

# \$2,295,000 - 4428 Ranch Road 1323, Johnson City

MLS® #8113397

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## \$2,295,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 83.00 Acres

No, Johnson City, TX

Sedalia Ranch is a rare offering consisting of +/-83 acres located just Northwest of Johnson City, Texas. Sedalia Ranch has been owned and operated as a working cattle ranch by the same family for over 100 years. With approximately 3/4 mile of paved road frontage on Ranch Road 1323, the Sedalia Ranch provides second to none access. Over 1/4 mile of Buffalo Creek runs through the property which flows in a southerly direction across the eastern portion of the ranch creating natural water features. There is a mixture of oak groves and cedar trees with native grasses present. Traversed with elevation ranges, the Ranch provides spectacular views of the surrounding countryside. The Ranch is currently Ag-exempt with no restrictions and includes improvements such as: cattle working pens, wire fencing on all sides, electricity and a water well that provides water to a watering hole for cattle and wildlife. Wildlife include: whitetail deer, feral hogs, Rio Grande Turkey, and Doves. Rest assured, your privacy is sheltered by exceptionally large legacy ranches bordering the North and East boundary fences. Sedalia Ranch is conveniently located only 30 miles from Fredericksburg and is centrally located within an hour of both Austin and San Antonio.



## Essential Information

ListingFeed

abor\_vow

MLS® #	8113397
List Price	\$2,295,000
Sale Price	\$2,129,935
Sale Date	February 25th, 2022
Bathrooms	0.00
Acres	83.00
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	4428 Ranch Road 1323
Subdivision	No
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### **Amenities**

Utilities	Electricity Connected, Sewer Not Available
View	Pasture, Creek/Stream, Trees/Woods
Waterfront	Creek, Seasonal

### **Exterior**

Lot Description	None
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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)