

\$1,590,000 - 440 Chimney Valley Road, Blanco

MLS® #6794453

\$1,590,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 20.50 Acres

River Rdg Ranch Sub, Blanco, TX

Get away from the city and be at one with nature, spotting some of the numerous wildlife that wander through. Enjoy quiet sunrises/sunsets and relax by the river for stargazing. About 600ft of the Blanco River runs through the middle of the property. Appreciate the sound of flowing water and cool off in the summers. This property also boasts of a great mix of trees, including several large mature hardwood trees such as pecans, soapberry, walnut, false willows, sycamore, and more. Variety of new oaks and cypress planted as part of a 2-year land restoration project. Access to the private 5-acre park next door makes the land feel even more open. Easy access to several nice building sites and electricity easement in place. Fenced on 3 sides with new 16ft gate installed in Nov 2020. About 600 ft all-weather driveway, made of road base and concrete, completed in Jan 2021. Located in the heart of the Texas Hill Country - only an 8-minute drive from Blanco State Park and 45-minutes from San Antonio and Austin. Very light restrictions. Paved roads to property are maintained by the county.



Essential Information

ListingFeed	abor_vow
MLS® #	6794453
List Price	\$1,590,000
Sale Price	\$1,490,000

Sale Date	February 28th, 2022
Bathrooms	0.00
Acres	20.50
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	440 Chimney Valley Road
Subdivision	River Rdg Ranch Sub
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	See Remarks, Sewer Not Available
Features	None
View	Hills
Is Waterfront	Yes
Waterfront	River Front

Interior

Heating	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	See Remarks

Exterior

Lot Description	Moderate Trees, Trees Large Size, Rolling Slope
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School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco