

# \$3,250,000 - 2936 Rr 1323, Johnson City

MLS® #3632355

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## \$3,250,000

3 Bedroom, 2.00 Bathroom, 1,800 sqft  
Farms and Ranches on 81.32 Acres

N/A, Johnson City, TX

UNRESTRICTED 81.32 Acres with home and covered horse facility minutes from downtown Johnson City, TX. The home on site is 1800 square feet and offers 3 beds and 2 baths. The attention to detail and craftsmanship is unparalleled in this truly unique offering. This horse barn/arena was built to perfection and includes 24 12x12 stalls that are all equipped with hay and grain feeders. There are 4 wash racks with hot and cold water, 2 on each side of the arena. The covered arena including stalls is 130x260 under roof. The riding arena inside is 80x240. There are several tack rooms, feed rooms, an office, bathroom, and lounge. The arena is lighted with LED lighting. This property was designed as a dressage training/boarding facility and is the perfect place for even the most discerning equine professional. There are several great water wells, and all utilities are underground. The land is open with scattered mature live oaks but does offer some wooded areas that have been parked out to perfection. There are 2 nice ponds on the property. This is truly a gem and is located in one of the fastest growing areas in the USA. Centrally located approx. 1 hour to Austin and San Antonio. Approximately 35 minutes to Fredericksburg or Marble Falls.



Built in 2020

## Essential Information

ListingFeed

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MLS® #	3632355
List Price	\$3,250,000
Sale Price	\$3,000,000
Sale Date	February 14th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	81.32
Year Built	2020
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2936 Rr 1323
Subdivision	N/A
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### **Amenities**

Utilities	Electricity Connected
Features	None
Parking	Attached Carport
View	Hills
Waterfront	Pond

### **Interior**

Interior	Laminate, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air, See Remarks, Wall/Window Unit(s)
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Gentle Sloping, Trees Large Size, Views, Agricultural
Windows	Display Window(s)
Roof	Metal
Construction	Metal Siding
Foundation	Slab

### **School Information**

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)