintained, resulting in a highly usable property that balances recreation, wildlife habitat, and aesthetics.

WILDLIFE

Buffalo Ridge Ranch has been carefully managed to provide exceptional hunting, fishing, and wildlife viewing opportunities.

The ranch is enclosed by high game fencing and supports outstanding populations of trophy whitetail deer, axis deer, red deer, and bison. Years of management have established whitetail genetics ranging from the 150-inch class to animals approaching 300 inches.

The presence of a healthy herd of bison further enhances the ranch's recreational appeal and creates a truly unique ownership experience rarely found on properties of this size.

The ranch's extensive water resources, mature hardwoods, and diverse habitat support healthy populations of Rio Grande turkey and numerous native wildlife species.

Waterfowl hunting is another notable feature of the property. The 1.5-acre lake regularly holds fifty to sixty ducks throughout the season, with peak migrations occasionally bringing several hundred birds onto the ranch. As many as 300 ducks have been seen on the lake at once.

Fishing on Buffalo Ridge Ranch is exceptional. The seven-acre lake has produced multiple documented double-digit largemouth bass weighing 11.7 pounds, 10.5 pounds, and 10 pounds. Trophy catfish exceeding 30 pounds have also been caught from the lake, reflecting the quality and long-term management of the fishery. There are also trophy-sized bluegill and giant grass carp.

MINERALS:

All owned mineral interests associated with Buffalo Ridge Ranch will convey with the sale of the property.









IMPROVEMENTS

Improvements on Buffalo Ridge Ranch have been thoughtfully designed to maximize both comfort and functionality while complementing the surrounding landscape.

The primary residence consists of a custom 4,500± square-foot home designed by Kai Getche and constructed by Arbogast Homes in 2018. Featuring three bedrooms and three bathrooms, the home occupies one of the highest points on the ranch and captures panoramic views overlooking the seven-acre lake and surrounding countryside. A covered back porch and infinity-edge pool provide an ideal setting for entertaining and enjoying the property's natural beauty.

The home features a fully integrated smart-home system allowing owners to control lighting, televisions, sound systems, and automated window shades directly from a smartphone. The residence is serviced by both AT&T internet and Starlink, providing dependable connectivity throughout the property.

A unique feature of the home is the historic mantel located in the main living area, crafted from timber reclaimed from an Iowa farmhouse dating back to 1802.

Additional accommodations are provided by a custom 2,050± square-foot barndominium overlooking the lake. Approximately half of the structure is dedicated to comfortable living quarters featuring three bedrooms and three bathrooms, including a king suite, guest bedroom, and bunk room. Designed to accommodate family and guests, the residence comfortably sleeps up to ten people and serves as an ideal gathering place for holidays, fishing trips, hunting weekends, and family retreats.

The remaining half of the structure serves as a functional storage barn, providing ample room for ranch equipment, vehicles, boats, and recreational gear.

Additional improvements include a 1,300± square-foot climate-controlled shop and storage building complete with water service.

Additional ranch improvements include:

- Infinity-edge swimming pool
- Five-acre livestock facility
- Dedicated shooting range with two covered pavilions
- Skeet shooting range with automated thrower and covered pavilion
- Paved roads connecting both ranch entrances to all major improvements

The ranch is serviced by two water wells, including a domestic well serving the improvements and a dedicated solar-powered well supplying the main lake.

EXEMPTION

Buffalo Ridge Ranch is currently operated under an agricultural tax exemption.



