

Rocking V Ranch
1533 Ranch to Market Road 1323
Johnson City, TX 78636

\$3,425,000
66± Acres
Blanco County



Rocking V Ranch
Johnson City, TX / Blanco County

SUMMARY

Address

1533 Ranch to Market Road 1323

City, State Zip

Johnson City, TX 78636

County

Blanco County

Type

Recreational Land, Residential Property, Commercial

Latitude / Longitude

30.3139467 / -98.4157531

Dwelling Square Feet

2200

Bedrooms / Bathrooms

2 / 2

Acreage

66

Price

\$3,425,000

Property Website

<https://www.capitolranch.com/property/multi-use-hill-country-ranch-oasis>



MORE INFO ONLINE:

www.RanchRealEstate.com



PROPERTY DESCRIPTION

Nestled amidst the awe-inspiring landscape of the Texas Hill Country, the Rocking V Ranch stands as a true gem that captures the essence of everything we adore about this region. With its expansive oak groves, captivating wildlife, and unparalleled recreational opportunities, this property is a veritable haven for outdoor enthusiasts and those seeking the luxuries of a ranch lifestyle.

What sets the Rocking V Ranch apart, however, is not only its breathtaking natural beauty but also its potential as a land investment. Meticulously crafted to embody the very best that the area has to offer, this property presents an enticing opportunity for individuals seeking both personal enjoyment and long-term investment.

Whether you yearn for a secluded retreat to escape the chaos of everyday life or you're seeking a savvy investment opportunity in a highly sought-after location, the Rocking V Ranch caters to all your desires.

Outstanding Features: The ranch boasts a range of remarkable features, including a main home, a charming guest cottage, and a game room barn. Additional structures such as pipe cattle pens, an equipment barn, and a concrete-floored metal barn provide versatile options for various purposes, including residence, event venue, winery, or short-term rental investment. **Main**

Home: The meticulously maintained main home spans approximately 2200 square feet, offering an open layout with two bedrooms and two bathrooms. Brimming with character, this residence also features a separate wing with a kitchenette that can easily be converted into a full suite or mother-in-law quarters. **Cottage:** The charming guest cottage, complete with a spacious covered porch, presents a welcoming space to host friends or family. With its open concept design, one bedroom, one bathroom, kitchenette, and a cozy fireplace, it exudes comfort and warmth.

Game Barn: Affectionately known as the "Goat-House," this fully enclosed room with a bathroom offers versatility as a game room, man cave, office space, bunkhouse, or whatever your imagination desires.

History: The devoted owner has cherished and nurtured this ranch for nearly two decades, shaping it into a harmonious blend of rustic charm and luxurious living. As you explore the property, you'll discover remnants of the original homestead fireplace and a nearby homestead rock wall, testament to its rich history.

Land: The Rocking V Ranch stands out for its unmatched biodiversity, particularly considering its close proximity to town and other developments. The ranch is thoughtfully grazed by cattle and adorned with vibrant wildflowers. Beyond the pastures, you'll find groves of hardwood trees and majestic live oaks. Moreover, the property is conveniently located just minutes away from the

Pedernales River, adding to its allure.

Surface Water: One of the most coveted features of the Rocking V Ranch is the presence of rock bottom creeks a sought-after characteristic in the Hill Country. The ranch boasts a tributary of a seasonal wet weather creek, enhancing its natural beauty. Additionally, a seasonal pond adjacent to the main home adds to the charm and tranquility of the property.

Wildlife: This property's remarkable biodiversity is truly awe-inspiring. Despite its proximity to town and surrounding developments, the Rocking V Ranch nurtures a diverse array of habitats characteristic of the Edwards Plateau region. From dense hardwood forests to expansive mesquite flats and varied terrains, the ranch provides a thriving habitat for a healthy population of whitetail deer and other fur-bearing mammals.

Utilities: Multiple locations on the property are equipped with electricity, ensuring convenience and accessibility. Additionally, the Rocking V Ranch benefits from several water wells.

Investment: In summary, the Rocking V Ranch represents an exceptional opportunity to embrace the very best of Texas Hill Country living. With its rich history, unparalleled biodiversity, and abundant water resources, this property offers a rare chance to own a piece of land that serves as both a investment and an invaluable natural treasure. Moreover, its substantial road frontage adds to its appeal and potential.

