

# \$999,000 - 2676 Post Road B, San Marcos

MLS® #4985871

**\$999,000**

0 Bedroom, 0.00 Bathroom,  
Farm on 20.04 Acres

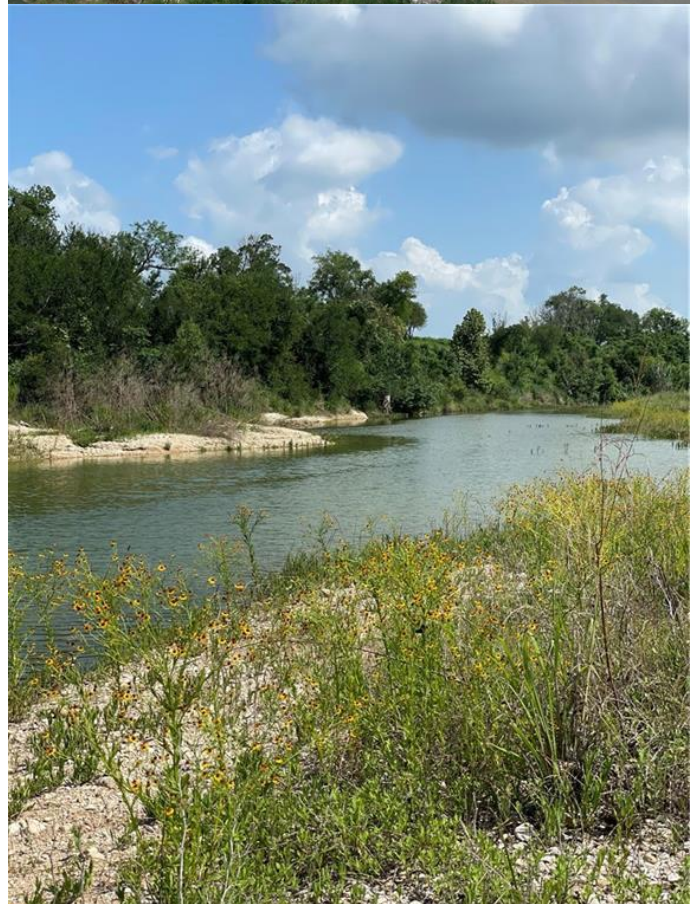
Blue Water River, San Marcos, TX

**\*\*River Front 20 Acre Ranch\*\*** This is a **MUST SEE!** No other property like this exists on the market. Over 870 feet of private river access on the Blanco River! This peaceful riverfront getaway ranch conveys with a stunning custom 44x50 pole barn built with pine wood, 14'™ ceilings, & 8 custom barn doors! Park an RV inside & live the dream or finish it out how you want it. An open pasture of possibilities awaits. Plenty of room to build your dream home with a driveway already in place. Fantastic, convenient location within 5 minutes from Downtown San Marcos and less than 2 miles from I-35. Only 20 minutes South of Austin! No HOA, light deed restrictions in place. Taxes are \$69 a year - ag exemption in place. Underground electricty and Maxwell water available. Tucked away off a private gated easement with few neighbors. Come experience this **RARE** riverfront retreat!!

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 4985871   |
| Price     | \$999,000 |
| Bathrooms | 0.00      |
| Acres     | 20.04     |
| Type      | Farm      |
| Sub-Type  | Ranch     |
| Status    | Active    |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 2676 Post Road B |
| Subdivision | Blue Water River |
| City        | San Marcos       |
| County      | Hays             |
| State       | TX               |
| Zip Code    | 78666            |

### **Amenities**

|               |  |
|---------------|--|
| Utilities     | Electricity Available, Cable Available, High Speed Internet Available, Water Available |
| Features      | Gated  |
| Parking       | None   |
| View          | Pasture, River, Water  |
| Is Waterfront | Yes  |
| Waterfront    | River Front, Waterfront  |

### **Interior**

|         |      |
|---------|------|
| Heating | None |
|---------|------|

### **Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Cleared, Agricultural, Bluff, Few Trees, Views |
|-----------------|--|

### **School Information**

|            |                |
|------------|----------------|
| District   | San Marcos ISD |
| Elementary | Crockett       |
| Middle     | Doris Miller   |
| High       | San Marcos     |

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