

# \$1,275,000 - 5749 Ranch Road 32, Blanco

MLS® #3808145

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## \$1,275,000

3 Bedroom, 3.00 Bathroom, 2,879 sqft  
Farms and Ranches on 31.20 Acres

Forest View North, Blanco, TX

31.2+/- acres of pristine Texan landscape perfectly situated to embrace the serene beauty and freedom of living in Central Hill Country. This exceptional property is offered without the limitations of use restrictions and convenient access to the vibrant cities of Austin, San Antonio, Wimberley, and San Marcos while granting an idyllic escape from urban hustle with a homestead compound featuring resort caliber outdoor living and nearly 2000 sqft insulated garage/workshop. As you pass through the private entrance, a meandering drive leads you through the lush and rocky terrain towards a distinguished 3 bedroom, 3 bath residence, encircled by nature's grandeur. Step into a sprawling 2900+/- sqft ranch style home filled with comfort and grace featuring a split level floorplan that is highlighted by the impressive primary suite, luminous family room, formal living, and 2 spacious guest bedrooms. Beyond the main residence is an exceptionally private sport style pool, spa and cabana just beckoning for fun! Just across the compound is a 30' x 50' 3 bay, insulated workshop complete with 220 power ready to accommodate projects of any size for automotive enthusiasts and carpenters alike. You'll find the attached 450+/- sqft heated and cooled multipurpose space ideal for a studio, office or gym. A 22' x 65' Steel Master open-end storage building stands ready to accommodate boat storage, an RV or motorcoach, a batting cage, or all 3! This



ranchette is perimeter fenced and cross fenced with slick wire encompassing ample grazing areas for livestock and host to a barn, arena, and loafing shed. A wet weather creek runs along a portion the northeast boundary, the surface of the land is mainly Eckrant rock outcrop with some Krum clay. The current owners have obtained certifications for a wildlife habitat and monarch waystation in addition to raising bees. Home to all manners of wildflowers, birds and native wildlife, Rocky 2 Horn Ranch is truly a one of a kind paradise.

Built in 1981

### Essential Information

ListingFeed	abor_vow
MLS® #	3808145
List Price	\$1,275,000
Sale Price	\$1,228,000
Sale Date	June 20th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,879
Acres	31.20
Year Built	1981
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	5749 Ranch Road 32
Subdivision	Forest View North
City	Blanco
County	Blanco
State	TX
Zip Code	78606

### Amenities

Utilities	Above Ground Utilities, Electricity Connected
Features	None
Parking	Additional Parking, Detached, RV Garage, Unpaved
# of Garages	3
View	Hills
Waterfront	Seasonal
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Oven, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Entrance, Private Yard, See Remarks
Lot Description	Sloped Down, Moderate Trees, See Remarks, Trees Medium Size
Windows	None
Roof	Shingle
Construction	Masonry
Foundation	Slab

### **School Information**

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco