

\$1,800,000 - 2302 Maenius Road, Blanco

MLS® #1340420

\$1,800,000

0 Bedroom, 0.00 Bathroom, 2,143 sqft
Farms and Ranches on 37.00 Acres

n/a, Blanco, TX

Windy Ridge Ranch is in the heart of the hill country, conveniently located between Blanco and Luckenbach Texas.

This ranch boasts a 2,143 SQF 5 bedroom ranch house, built in 1997, with a standing seam metal roof. The new owner can enjoy beautiful views from the expansive porch or choose to enjoy the amazing sunsets from your own private infinity edge pool.

With 37 acres there is plenty of room for the entire family. The current owner has created several paddocks for Llamas that roam the grounds. These paddocks can easily be used for horses or cows. There are two small horse barns and a run-in for the animals. Water and electric is available at the paddocks.

Windy Ridge includes an equipment barn to keep your tractor and tools out of the elements.

The ranch is under a 1d1 Agricultural Exemption.

Large tracts make up the bordering neighbor properties.

This is a rare find and it will not last long.

Showing Instructions

This property is marketed and shown



exclusively by The Mock Ranches Group. All appointments must be made with the listing broker and a Mock Ranches Group representative must be at all showings.

Notice to Buyer's Agents:

Buyer agents must make first contact and be present for all showings in order to qualify for a full commission. If this condition is not met, buyer agent's fee participation will be at the sole discretion of the Listing Broker and its associates.

Built in 1997

Essential Information

ListingFeed	abor_vow
MLS® #	1340420
List Price	\$1,800,000
Sale Price	\$1,800,000
Sale Date	May 11th, 2022
Bathrooms	0.00
Square Footage	2,143
Acres	37.00
Year Built	1997
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	2302 Maenius Road
Subdivision	n/a
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Above Ground Utilities, Propane, Other, Phone Available, Sewer Available
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View	Canyon, Hills, Panoramic, Pasture
Waterfront	None

Interior

Heating	Central
Cooling	Central Air

Exterior

Lot Description	Gentle Sloping, Private, Sprinklers Automatic, Sprinklers In Ground, Split Possible, Views
Foundation	Slab

School Information

District	Fredericksburg ISD
Elementary	Fredericksburg
Middle	Fredericksburg
High	Fredericksburg (Fredericksburg ISD)