



Coldwell Banker United

RR 3347
Round Mountain, Texas 78663
\$6,500,000

776.2 Acres
Blanco County



Dave Murray
Broker, REALTOR®
Dave@dm tx.com | 512-695-2176

dm tx.com

Josh Smith
REALTOR®
Josh@dm tx.com | 512-699-4684





Coldwell Banker United

776.2 Acres
Blanco County

Hardin-Duncan Ranch

This gated Hill Country ranch has just become available, located in the northern part of Blanco County, west of Round Mountain and approx. 25 minutes from Fredericksburg, TX. The ranch has excellent year-round water, with approx. 2,665 ft of both sides of Comanche Creek. Turnkey— this makes for an excellent hunting or recreational ranch. The property also has approx. 2,300 ft of frontage off of RR 3347.

There are great areas of cover on the land, along with sloping hills offering tremendous views. In addition to the Comanche Creek waterfront, there are also intermittent creeks— both a great draw for wildlife. Near the center of the ranch is a ranch cabin, perched on a hill situated for Hill Country views. There is septic to the west of the cabin, and three wells total on the property. The ranch is 30 minutes from Marble Falls/Horseshoe Bay and Johnson City, TX. Austin is less than an hour from the property. This is a beautiful Texas waterfront ranch in one of the most desirable parts of the Hill Country.





Coldwell Banker United

776.2 Acres
Blanco County



- **Water Features**

The property has approx. 2,665 ft of waterfront on Comanche Creek

- **Land**

There is varied terrain on the property. There are level areas, sloping hills, elevations with Hill Country views. Soil is predominantly Ligon-rock outcrop and Katemcy Loam.

- **Improvements**

There is a 1,200 sq ft ranch cabin that is positioned for Hill Country views.

- **Road Frontage**

There is approx. 2,300 ft of frontage off of RR 3347, with gated entrance.

- **Wildlife**

The ranch has a wealth of native wildlife, including white-tailed deer, turkey, & more.

