

# **\$1,161,000 - 00 Bluffview Drive, Wimberley**

MLS® #6083349

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**\$1,161,000**

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 12.92 Acres

River Mountain Ranch Sec 4, Wimberley, TX

Extremely rare large acreage (12.9 acres) in prestigious River Mountain Ranch, densely wooded with south canyon views. The canyon gorge is spring fed and not only provides seclusion but also ideal for great rock climbing adventure. Above the tree canopies are stunning 360 degree views waiting for the creative home builder. -



This exclusive acreage has the huge benefit of Wildlife Exemption for songbirds and white tailed deer and has remained totally organic. Flourishing amongst the Ashe Juniper, Elm and Oaks are hundreds of Mountain Laurel which are green year round. Native species are abundant and healthy. Horses welcome. -

Current owner is a Master Naturalist with advanced wildlife experience and offers natural land development insights. -

The semi-private easement provides solitude from typical neighborhood activity. Electricity is easily available with the addition of a transformer. -

Be sure to see the private River Park with Blanco River access (swimming, fishing, bbq grills) at the southern end of Water Park Road, exclusively for RMR owners. -

Beautiful sunrises, sunsets, and stargazing await you in this peaceful forest retreat.

Located in award-winning Wimberley school district. Sensible restrictions. \*low taxes\*

### Essential Information

ListingFeed	abor_vow
MLS® #	6083349
List Price	\$1,161,000
Sale Price	\$1,066,250
Sale Date	July 1st, 2022
Bathrooms	0.00
Acres	12.92
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

### Community Information

Address	00 Bluffview Drive
Subdivision	River Mountain Ranch Sec 4
City	Wimberley
County	Hays
State	TX
Zip Code	78676

### Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Natural Gas Not Available, High Speed Internet Available, Propane, Other, Water Not Available
Features	Common Grounds/Area, Equestrian Community, Lake, Park, See Remarks
View	Trees/Woods
Waterfront	None

### Exterior

Lot Description	Bluff, Backs to Greenbelt/Park, Native Plants, Private, Many Trees, Trees Large Size, Views
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### School Information

District	Wimberley ISD
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Elementary

Jacobs Well

Middle

Danforth

High

Wimberley