

**Arnosky Family Farms**  
13977 FM 2325  
Blanco, TX 78606

**\$2,950,000**  
60± Acres  
Blanco County



# Arnosky Family Farms

## Blanco, TX / Blanco County

### SUMMARY

#### **Address**

13977 FM 2325

#### **City, State Zip**

Blanco, TX 78606

#### **County**

Blanco County

#### **Type**

Recreational Land, Business Opportunity, Commercial, Farms

#### **Latitude / Longitude**

30.112829 / -98.304499

#### **Acreage**

60

#### **Price**

\$2,950,000

#### **Property Website**

<https://ranchrealestate.com/property/arnosky-family-farms-blanco-texas/96506/>



## **PROPERTY DESCRIPTION**

Arnosky Family Farm — “The Blue Barn” hard-corner tract ( $\approx 60 \pm$  acres)

**OVERVIEW:** Arnosky Family Farms is a rare  $60 \pm$  acre gem in the heart of the booming Texas Hill Country—an iconic Blanco County flower farm that's been a true pillar of the community for decades. With roughly  $900 \pm$  feet of combined frontage at the corner of RR 165 and FM 2325, the property offers standout visibility and serious commercial potential, while still feeling like a peaceful, working piece of Texas. This property is ready for the next chapter and is prime real estate for a multi-purpose commercial tract; vineyard, farm, hotels, development, or anything else.

The location sets up perfectly for destination-style uses: about 10 minutes to Blanco, ~20 minutes to Dripping Springs, and ~45 minutes to Austin.

**OPERATIONS:** Long operated as a premier Certified American Grown flower farm, the land is as productive as it is beautiful—deep, cultivated soils, production greenhouses, orchards, and paper shell pecans, with approximately  $20 \pm$  acres in active cultivation and  $\sim 40 \pm$  acres of open green space. The landscape is unusually diverse for the Hill Country, with hardwoods and signature live oaks, multiple paddocks, and abundant wildflowers along an old rock wall. Much of the property remains untouched and ready for its next chapter. Per the seller, the land has been farmed for over 150 years and traces back to the historic Peyton Colony.

Arnosky Family Farms has earned wide recognition, having been featured in Southern Living, Texas Highways, and other national publications—along with strong media attention and a loyal following that's helped make it a known destination in Central Texas.

**IMPROVEMENTS:** Fronting the property is the world-famous “Blue Barn,” approximately  $30' \times 60'$ , with broad rear porches overlooking the fields. Designed with Texas dance halls in mind, it has authentic character, a proper stage, and excellent acoustics—naturally lending itself to events and gatherings. Adjacent is a  $\sim 24' \times 48'$  pavilion strung with lights, expanding the space for markets, tastings, weddings, and private programming. 3 Wells currently used for irrigation. 30 gpm, 16 gpm and 16 gpm respectively. 1 well drilled but not yet hooked up. Rated at 27 gpm.

**UTILITIES:** Utilities are in place across the acreage, and the land is predominantly developable—creating real flexibility for a private estate or compound, continued agricultural operations, destination hospitality, an event/wedding venue, winery/brewery with tasting room, boutique hotel, restaurant, or a curated blend of uses. Seller reports no restrictions; buyer to verify.

