

\$7,750,000 - 000 Miller Creek Road, Johnson City

MLS® #9536057

\$7,750,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 205.40 Acres

None, Johnson City, TX

Boasting over a +/- 3500 ft frontage on Miller Creek, deep, crystal clear water, a 330' long by 20' tall dam with self-cleaning system in front of dam, and panoramic views, this 205.4 acres in Blanco County is rich in beauty. (Note: 20 +/- Acres to be carved out in the northern section of the original property) (Google Image depicts approximate boundary with the 20 acres removed from original tract.)

Located within the Texas Hill Country just 32 miles from Austin (1 hour from San Antonio), this live-water ranch is located less than 10 minutes south of downtown Johnson City, 18 miles west of Dripping Springs, and easy access from U.S. Hwy. 281 and U.S. Hwy 290. Upon passing through the gated entrance, visitors are presented with Miller Creek, a gorgeous clear-water stream that carries acres of water. Multiple springs upstream and on this ranch keep the lake full. Shaded by Majestic oak trees and sycamores, the rock-bottom waterway carries a lot of wildlife. A concrete dam and spillway allow access across the constant level lake fed by Miller Creek. The picturesque landscape has lots of elevation change and its abundant wildlife include: Whitetail Deer, Axis Deer, Rio Grande Turkey, Dove, Duck, Feral Hogs and more. The lake has large bass, massive catfish, blue gill, and is stocked with rainbow trout. A variety of soils host Live Oak, Post Oak, Sycamore, Maples, Juniper and more. Existing features include: electric entry gate, perimeter fencing, an improved road throughout the property (Owner



of ranch will own and control ~1.3 miles of the 60' wide Byrd Ranch Road, with a cost sharing agreement with all landowners). 2 wells 2020. PEC electric approval.

This scenic property in Blanco County, Texas, must be seen in person to be truly appreciated. Call for a tour today.

Essential Information

ListingFeed	abor_vow
MLS® #	9536057
List Price	\$7,750,000
Sale Price	\$7,595,000
Sale Date	October 22nd, 2021
Bathrooms	0.00
Acres	205.40
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

Community Information

Address	000 Miller Creek Road
Subdivision	None
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Electricity Available, Water Available
Features	None
Parking	None
View	Hills, Panoramic, Rural, Creek/Stream, Trees/Woods
Waterfront	Creek

Exterior

Lot Description	Bluff, Gentle Sloping, Native Plants, 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)