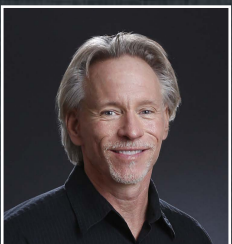


189 Water Hole Rd

JOHNSON CITY, TEXAS 78636

\$999,999

50 Acres

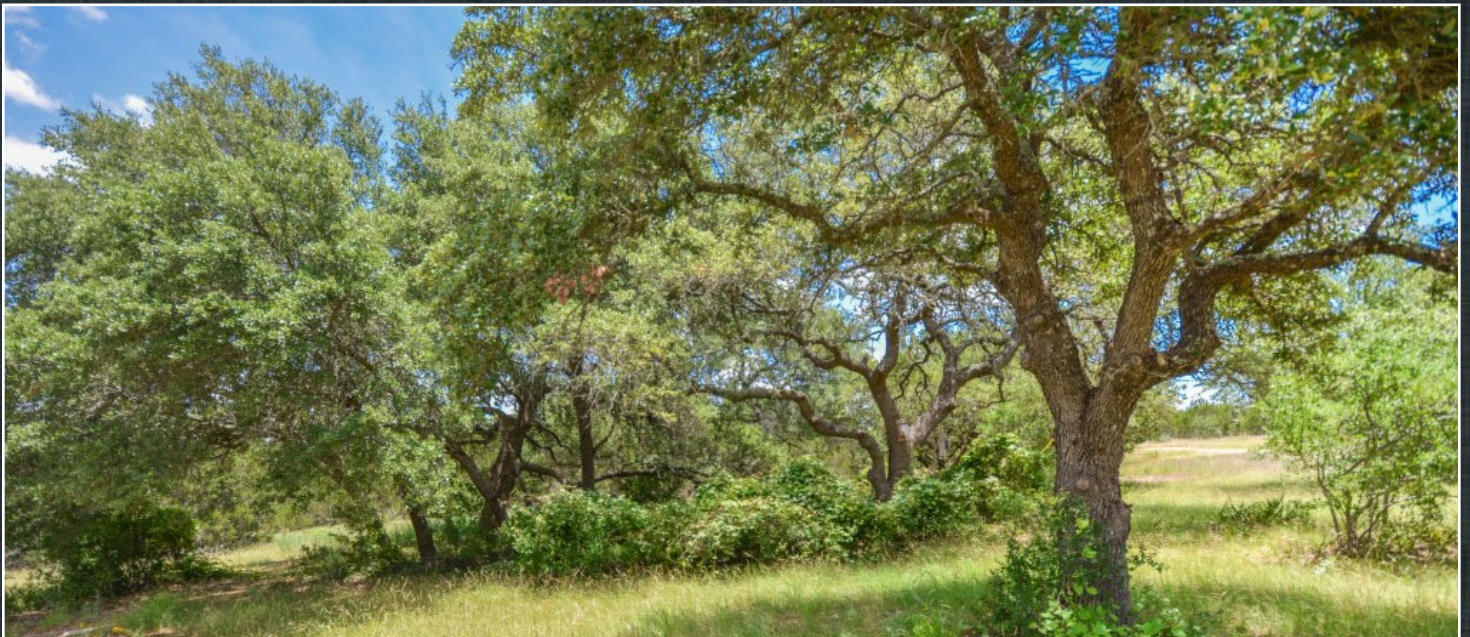


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189 Water Hole Road Available 3 Ways.

512-751-6060 | info@dm tx.com

- 25 acres at \$749,000
- ● 50.5 acres at \$999,999
- ● ● 75.5 acres at \$1,249,000

189 Water Hole Road

Location

Located just West of Johnson City, Texas. Just 1 hour to Austin, Texas via Hwy 290, and 1 hour from San Antonio via Hwy 281. This is one of the most impressive parts of the Hill Country, and near the burgeoning Wine Country.

Land

The land is generally level terrain, with lush native plants and mature oaks throughout. There are some slight slopes, and the Northeast corner boasts some elevation. Panoramic views of the valley and Hill Country to the west are seen there. The owners have steered the land to promote wildflowers and wildlife. Most of the cedar has been cleared from the 50 acres.

Home

There is a fine 2,928 sq ft 2/3 home on the property that has been placed strategically to enhance privacy and views. The sprawling back patio looks out to views for miles. The Duff Starrett home was built with fine craftsmanship, there are a wealth of great touches throughout. The floors are Australian Cypress, and the ceilings are knotty pine. The whole structure has an open and organic feel, with windows looking out to trees and Hill Country in every room, and each one having nice touches of wood or stone. The gourmet kitchen has a breakfast bar, and quartz stone counters that open up to main living. The detached 2-car garage next door has a 500+ sq ft garage apartment with full kitchen and full bath, along with deck area looking out to views. Plenty of storage throughout the main home, and the oversized garage.

