

\$3,399,000 - 4428 Ranch Road 1323, Johnson City

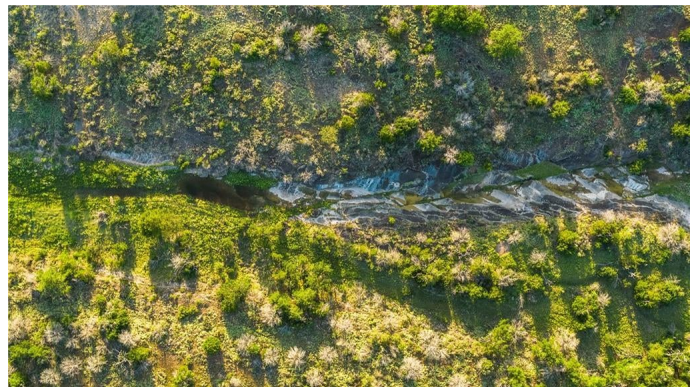
MLS® #8113397

\$3,399,000

0 Bedroom, 0.00 Bathroom,
Farm on 113.00 Acres

No, Johnson City, TX

Sedalia Ranch is a rare offering consisting of +/-113 acres located just Northwest of Johnson City, Texas. Sedalia Ranch has been owned and operated as a working cattle ranch by the same family for over 100 years. With approximately 1 mile of paved road frontage on Ranch Road 1323, the Sedalia Ranch provides second to none access. Over 1/4 mile of Buffalo Creek runs through the property which flows in a southerly direction across the eastern half of the ranch creating natural water features. There is a mixture of oak groves and cedar trees with native grasses present. Traversed with elevation ranges, the Ranch provides spectacular views of the surrounding countryside. The Ranch is currently Ag-exempt with no restrictions and includes improvements such as: cattle working pens, wire fencing on all sides, electricity and a water well that provides water to a watering hole for cattle and wildlife. Wildlife include: whitetail deer, feral hogs, Rio Grande Turkey, and Doves. Rest assured, your privacy is sheltered by exceptionally large legacy ranches bordering the North and East boundary fences. Sedalia Ranch is conveniently located only 30 miles from Fredericksburg and is centrally located within an hour of both Austin and San Antonio.



Essential Information

MLS® #	8113397
Price	\$3,399,000

Bathrooms	0.00
Acres	113.00
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	4428 Ranch Road 1323
Subdivision	No
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Electricity Connected, Sewer Not Available
View	Pasture, Creek/Stream, Trees/Woods
Waterfront	Creek, Seasonal

Exterior

Lot Description	None
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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)

Property Listed by: Rainbow V RealtyThe 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 11th, 2021 at 11:47am 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.