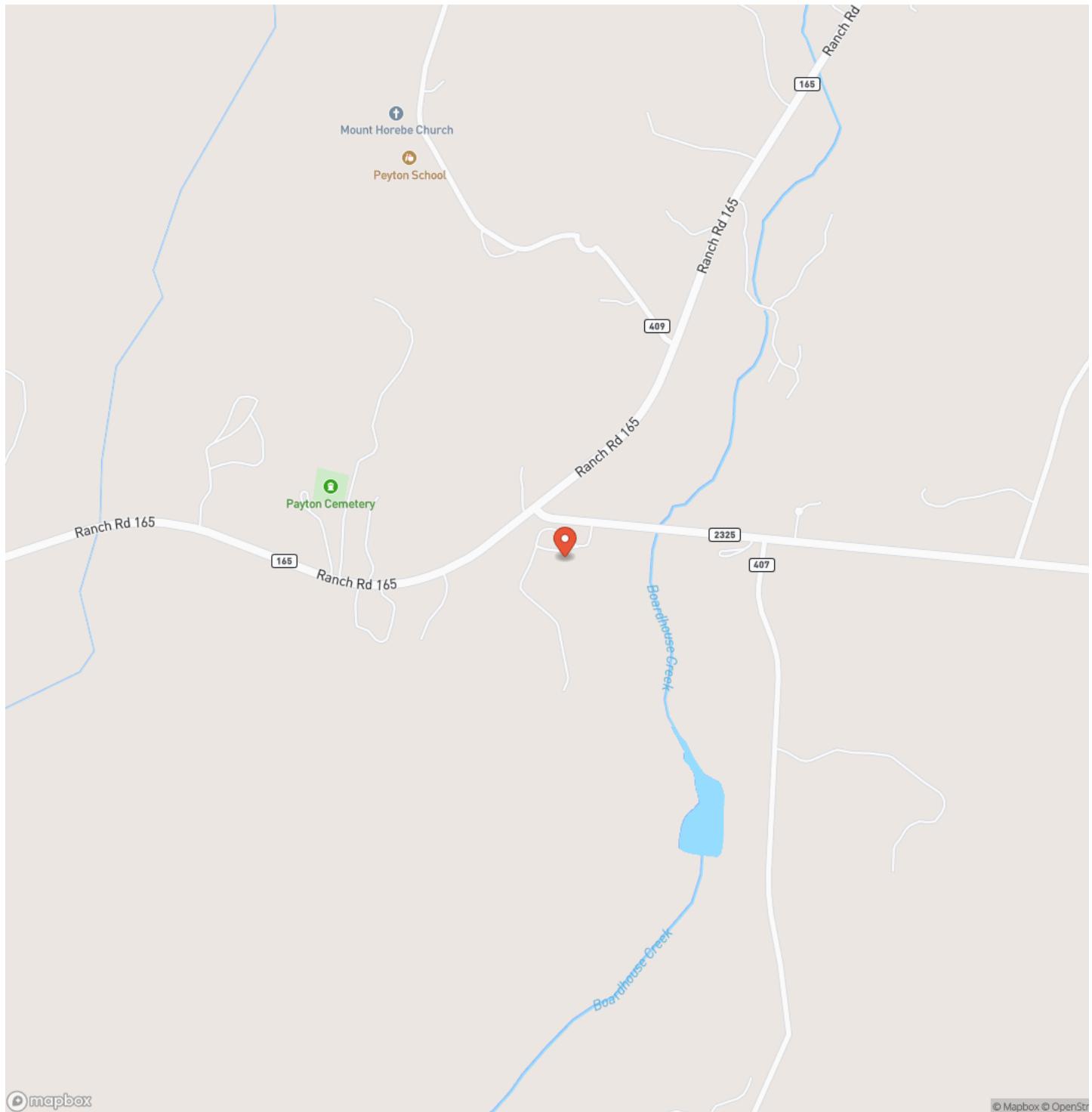
This is a special Hill Country opportunity—road frontage, proven operations, utilities in place, and a layout that supports multiple future paths. Shown by appointment only. Buyer to verify all information, including utilities, restrictions, and development feasibility.