Ranch Facilities & Utilities

There is currently a detached workshop building next to the garage. 2 private wells reside on the property, including an artesian well that pumps 65 GPM. There is a windmill to the northside of the property that could be rehabilitated, as well as a small outbuilding. A septic system is in place.

Wildlife

This ranch sports all kind of Texas wildlife, including deer, turkey, quail, and more. Hunting is allowed.

Taxes & Exemptions

There is currently an Agricultural and Wildlife exemption in place. Taxes are currently at approx. \$6,332 per year.

HOA

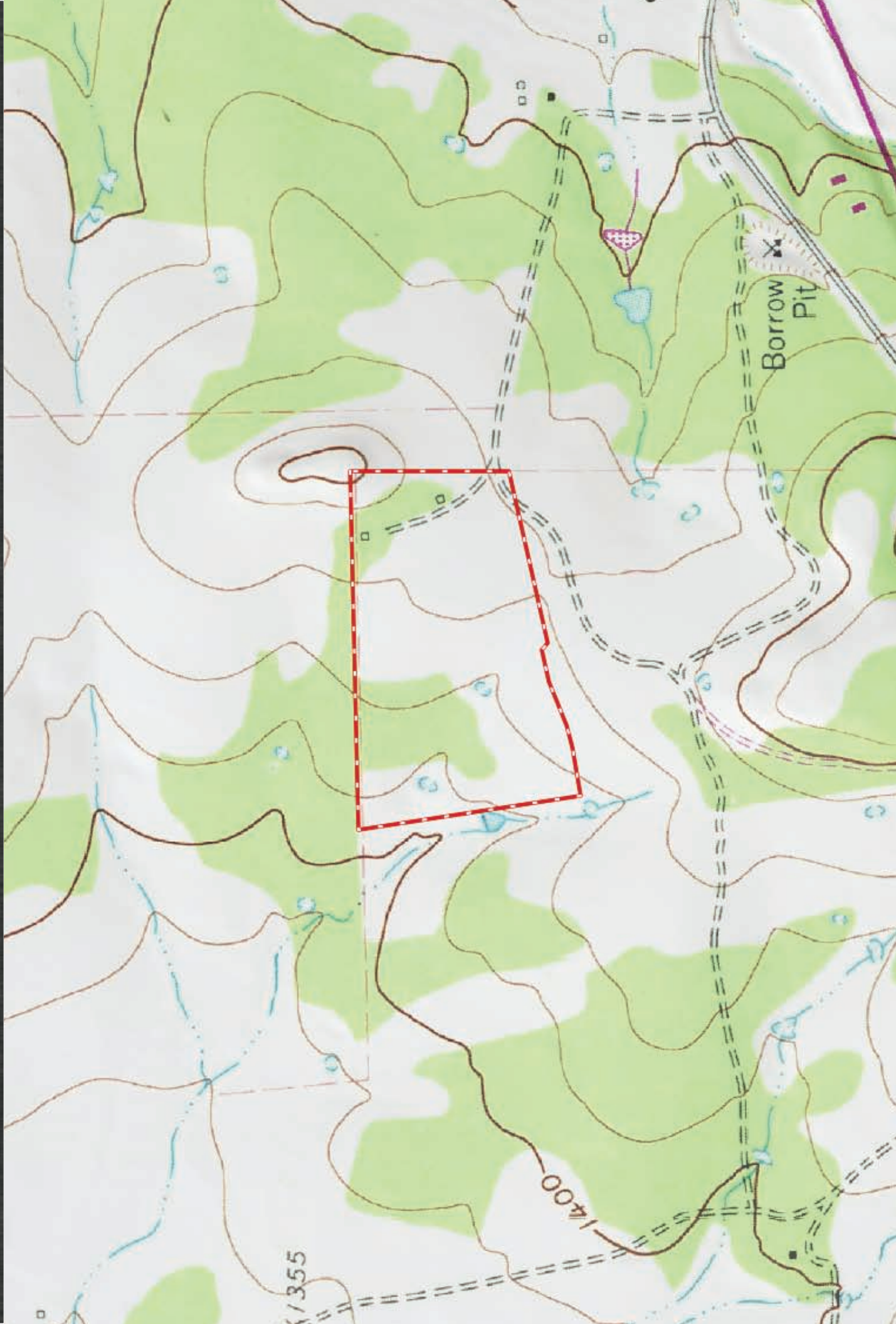
The Kicking Horse Estates HOA is \$500 per lot, annually.

This Hill Country property is both peaceful and private, offering the best of the Texas Hill Country with expansive views, mature trees, and wildflowers. This is a beautiful slice of land, private and gated, and adjacent to large farm tracts. Enjoy the serenity in the heart of Texas, while being close to the big cities of San Antonio and Austin.

50.5 ACRES - BLANCO COUNTY, TX

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