

# \$1,875,000 - 197 Wildflower Road, Blanco

MLS® #1429856

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## \$1,875,000

3 Bedroom, 3.00 Bathroom, 3,127 sqft  
Farms and Ranches on 31.00 Acres

N/A, Blanco, TX

Rarely available, 31+ Acre Working Ranchette on the Blanco River. Captivating Hill Country views surround the limestone homestead brimming with southern charm from the fireplaces to the tongue and groove ceilings to the expansive covered porches. River ownership extends nearly 420â€™™ to the middle of the river with beautiful rock formations naturally created by the flowing river and a host to a variety of wildlife, including axis deer. A combination of optimal topography and soil is suitable for all genre of livestock and farming, offering plenty of room to graze and fenced pasture. The sizable utility barn offers great storage and a workshop area. A bonus sunny standalone office attached to the carport may easily be converted to a guest suite. Additionally, an â€™™06 1428+/- sf manufactured home is privately situated along the western boundary ready to host overflow guests, employees, or tenants as a revenue source. Just 2 miles to the square in Blanco with shops, dining and entertainment. An easy 45 minute drive to Austin, San Antonio, or Fredericksburg. No HOA and low property taxes in light of a current Ag-Exemption.



Built in 1999

## Essential Information

ListingFeed	abor_vow
MLS® #	1429856

List Price	\$1,875,000
Sale Price	\$1,818,750
Sale Date	September 23rd, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,127
Acres	31.00
Year Built	1999
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	197 Wildflower Road
Subdivision	N/A
City	Blanco
County	Blanco
State	TX
Zip Code	78606

### **Amenities**

Utilities	Above Ground Utilities
Features	None
Parking	Detached Carport
View	Hills
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior	Carpet, Wood
Appliances	Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
# of Stories	2

Stories Two

**Exterior**

Exterior Features Arbor

Lot Description Agricultural, Bluff, Garden, Trees Medium Size

Windows Wood Frames

Roof Metal

Construction Masonry

Foundation Slab

**School Information**

District Blanco ISD

Elementary Blanco

Middle Blanco

High Blanco