

\$10,995,000 - 6509 Fm32, Blanco

MLS® #443405

\$10,995,000

0 Bedroom, 0.00 Bathroom,
Land on 470.00 Acres

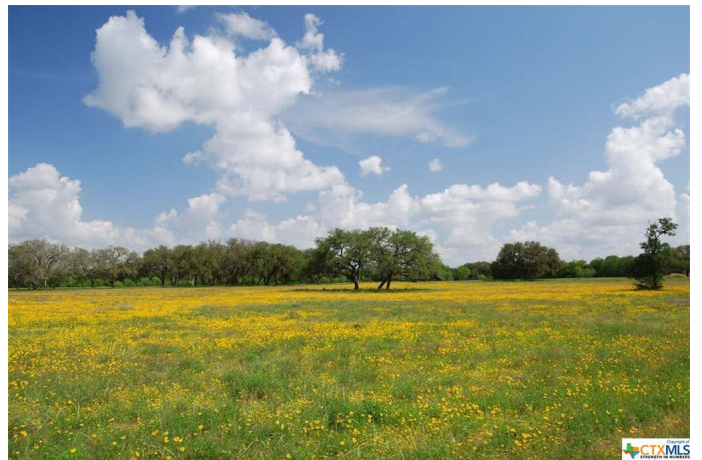
N/A, Blanco, Texas

Owned by one family and deemed a nature preserve since the 1950's, this ranch has over a mile of cypress lined, rock bottom Little Blanco River frontage with amazing distant views, and plenty of fields with rich soil and healthy grasses that are perfect for grazing livestock and much more. Throughout the property are large mature oak and pecan trees, as well as some cedar groves, creating cooling shade and a beautiful habitat for an abundance of local wildlife such as deer, turkey and foxes.

There are four water wells on the property, some interior roads, and two older homes. Easy access. The ranch is a 50-minute drive to San Antonio's International Airport and just over an hour to Austin's International Airport.

It can be sold as one parcel or can be divided.

The sellers will work closely with buyers to construct light restrictions via a conservation easement to preserve the integrity of the property and the river.



Essential Information

MLS® #	443405
Price	\$10,995,000
Bathrooms	0.00
Acres	470.00
Type	Land
Sub-Type	Farm/Ranch

Status	Active
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Community Information

Address	6509 Fm32
Subdivision	N/A
City	Blanco
County	Blanco
State	Texas
Zip Code	78606

Amenities

Utilities	Electricity Available, Phone Available
Features	None
View	Hills, Waterfront
Is Waterfront	Yes

School Information

District	Blanco ISD
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Additional Information

Date Listed	June 24th, 2021
Days on Market	90
HOA Fees	0.00

Listing Details

Listing Office	Land & Ranch Realty
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