

# **\$12,950,000 - Tbd Cr 301 Road, Cypress Mill**

MLS® #4313943

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**\$12,950,000**

0 Bedroom, 0.00 Bathroom,  
Land on 715.00 Acres

N/A, Cypress Mill, TX

Cypress Mill Vista Ranch, a 715 acre beautiful and private hill country property with stellar views, is only 3 miles from Cypress Mill and +/- 40 miles from downtown Austin. The property, accessed by a 100-foot lane, which enhances privacy and limits road noise yet provides for the ability to subdivide in the future, is located just off of CR 301 in Cypress Mill, Blanco County, Texas. The ranch is easily accessed from Highway 281 or Hamilton Pool Road. The ranch is home to a managed deer herd and has been high fenced on the perimeter. A lake is under construction and there are three ponds. Well water and electricity are available. Improvements are limited to a road system, some old corrals and barns, windmill and cisterns. The property has dramatic hilltops, rolling topography dropping to 30 acres of cultivated fields and terrain that would allow for additional cultivation in the northeast corner of the ranch. From the highest hilltop, 1,340 feet elevation, and in numerous locations on the ranch you will enjoy majestic views of the Pedernales Valley and the surrounding hill country. Trees include elm and live oaks and the property is mostly cleared of cedar. This is a rare location to own a large, private ranch with proximity to Austin without feeling the impact of subdivision. Many of the ranches in the vicinity have conservation easements including the adjoining acreage on the eastern boundary. Johnson City ISD.



## Essential Information

MLS® #	4313943
Price	\$12,950,000
Bathrooms	0.00
Acres	715.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	Tbd Cr 301 Road
Subdivision	N/A
City	Cypress Mill
County	Blanco
State	TX
Zip Code	78636

## Amenities

Utilities	Electricity Available, Water Available, Sewer Not Available
Features	None
View	Hills, Pasture, Trees/Woods
Waterfront	See Remarks, Pond

## Exterior

Lot Description	Cleared, Trees Large Size, Views, Rolling Slope
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## School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)

## Additional Information

Zoning	County only.
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Property Listed by: Riley McLean LandThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from September 10th, 2021 at 11:00pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.