- **Utilities**

Electricity, 3 Wells on property, Septic

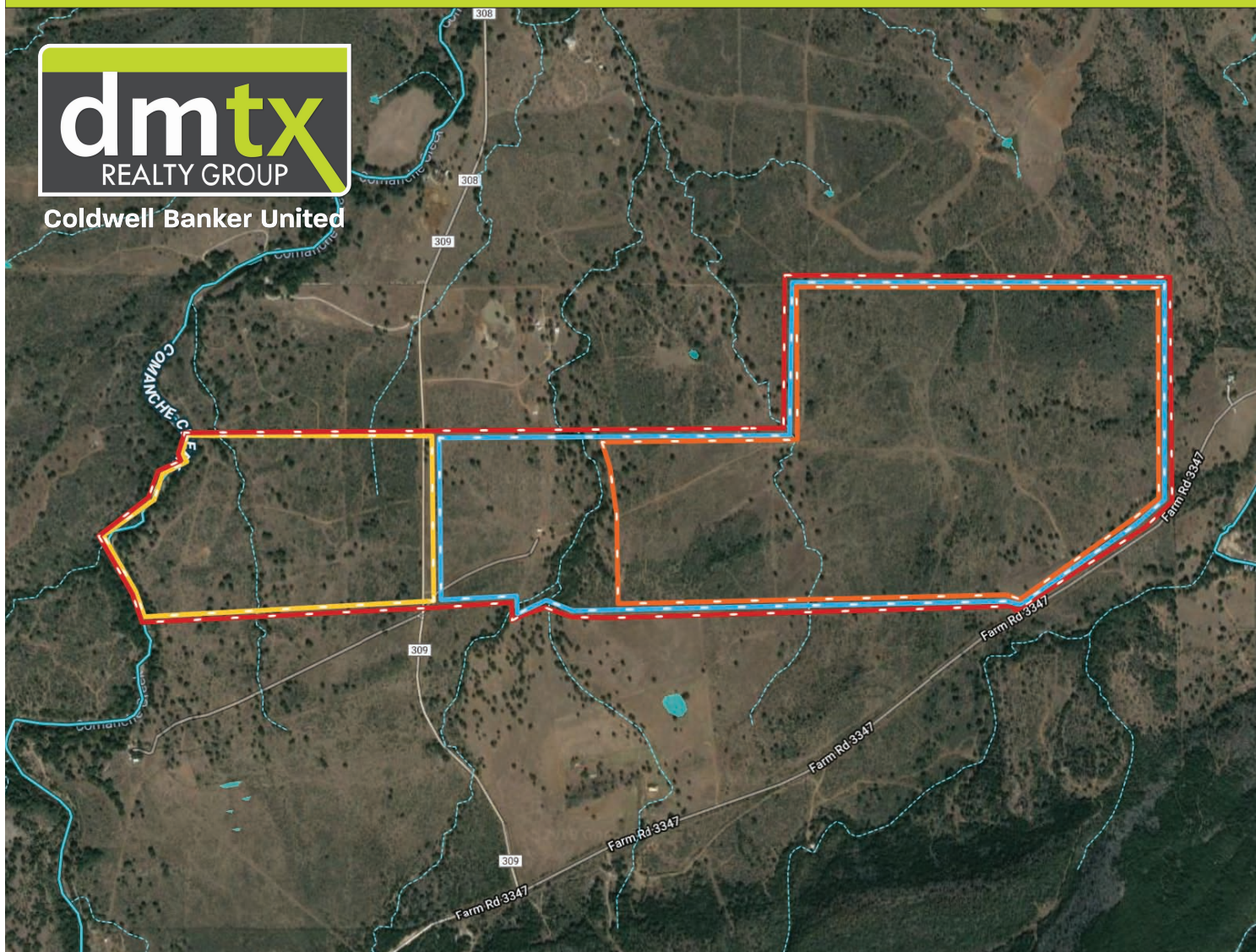
- **Exemptions**

An AG exemption is in place. Taxes are at approx. \$3,307 per year.

Information provided is deemed reliable, but is not guaranteed.



