

0 FM 150

DRIFTWOOD, TEXAS 78640

\$6,364,000

592 Acres



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Location

Located West of Kyle, Texas, and South of Driftwood, and East of Wimberley. Just 30min to Austin, Texas via I-35, and 45 min from San Antonio. Exact location just south of 150 and 3237 split.

Land

The land is generally level terrain, with some slight hills until the land approaches the Blanco River. Rockier Hill Country terrain and dramatic bluffs are present near the water. There is also a small cave near the cliffs to the east of the luxury cabin. Much of the property is primed and fenced for grazing cattle, and contains a stock pond. Massive mature oaks are present throughout.

Waterfront

This property has over 2,000 feet of waterfront on pristine Blanco River. The water is beautiful over the limestone bottoms, and there are deep pockets for swimming and fishing. A paved road winds down the bluff making for easy water access. Much of the area around the bluffs and the cave have been cleared and has a park-like feel to it. There is also a 30 foot+ viewing deck that has been built into the bluffs offering panoramic views up and down the river. Additionally, there is a wet weather creek towards the northwest of the property.

Luxury Cabin

There is a recently built (2014) luxury cabin built into the bluffs overlooking the Blanco River. It has a full kitchen, plus bathroom and walk-in shower. The side facing the Blanco River is flanked with windows so you are viewing the river from within the cabin. There is also a deck area off the cabin that sits looking directly up and down the river. Peaceful and serene with ultimate privacy.

Improvements

There are approximately 3 miles of paved roads that wind through the property. A paved road runs all the way from FM 150 to the back of the ranch near the Blanco River. 2 solar panel gates are present, one off FM 150, as well as the point of entry to the ranch. There are 2 wells on the land, and a stock pond near the grazing area. There is also a corrugated metal barn, and shed.

Luxury cabin has full electricity and septic.

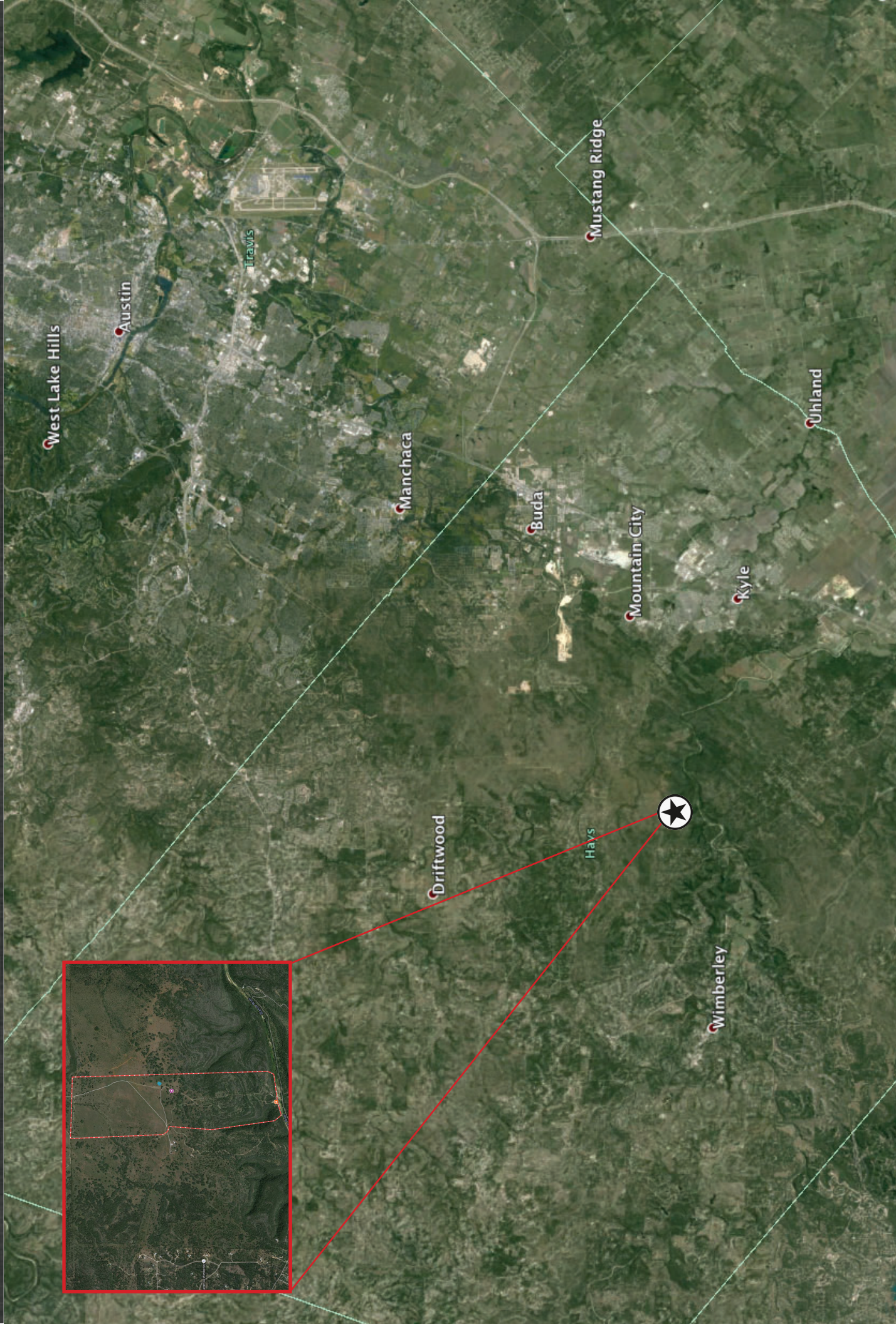
Wildlife

This ranch sports all kind of Texas wildlife, including deer, turkey, dove, and more. For fishermen there are bass, perch, and catfish.