Local Area: According to Texas Monthly, the hometown of former President LBJ, Johnson City, is experiencing a vibrant revitalization. From a science museum housed in a converted grain mill to trendy wine bars, the area is brimming with new life and exciting attractions, adding to the overall appeal of the Rocking V Ranch. (Source: texasmonthly)

Location: Johnson City ...4 miles Austin ...50 miles San Antonio ...70 miles Fredericksburg ...30 miles

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC.

Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

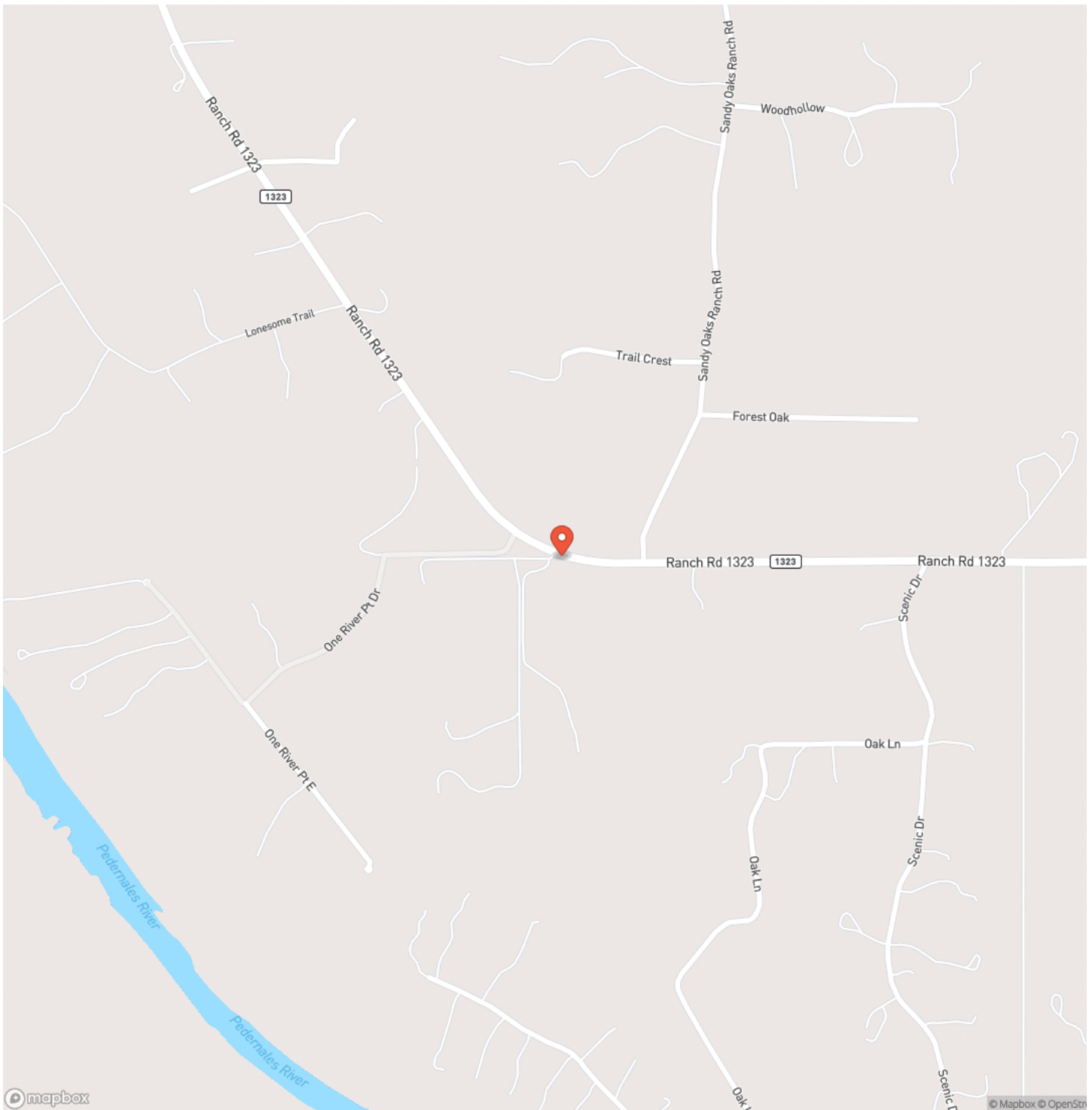
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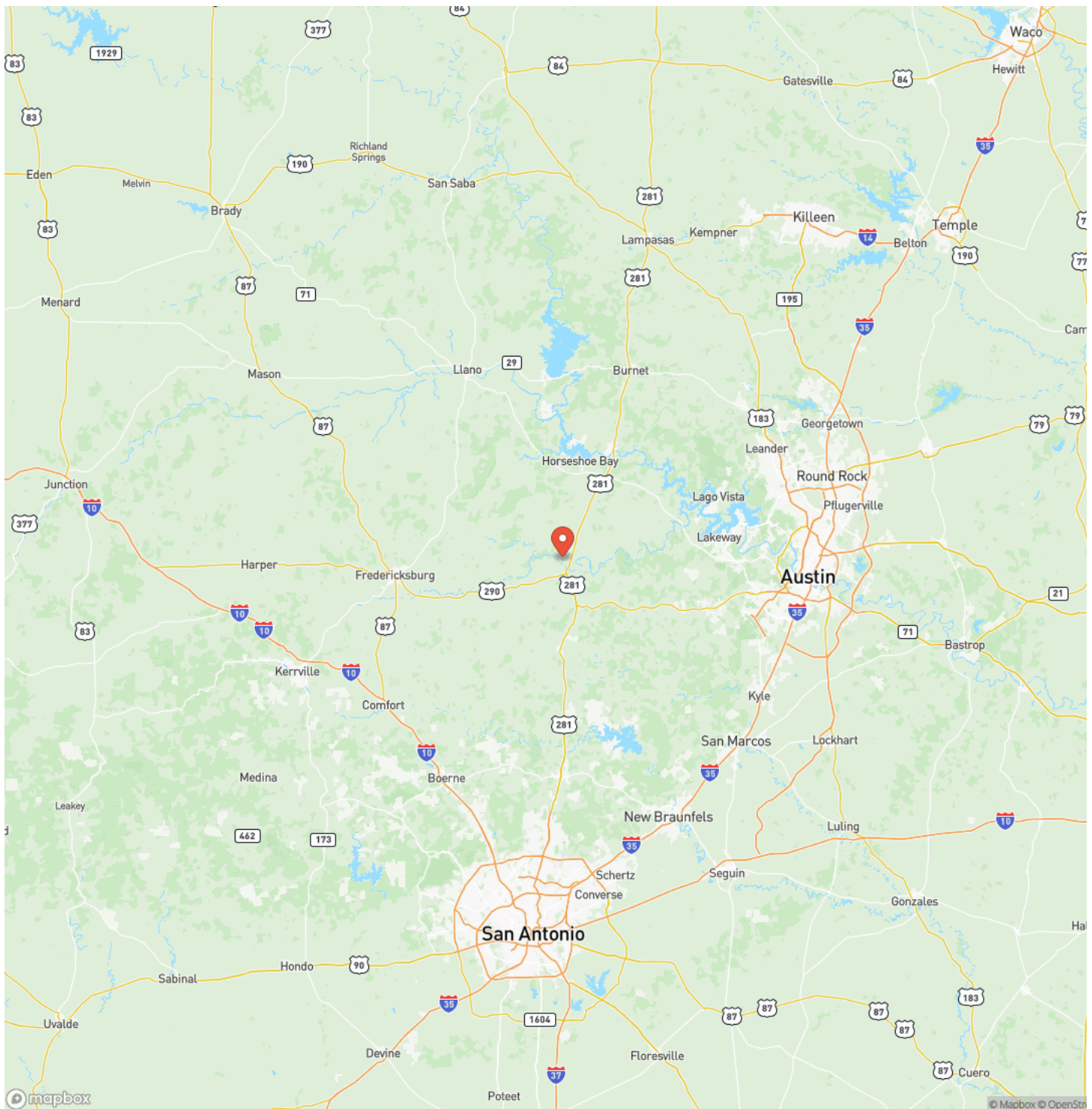