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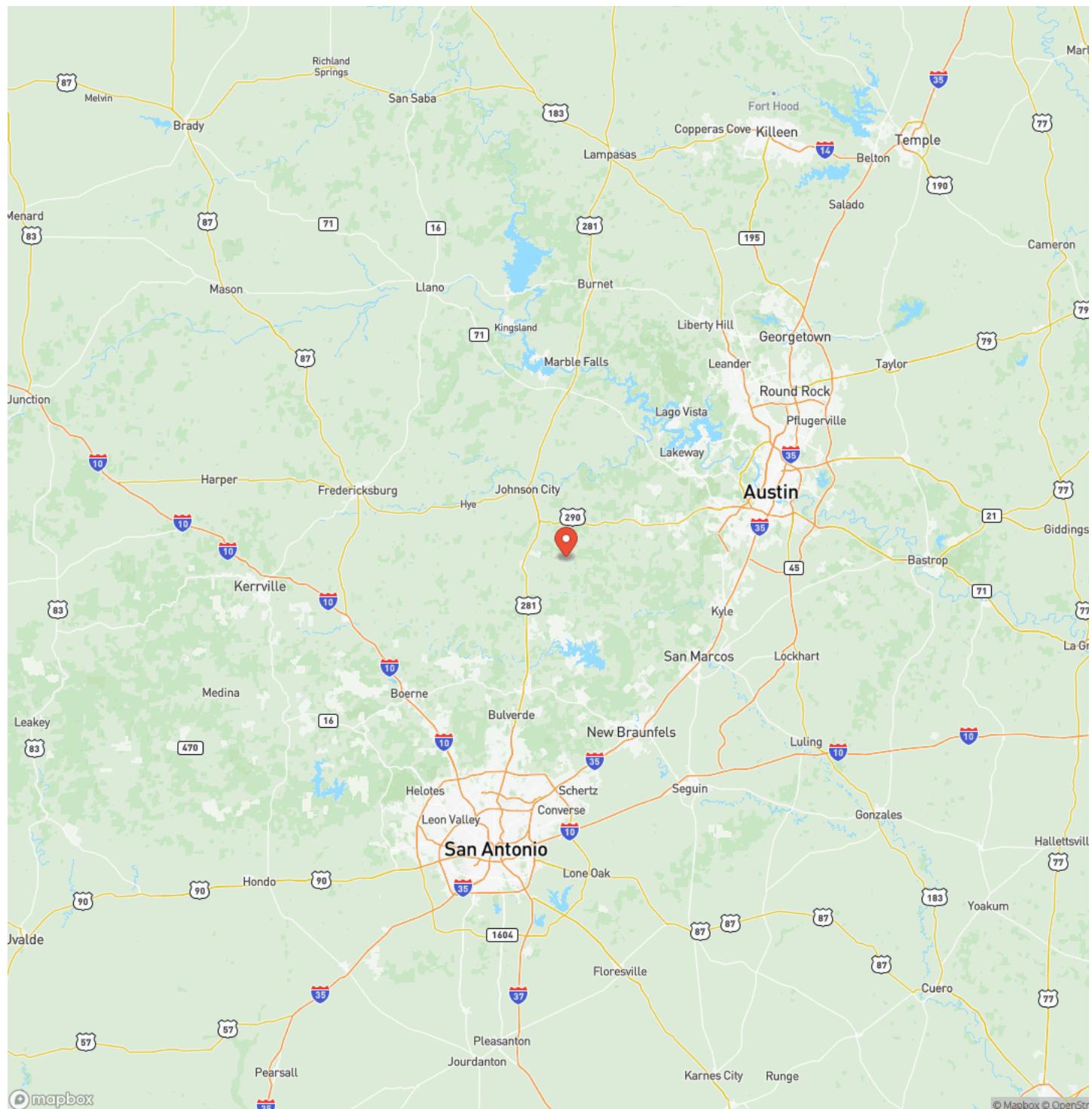
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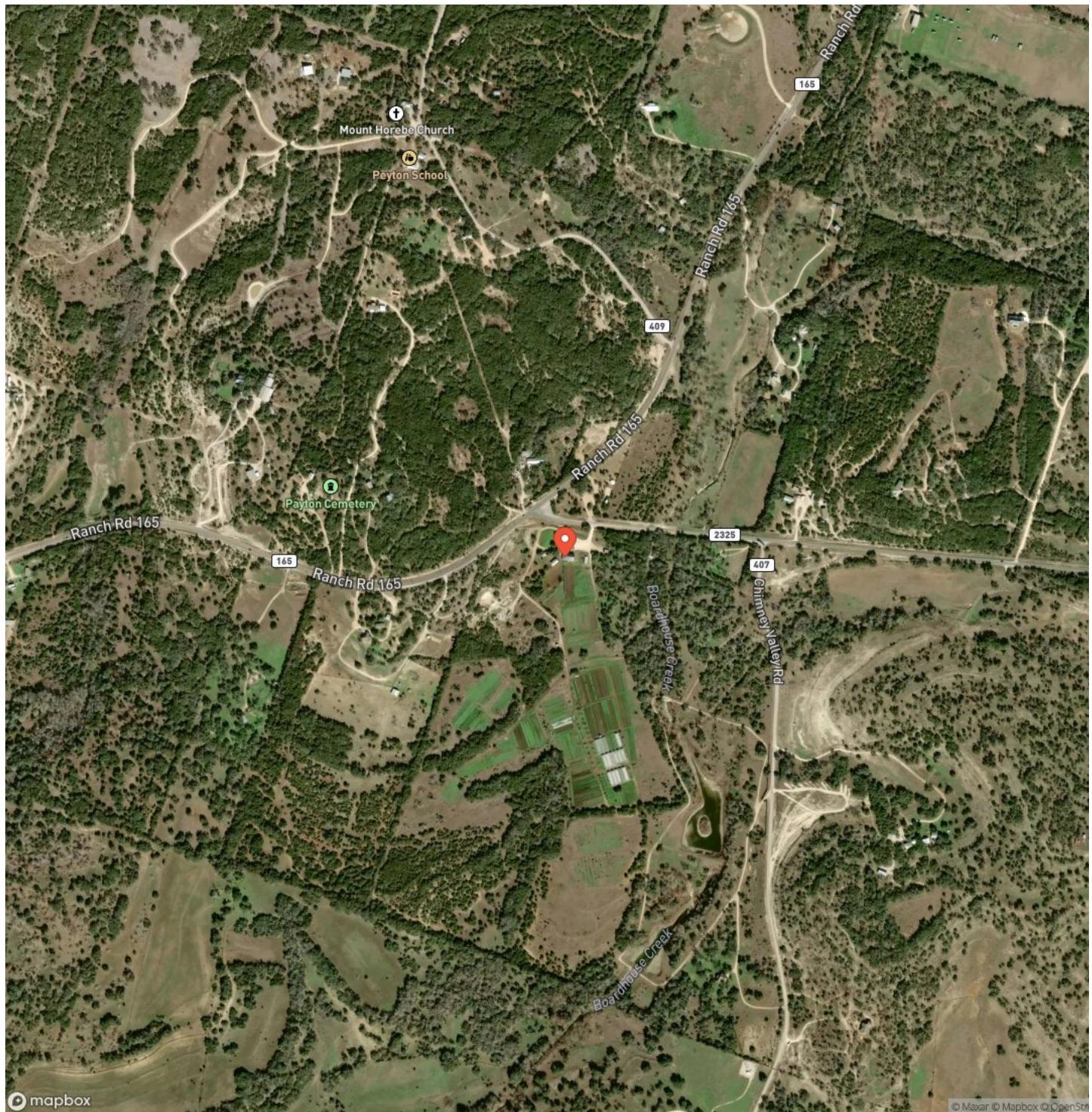
## Locator Map



## Locator Map



## Satellite Map



## **Arnosky Family Farms Blanco, TX / Blanco County**

**LISTING REPRESENTATIVE**  
For more information contact:



## Representative

Colton Harbert

## Mobile

(806) 335-5867

## Email

Colton@CapitolRanch.com

## Address

**City / State / Zip**

## NOTES



## NOTES

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