

1494 Althaus Ranch Rd

JOHNSON CITY, TEXAS 78636

\$2,500,000

187.3 Acres

Rio Vista Ranch



**Dave Murray, Broker,
REALTOR®, CRS**

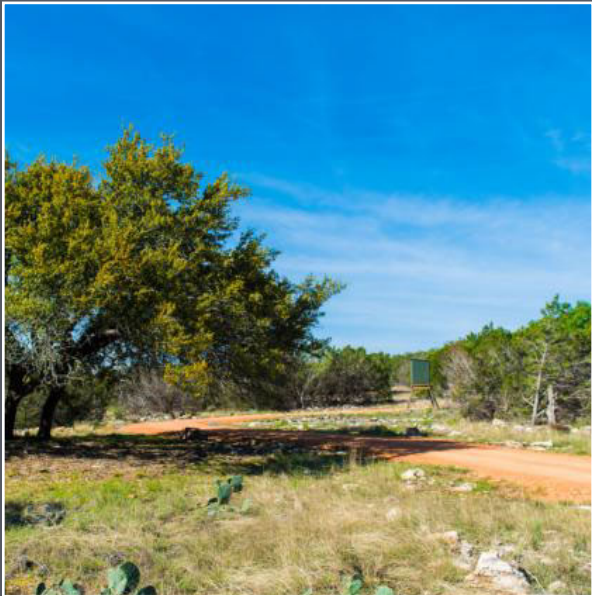
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Coldwell Banker United



187 Acres

Blanco County | Johnson City ISD

Location

Located North of Johnson City, Texas, on the southern banks of the Pedernales River. Just 70 minutes from San Antonio via Hwy 281, and 1 hour to Austin.

Water Features

This property has incredible water features. It boasts approx. 6,700 ft. of waterfront on clear rock-bottom Pedernales River. In addition to this, there is also a spring on the property forming a creek that flows into the river.

Land

This land truly has level and gently sloping terrain. There are many mature oaks and pecan trees, offering the best of the Texas Hill Country landscape. The soil is predominantly Eckert-Rock based.

Utilities

Well and septic are needed. Electricity is on the property.

Wildlife

There is an abundance of wildlife on this property, including white-tail deer, turkey and more.

