



WALKER RANCH ON THE BLANCO

Blanco, TX | 205 ± ACRES

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THE RANCH

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. 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, this ranch would make a great investment or future development property. 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.









LOCATION

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 also known as the “Lavender Capital of Texas”.

TERRAIN

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 more dense, 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.

IMPROVEMENTS

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.

WILDLIFE

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

MINERALS

Negotiable.

This property is co-listed with West Pole Land and Ranch Team KW.

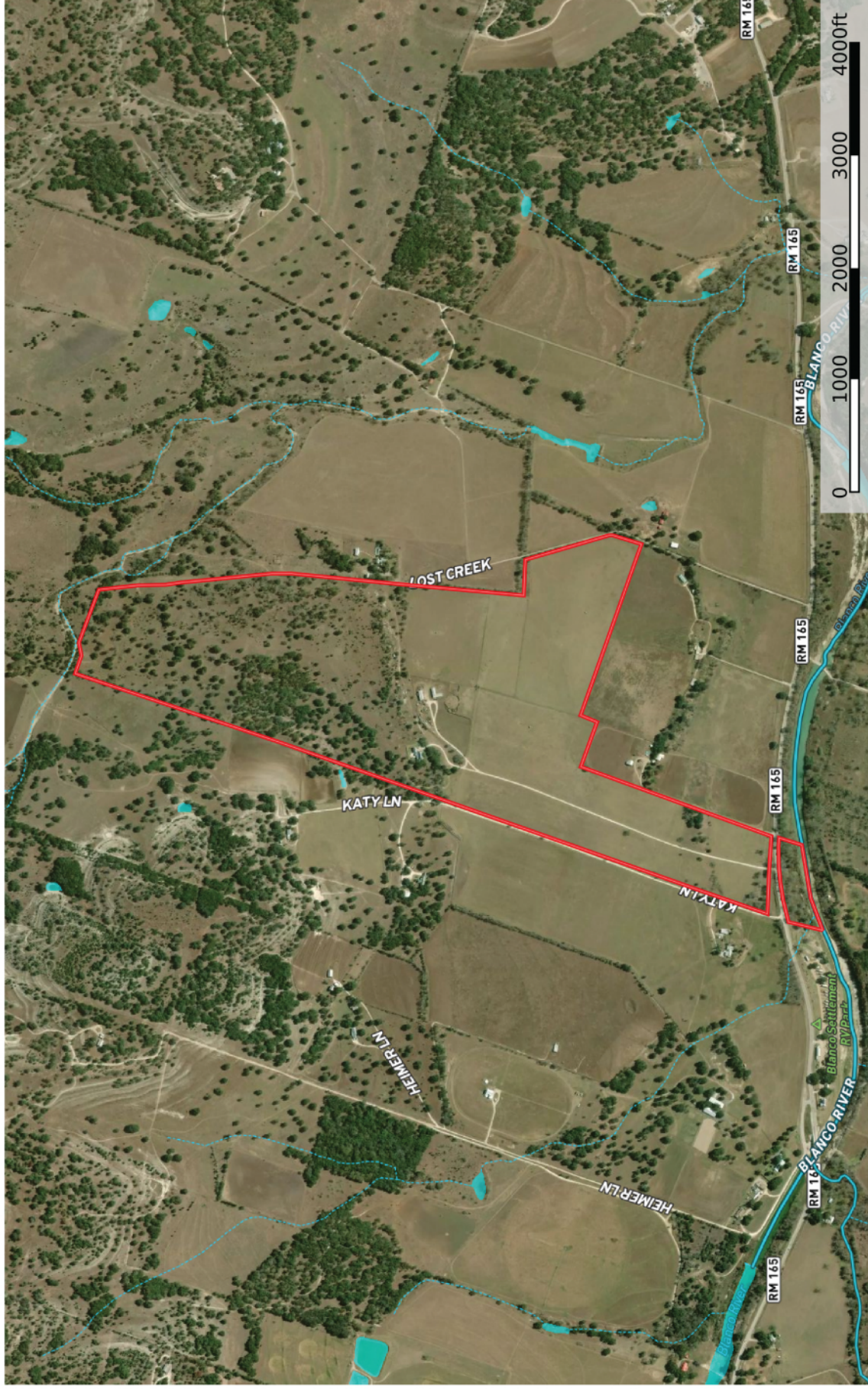




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Walker Ranch on the Blanco Texas, AC +/-



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