

# \$5,200,000 - Lot 10 - 711 Byrd Ranch Road, Johnson City

MLS® #9418596

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## \$5,200,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 112.12 Acres

Byrd Ranch at Miller Creek, Johnson City, TX

112.12 Acres with approximately 542â€™™ of Crystal Clear Miller Creek. This section of Miller Creek is spring fed permanent water, flowing through a beautiful limestone bed, creating an ideal year round swimming & fishing hole for your family to enjoy. Just downstream there is a big deep water dam, giving you over 4200' of water access to enjoy. This ranch uniquely features a large level hill top in the center, offering 270 degree views and ample space for a large homestead, family compound & multiple barns. Multiple draws lead down to Miller Creek, offering plenty of trails for hiking, recreation, and exploring. Currently under Ag exemption, plenty of good grazing with most of the cedar long removed, mostly just large oak trees throughout. This property is located in the middle of the Hill Country Wine Corridor on the way to Fredericksburg, Approx 45 mins to Austin & San Antonio, convenient to both airports.. Gated and deed restricted. STR's allowed but limited to a main house, guest house & barn. Subdivision allowed down to minimum of 25 acres. Shown by Appt only.



## Essential Information

ListingFeed	abor_vow
MLS® #	9418596
List Price	\$5,200,000
Sale Price	\$4,900,000

Sale Date	April 28th, 2022
Bathrooms	0.00
Acres	112.12
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	Lot 10 - 711 Byrd Ranch Road
Subdivision	Byrd Ranch at Miller Creek
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### **Amenities**

Utilities	Electricity Available
Features	Gated
View	Hills, Creek/Stream
Is Waterfront	Yes
Waterfront	Creek, Waterfront

### **Exterior**

Lot Description	Trees Large Size, Views
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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)