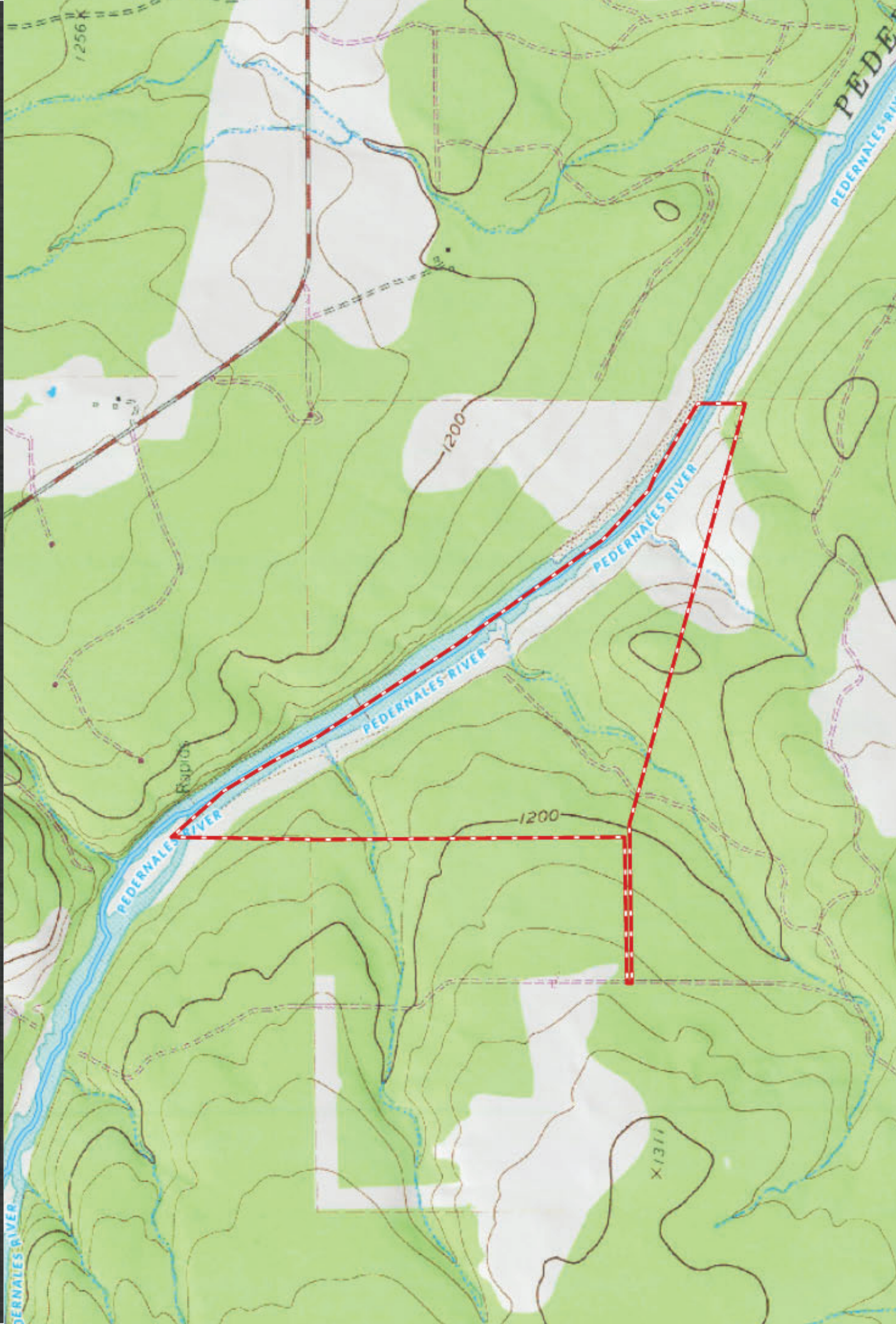
Exemptions

There is currently an AG exemption on the property making for very low taxes. Taxes were at \$269 for 2016.

This waterfront ranch is located in the heart of vineyard country, between Johnson City and Fredericksburg, 3 minutes down a paved scenic county road, with end of the road privacy. It has great access off of Highway 290. At 187 acres, this ranch has incredible oak trees and nearly 1 mile of gently sloping rock-bottom crystal clear river frontage on the Pedernales River.

