

# \$1,399,450 - 1746 Flat Creek Road, Johnson City

MLS® #6632370

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## \$1,399,450

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 38.00 Acres

none, Johnson City, TX

OWNER FINANCING AVAILABLE!! A slice of Hill Country heaven with long-distance views from the 38 +/- UNRESTRICTED ACRES. Minutes from downtown Johnson City, Texas. One of the most highly sought-after towns in central Texas. The property offers frontage on County Road 204 also known as Flat Creek Road, which is located off the 290-wine corridor. Offering tremendous investment potential in an area that is undergoing a ton of growth. Currently under a wildlife exemption, the property has an abundance of wildlife and thriving oaks scattered throughout the land. The location perfectly combines the country living experience with the convenience of being located only 1 hour from Austin and San Antonio and is centrally located to entertainment, shopping, and eateries in Marble Falls, Horseshoe Bay, Johnson City, Fredericksburg and Spicewood.



## Essential Information

ListingFeed	abor_vow
MLS® #	6632370
List Price	\$1,399,450
Sale Price	\$1,300,000
Sale Date	February 27th, 2023
Bathrooms	0.00
Acres	38.00
Type	Farms and Ranches

Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	1746 Flat Creek Road
Subdivision	none
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### **Amenities**

Utilities	Electricity Available
View	Hills
Waterfront	None

### **Exterior**

Lot Description	Level, Views, Many Trees
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### **School Information**

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