

# **\$1,100,000 - Lot 1 - 711 Byrd Ranch Road, Johnson City**

MLS® #9678554

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## **\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 10.05 Acres

Tract 1 Byrd Ranch @ Miller Cr, Johnson City, TX

This is a special property, the most exceptional waterfront in Blanco County. Lot 1, 10.05 Acres, Approx 500 of crystal clear Miller Creek, including the dam! Both sides of the creek are owned, usable and ready to enjoy.

This section of Miller Creek is a constant level, spring fed big body of water and has had a deep water dam for 50+ year, essentially has been transformed into a small private lake .

This beautiful setting is a permanent, constant level waterfront paradise. Fishing dock and recreation area are complete and unique to this lot only. Excellent Building site on the bluff side of the lot. Not restricted to a builder, so bring your own builder, or buy now and build later. If you would like to build right away, Brandon Custom homes has several plans priced and ready to go, and can have a new Custom Home complete within 8-9 months.

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. Frontage on Byrd Ranch Rd and Miller Creek Cemetery Rd.

STR's allowed but limited to a main house, guest house & barn. Shown by Appt only.

Owner/Agent.



## **Essential Information**

ListingFeed           abor\_vow

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List Price	\$1,100,000
Sale Price	\$1,100,000
Sale Date	March 8th, 2024
Bathrooms	0.00
Acres	10.05
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

### **Community Information**

Address	Lot 1 - 711 Byrd Ranch Road
Subdivision	Tract 1 Byrd Ranch @ Miller Cr
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

### **Amenities**

Utilities	Electricity Available
Features	None
View	Hills, Creek/Stream
Is Waterfront	Yes
Waterfront	Creek, Waterfront

### **Exterior**

Lot Description	Agricultural, Trees Large Size, Trees Medium 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)