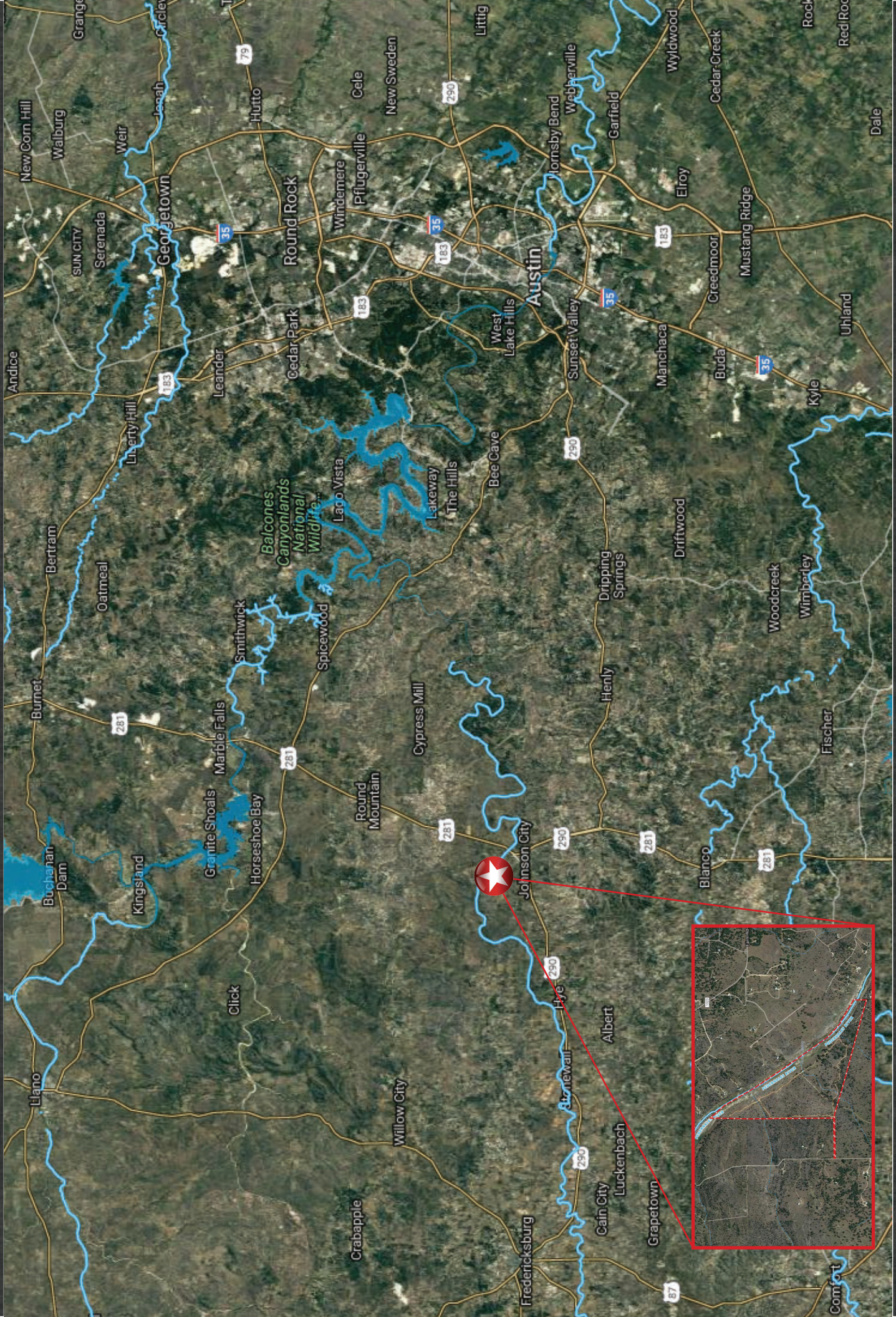
Teeming with wildlife and several beautiful building sites, this makes a great recreational water and hunting ranch. The access to the water with its deep swimming holes is spectacular, there's additionally a spring on the property that flows into the river. The ranch is a short drive from Fredericksburg and under an hour to Austin and San Antonio via highway.

