

\$5,831,560 - 1996 Ranch Road 165, Blanco

MLS® #544082

\$5,831,560

4 Bedroom, 3.00 Bathroom, 3,840 sqft
Farm on 208.27 Acres

N/A, Blanco, Texas

With approximately 700 plus feet on both sides of RM 165, 782 ft fronting on the Blanco River, and the remaining 202 +/- Acres front RM 165, and only 2 +/- miles from downtown Blanco, Walker Ranch on the Blanco would make a great investment or future development property! This is a multi-faceted 205 +/- Acre ranch. This ranch property possesses a nice blend of open grasslands studded with beautiful sprawling oak trees, great brush diversity to the back of the ranch with high game fencing and cross fencing for cattle, making this property one of the more diverse ranches near downtown Blanco. The ranch also features an automatic gated entrance, a 3,048 sf Hill Country style rock home with 4 beds and 3.5 baths and a beautiful original rock wall that surrounds the home, as well as several barns. Approximately 193 Acres is currently being used to grow Klein and Coastal Grass. The remaining acreage is wooded with brush, making it great for hunting and recreation. The ranch is currently Ag exempt. Located approximately 45 minutes from Austin or San Antonio, and just minutes from shopping and restaurants in Blanco, TX, a small town in the Texas Hill Country with a rich Texas history, nestled in the heart of the Hill Country and known as the "Lavender Capital of Texas". The ranch features a gently rolling usable terrain with elevations ranging from 1280 ft near the river to 1340 ft to the northwest of the property. The front of the property is made up of open fields with a nice



road that leads you to the house and barns. Behind the improvements, the oak trees are denser, and there is approximately one hundred acres of land suitable for hunting and wildlife. An oil and natural gas pipeline run through the back of the property. The ranch has more than half a mile of road, providing easy access to the improvements. The perimeter of the ranch is high fenced. Wildlife on the ranch includes Whitetail deer, hogs, turkey, dove and other native wildlife.

Built in 1995

Essential Information

MLS® #	544082
Price	\$5,831,560
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,840
Acres	208.27
Year Built	1995
Type	Farm
Sub-Type	Single Family
Style	Hill Country, Ranch
Status	Active

Community Information

Address	1996 Ranch Road 165
Subdivision	N/A
City	Blanco
County	Blanco
State	Texas
Zip Code	78606

Amenities

Utilities	Electricity Available
Parking	Attached, Garage

# of Garages	2
View	River, Waterfront
Is Waterfront	Yes

Interior

Interior	Wood
Appliances	Dishwasher, Microwave, Other, Refrigerator, See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Covered Patio
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

School Information

District	Blanco ISD
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Additional Information

Date Listed	May 16th, 2024
Days on Market	1

Listing Details

Listing Office	West and Swope Ranches
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