Coldwell Banker United

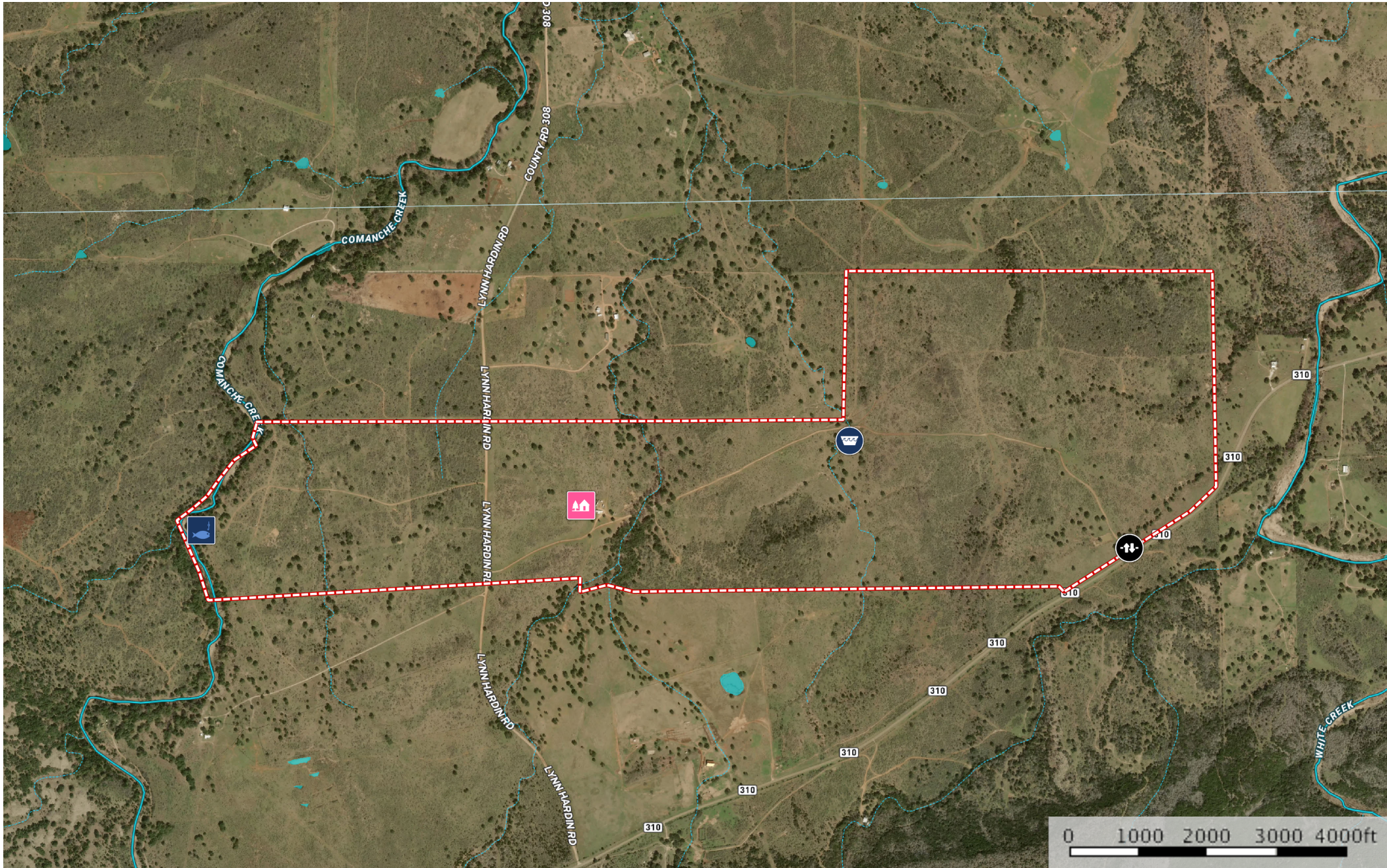


Hardin-Duncan Ranch Round Mountain, TX

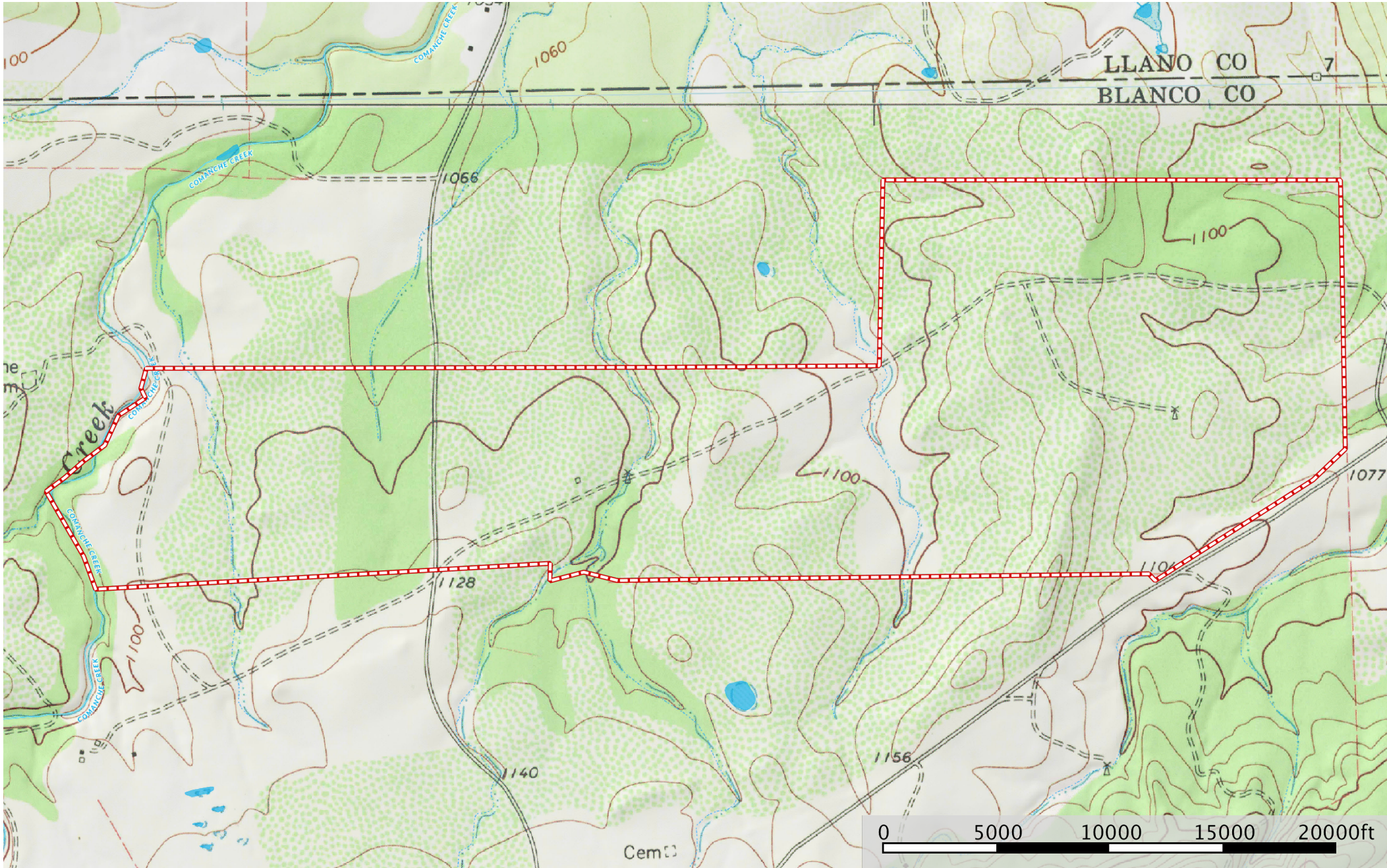
512-695-2176 | Dave@dm tx.com

- 776 acres at \$6,500,000
- 172 acres at \$2,500,000
- 603 acres at \$5,000,000
- 500 acres at \$4,000,000