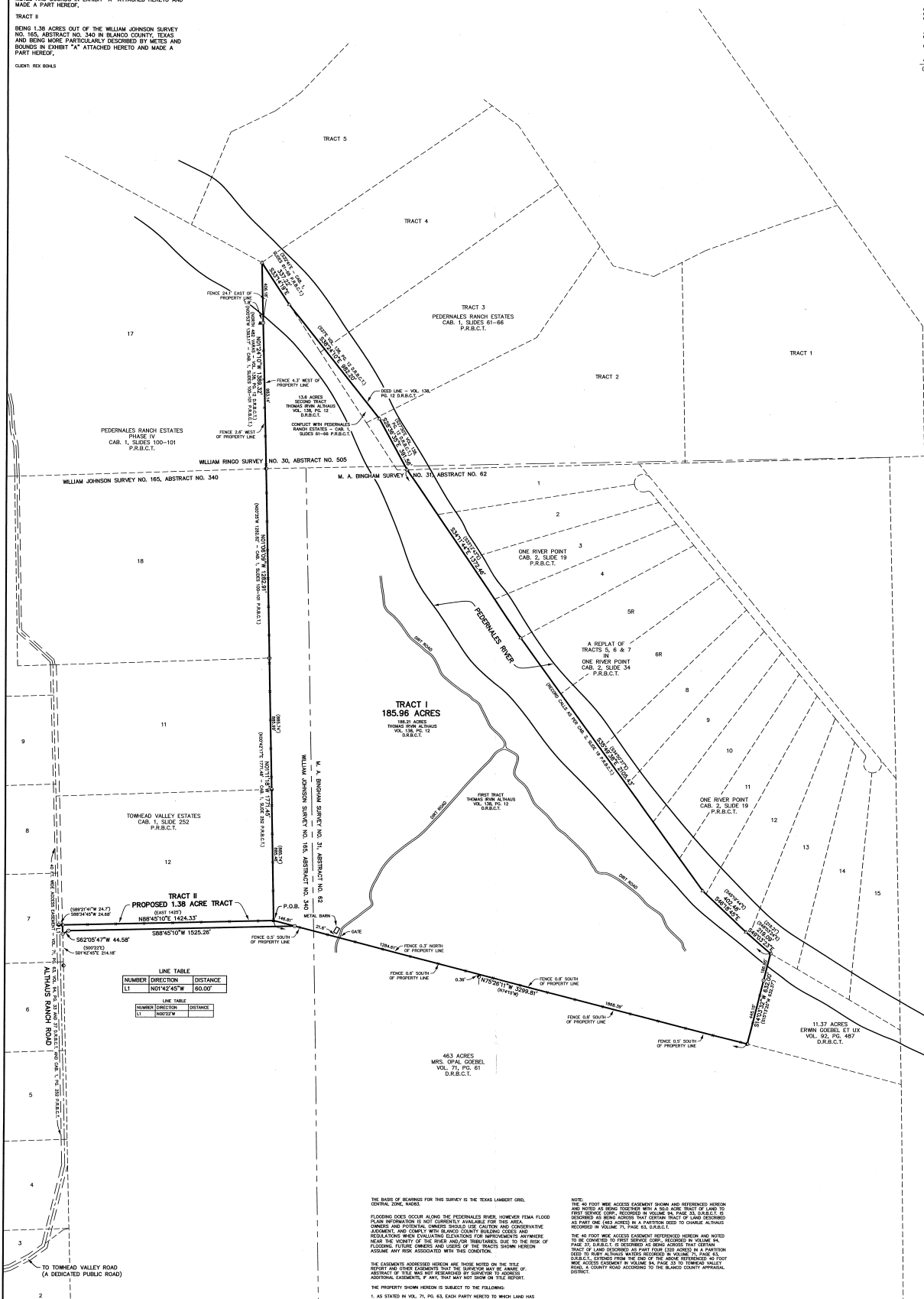




187.3 ACRES - BLANCO COUNTY, TX

Coldwell Banker United, Realtors
Dave Murray, Broker





FLOODING DOES OCCUR ALONG THE FEDERALESE RIVER, HOWEVER FEMA FLOOD PLAIN INFORMATION IS NOT CURRENTLY AVAILABLE FOR THIS AREA. OWNERS AND POTENTIAL OWNERS SHOULD USE CAUTION AND CONSERVATIVE JUDGMENT, AND COMPLY WITH BLANCO COUNTY BUILDING CODES AND REGULATIONS WHEN EVALUATING ELEVATIONS FOR IMPROVEMENTS ANYWHERE ALONG THE VICINITY OF THE RIVER AND/OR TRIBUTARIES. DUE TO THE RISK OF FLOODING, FUTURE OWNERS AND USERS OF THE TRACTS SHOWN HEREIN ASSUME ANY RISK ASSOCIATED WITH THIS CONDITION.

THE EASEMENTS ADDRESSED HEREON ARE THOSE NOTED ON THE REPORT AND OTHER EASEMENTS THAT THE SURVEYOR MAY BE ABSTRACT OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO A ADDITIONAL EASEMENTS, IF ANY, THAT MAY NOT SHOW ON TITLE

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. AS STATED IN VOL. 71, PG. 63, EACH PARTY HERETO TO WHICH LAND HAS BEEN CONVEYED BY THE OTHER PARTIES GRANT TO ALL OF THE OTHER PARTIES SUCH RIGHT OF WAY AND EASEMENT FOR INGRESS AND EGRESS ACROSS THE LAND AND CONVEYED TO THEM BY THE OTHER PARTIES, AS MAY BE NECESSARY FOR THE INGRESS AND EGRESS FROM THE PROPERTY CONVEYED TO THEM, TO A PUBLIC ROAD. SUCH EASEMENT SHALL COVER A RIGHT-OF-WAY OF NOT MORE THAN 40 FEET IN WIDTH AND SHALL BE FOR ALL MODES OF TRAVEL AS WELL AS INGRESS AND EGRESS FOR LIVESTOCK, AND SHALL BE OVER THE MOST FEASIBLE AND PRACTICAL ROUTE.

NOTE: THE 40 FOOT WIDE ACCESS EASEMENT SHOWN AND REFERENCED HEREON AND NOTED AS BEING TOGETHER WITH A 50.0 ACER TRACT OF LAND TO THE FIRST SERVICE COMPANY, RECORDED IN VOLUME 94, PAGE 33, D.U.C.T. IS THE SAME AS THE 40 FOOT WIDE ACCESS EASEMENT SHOWN AND REFERENCED AS PART ONE (463 ACERS) IN A PARTITION DEED TO CHARLIE ALTHAUS, RECORDED IN VOLUME 71, PAGE 63, D.U.C.T.

THE 40 FOOT WIDE ACCESS EASEMENT REFERENCED HEREON AND NOTED AS BEING CONVEYED TO FIRST SERVICE COMPANY, RECORDED IN VOLUME 94, PAGE 33, D.U.C.T. IS DESCRIBED AS BEING ACROSS THE TRACT OF LAND DESCRIBED AS PART FOUR (320 ACERS) IN A PARTITION DEED TO RUBY ALTHAUS WATERS RECORDED IN VOLUME 71, PAGE 63, D.U.C.T. THE 40 FOOT WIDE ACCESS EASEMENT SHOWN AND REFERENCED AS PART TWO (463 ACERS) IN A PARTITION DEED TO CHARLIE ALTHAUS, RECORDED IN VOLUME 94, PAGE 33 TO TOWNSEND VALLEY ROAD, A COUNTY ROAD ACCORDING TO THE BLANCO COUNTY APPRAISAL



L. CHARLES CALHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GRADUATE OF THE PROPERTY RECORDS HEREON AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. CHARLES CALHOUN AND MARBLE FALLS SURVEYING & MAPPING, LLC ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS SURVEY. ALL RIGHTS RESERVED. COPYRIGHT 2011, MARBLE FALLS SURVEYING & MAPPING, LLC. S

WITNESS MY HAND AND SEAL THIS 6TH DAY OF DECEMBER, 2011. REVISED 12-20-11 REVISED 1-10-12


CHARLES CALHOUN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4452 JOS NO. 2829 DRAIN BY: B. BURTON