Taxes & Minerals

There is currently an Agricultural exemption in place. Taxes are currently at only approx. \$950 per year. Minerals negotiable, owner owns approx. 20-25% w/ executive rights.

This fine Hill Country ranch is between Driftwood & Kyle, Texas and features 2,000+ feet of Blanco River waterfront. Private & gated, private paved roads run all the way from FM 150 down to the water. There are miles of trails around the property to take in the wildlife such as deer, turkey, quail and more. A luxury cabin is perched on the bluffs overlooking the Blanco River with deck area looking up and down the river showcasing the beauty of the river. The ranch is partially fenced for cattle, and also has barn, as well as a small pond. Mature oaks are prevalent throughout as well as other Texas native plantlife. This is a must-see quintessential Hill Country ranch.



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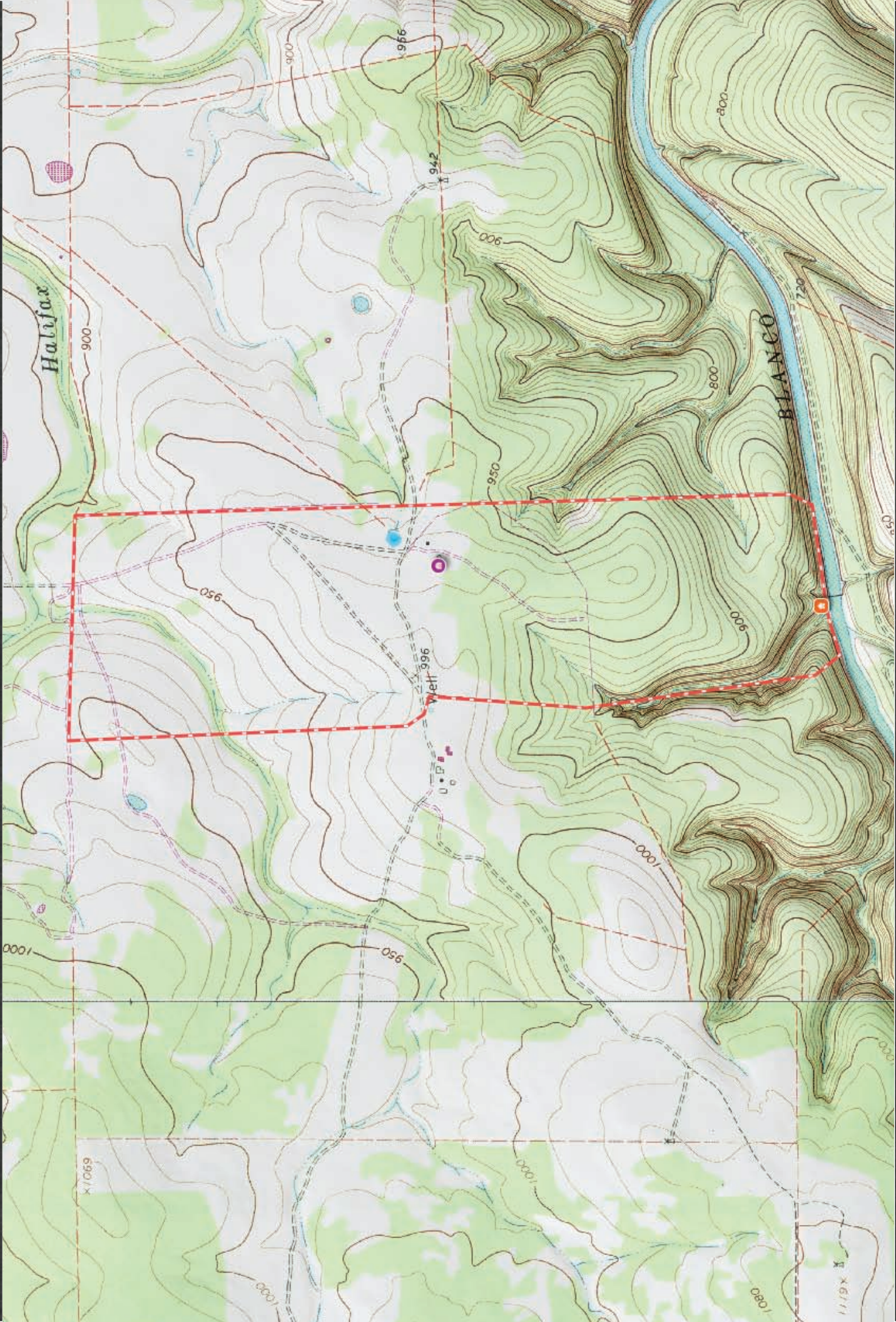
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