Hardin-Duncan Ranch
Blanco County, Texas, 776.2 AC +/-



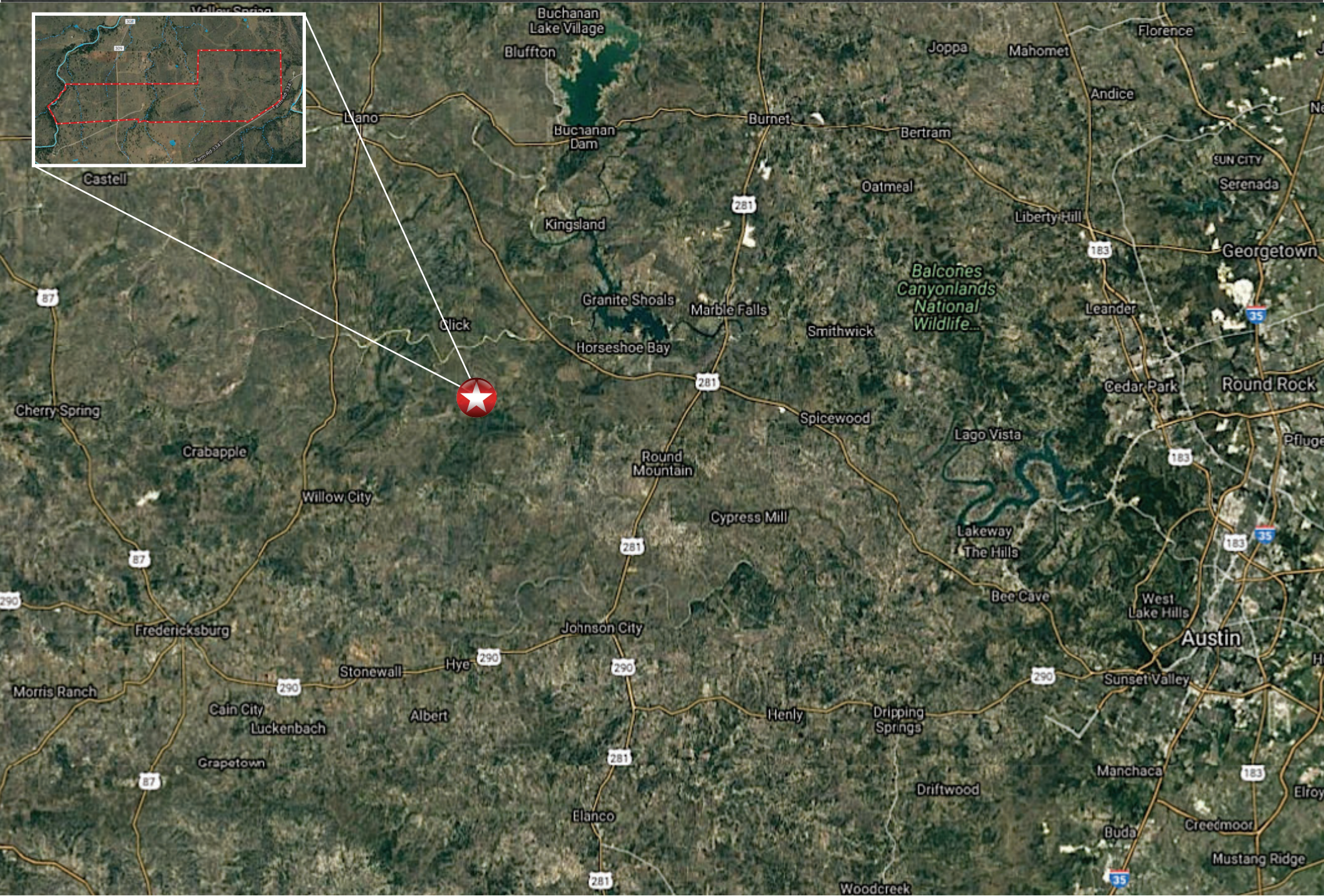
- Comanche Creek
- Cabin
- Stock Pond
- Gate
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



- Boundary
- Stream Intermittent
- River/Creek
- Water Body

776.2 ACRES - BLANCO COUNTY, TX

Coldwell Banker United, Realtors
Dave Murray, Broker



PLAT SHOWING A DIVISION OF 776.431 ACRES IN BLANCO COUNTY, TEXAS, MADE FOR HARDIN-DUNCAN RANCH, L.L.C.

