

# \$1,800,000 - 3762 Ranch Road 1623, Blanco

MLS® #5605095

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## \$1,800,000

2 Bedroom, 1.00 Bathroom, 1,404 sqft  
Residential on 30.57 Acres

None, Blanco, TX

30+/- Acre Gentleman's Ranch, with approx. 1/3 acre Blanco River frontage! About 4 miles west of downtown Blanco on a back road to Luckenbach, TX - famous Texas Dance Hall where Willie Nelson, Waylon Jennings and other great Song Writers perfected their craft. Visualize a Second Home / BnB, Wine Tasting Room /located on the Texas Wine Trail, Pole Barn Event Venue, Distillery or Tasting Bar, property is also located on the Texas Whiskey Trail for Handcrafted Spirits, or live in a darling Casita while designing your dream home, farm or ranch. Truly the possibilities are endless! Experience life worth living! Own your piece of the Texas Hill Country on the crystal clear waters of the beautiful Blanco River!



Built in 1948

## Essential Information

ListingFeed	abor_vow
MLS® #	5605095
List Price	\$1,800,000
Sale Price	\$1,629,518
Sale Date	June 22nd, 2023
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,404
Acres	30.57
Year Built	1948

Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	3762 Ranch Road 1623
Subdivision	None
City	Blanco
County	Blanco
State	TX
Zip Code	78606

### **Amenities**

Utilities	Electricity Connected
Features	None
Parking	Electric Gate
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front

### **Interior**

Interior	Concrete
Appliances	Built-In Electric Oven, Built-In Electric Range, Free-Standing Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

### **Exterior**

Lot Description	Agricultural, Farm
Windows	Window Coverings
Roof	Metal
Construction	Concrete
Foundation	Slab

### **School Information**

District	Blanco ISD
Elementary	Blanco

Middle

Blanco

High

Blanco