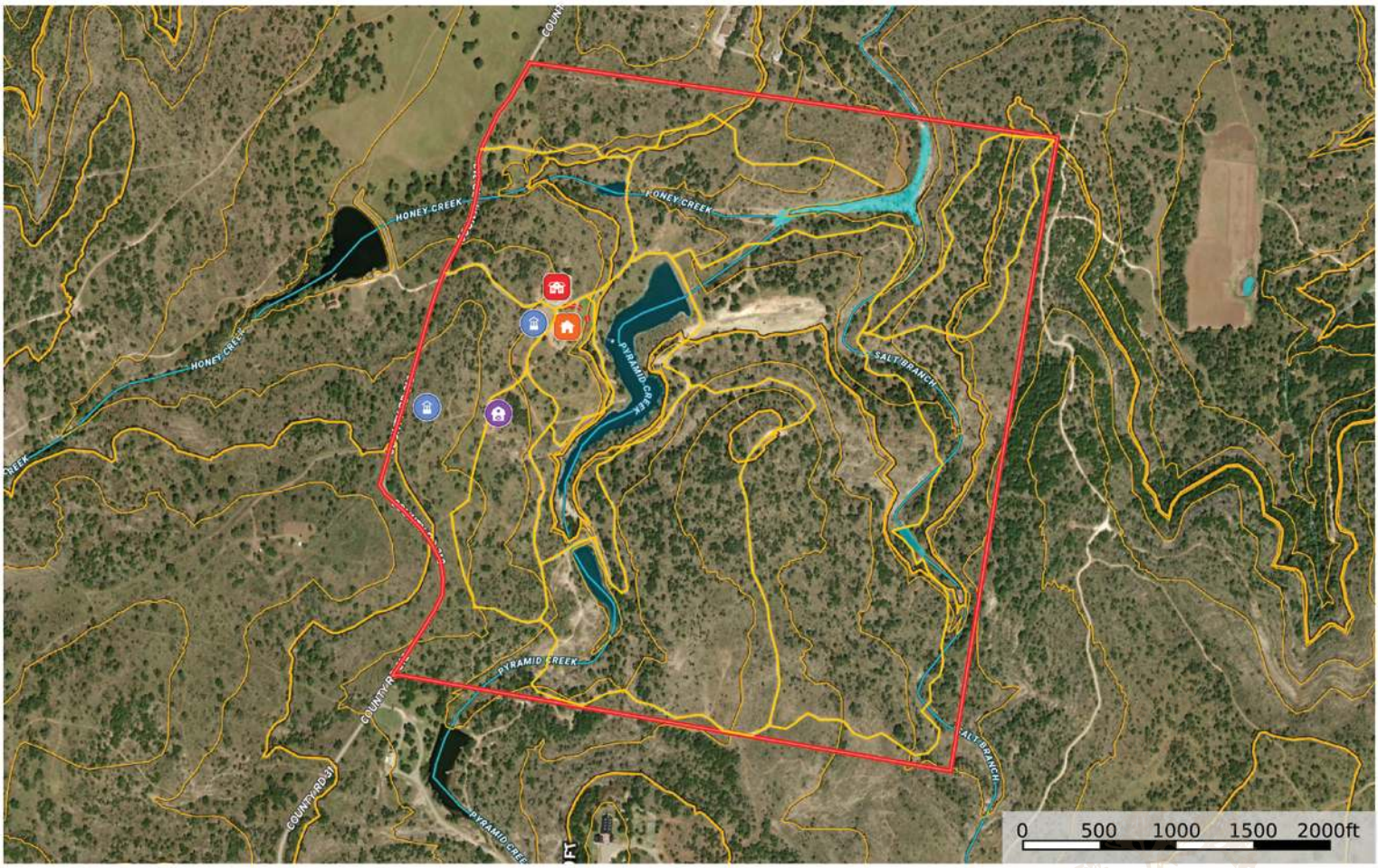




DISCLAIMER

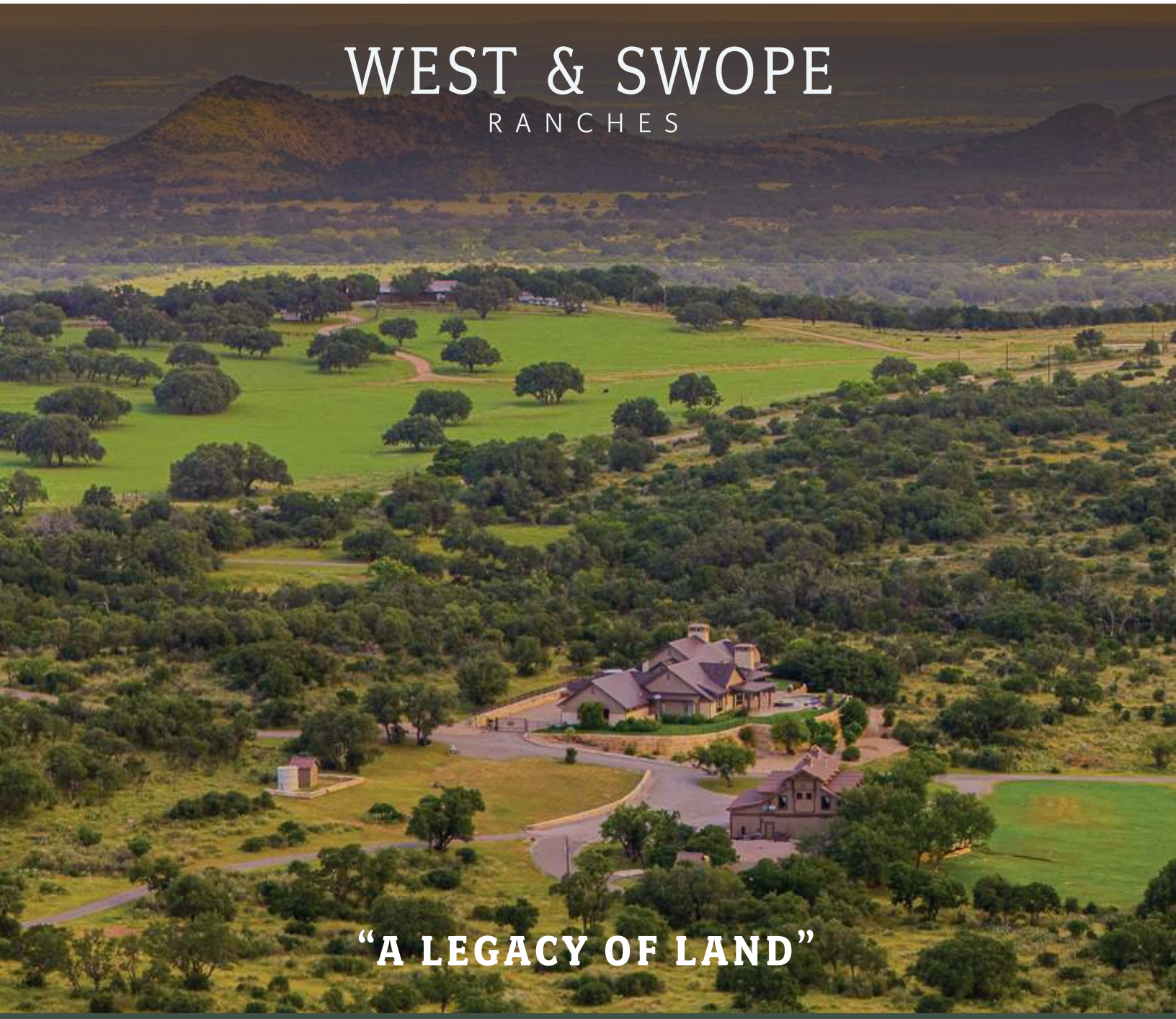
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Buffalo Ridge Ranch
Llano County, Texas, 352 AC +/-



Barn Well House Main House Primary Road Pond / Tank Boundary Stream, Intermittent River/Creek Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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