

\$10,995,000 - 6509 Fm 32, Blanco

MLS® #8997362

\$10,995,000

0 Bedroom, 0.00 Bathroom,
Farm on 470.00 Acres

none, Blanco, TX

470 +/- ag exempt acres on the coveted Little Blanco River in the Texas Hill Country!

A rare opportunity to own an incredible ranch in the beautiful Texas Hill Country. 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.

Rich history abounds here, including legends of old wagon tracks embedded into rock outcroppings.

There are four water wells on the property, some interior roads, and two older homes.

Easy access to this property and it's great location puts the icing on the cake!

The ranch is a 50-minute drive to San Antonio's International Airport and just over an hour to Austin's International Airport.

Practically a blank slate and just waiting for someone's personal touch, this lovely property



is a must see and will sell quickly!

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.

Buyer's Broker compensation of 2.5%.

Buyer's brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Land & Ranch Realty, LLC, Broker.?
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Essential Information

MLS® #	8997362
Price	\$10,995,000
Bathrooms	0.00
Acres	470.00
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	6509 Fm 32
Subdivision	none
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Available, Phone Available, Water Connected
View	Hills
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description Agricultural, Farm, Native Plants, Many Trees, Views

School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

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