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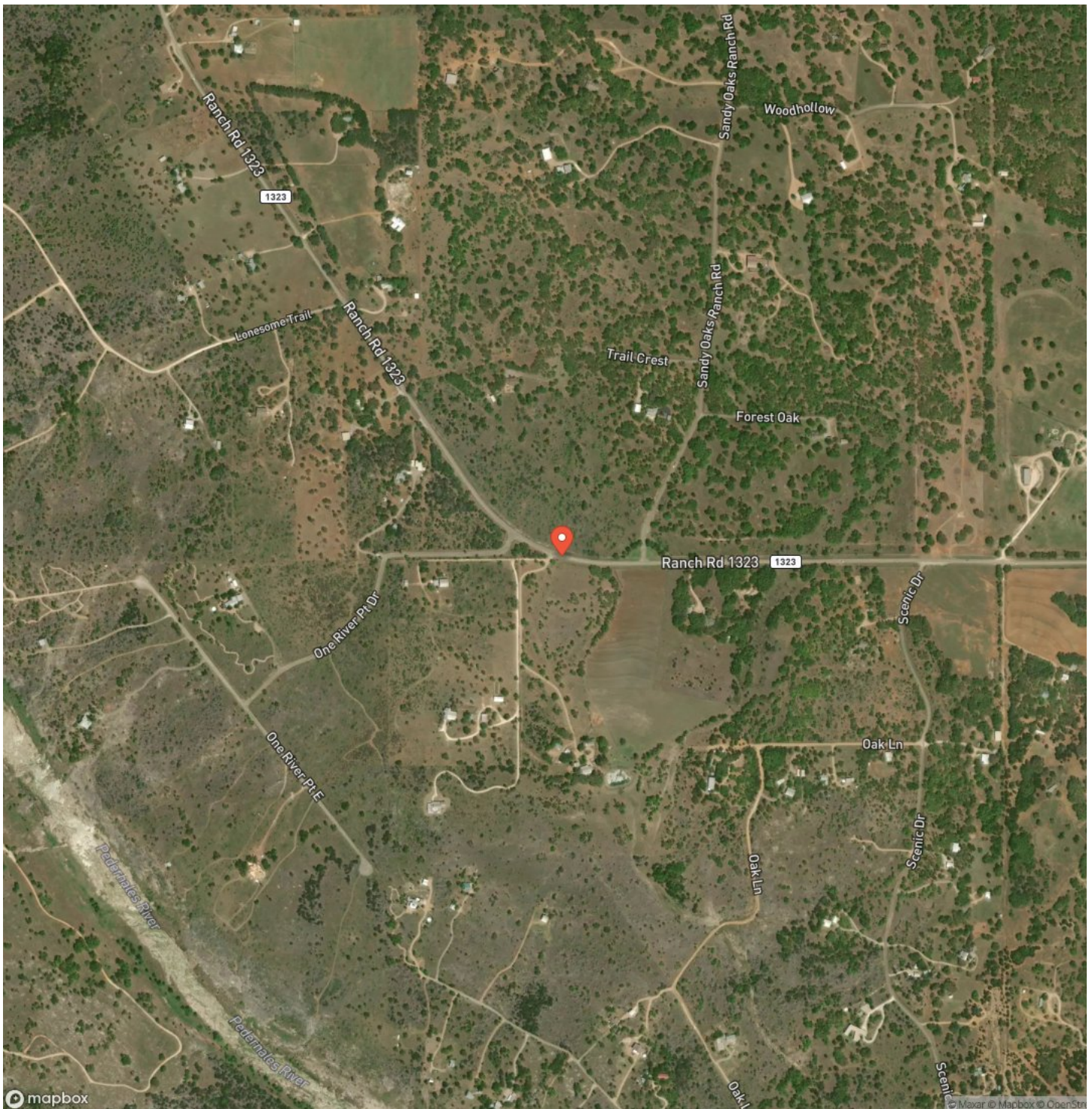
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Harbert

Mobile

(806) 335-5867

Email

Colton@CapitolRanch.com

Address

City / State / Zip

Bastrop, TX 78602

NOTES

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