

Walker Ranch on the Blanco
1996 Ranch Road 165
Blanco, TX 78606

\$5,831,560
208.270± Acres
Blanco County



Walker Ranch on the Blanco
Blanco, TX / Blanco County

SUMMARY

Address

1996 Ranch Road 165

City, State Zip

Blanco, TX 78606

County

Blanco County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Riverfront, Horse Property, Single Family

Latitude / Longitude

30.100795 / -98.390401

Dwelling Square Feet

3048

Bedrooms / Bathrooms

4 / 2.5

Acreage

208.270

Price

\$5,831,560

Property Website

<https://kwland.com/property/walker-ranch-on-the-blanco-blanco-texas/55678/>



PROPERTY DESCRIPTION

Walker Ranch on the Blanco

A Pristine Game Fenced Ranch Along the Blanco River

Blanco, Texas

Features:

Blanco River Frontage

Incredible Views and Topography

Beautiful Hill Country Home

Abundant Oaks and Trees

Beautiful Improved Pastures and Great Soils

Agricultural Tax Valuation

No Deed Restrictions

Frontage Along FM 165 just outside of Blanco, Texas

With approximately 700 plus feet on both sides of RM 165, four acres 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!

Walker Ranch on the Blanco is a nice, multi-faceted 205 +/- Acre ranch with approximately 782 ft of Blanco River frontage. 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 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 runs through the back of the property.

The ranch features a Hill Country style rock home that is 3,048 sf and was built in 1995. The home is an open concept with a large front porch, perfect for relaxing and/or entertaining. The home features a large primary bedroom and bathroom, in addition to 3 bedrooms and 2.5 bathrooms. Additional structures include a 2,400-sf barn and a 1,824 sf barn, both built in 1996, in addition to a 1,419 sf pole barn. Near the barns, there are horse round pens, and a separate holding pen. Surrounding the house is a beautiful original rock wall. The ranch has more than half a mile of road, providing easy access to the improvements. The perimeter of the ranch is high fenced.

The Walker Ranch on the Blanco features approximately 782 ft of Blanco River frontage. The house gets its water from a domestic water well. There are other water wells with depths of 300-400 ft in the near vicinity as well.

Wildlife on the ranch includes Whitetail deer, hogs, turkey, dove and other native wildlife.

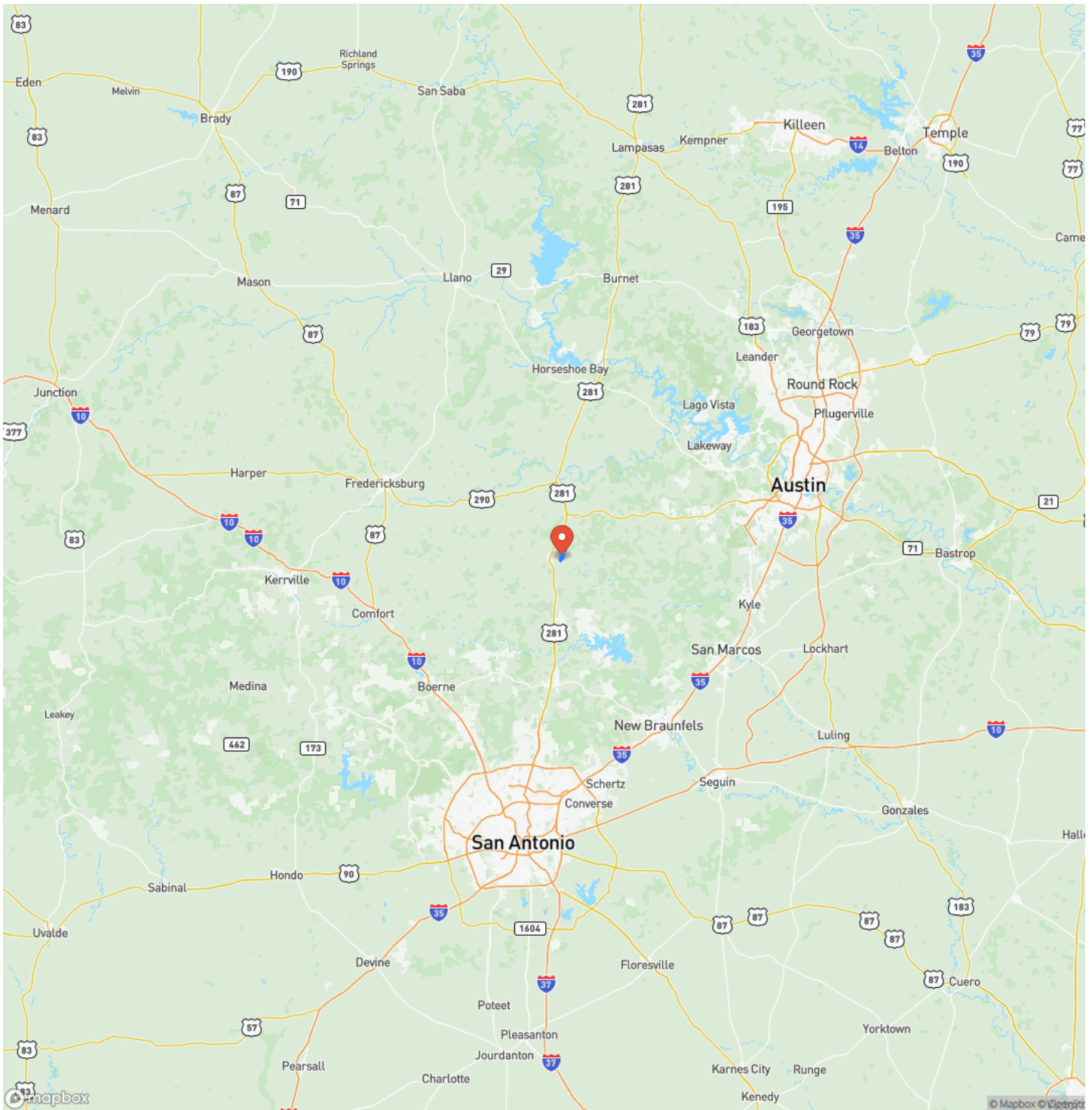
Walker Ranch on the Blanco
Blanco, TX / Blanco County



Locator Map



Locator Map



Satellite Map



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