

1267 Althaus Ranch Road, Johnson City, TX 78636 (Blanco County)
Towhead Valley Estates, Lot 5, 30.45 acres, Ag. Exempt (Blanco CAD)

Property Specifics:

Lot - 600' x 2400' oriented with the short sides facing East-West, 30+ acres, front gate and both homes face East. Property is extensively cross-fenced, with approx. 10 level acres at the east end, approx. 10 level acres at the west end, and approx. 10 acres in the center that climb approx. 50 ft. in elevation from just behind the guest house to about half-way across the center segment. Property elevation is highest at the northwest corner - approx. 1300 ft. MSL; lowest at the southeast corner at approx. 1250 ft. MSL. Property is adjacent to an unimproved 30 acre lot on the north and much larger properties on the west, south, and east. Nearest homes from the main ranch house: approx. 1000 ft to the guest house to the east; 1200 ft to a neighbor to the north; and approx. 1800 ft. to a neighbor to the south. 95% clear of prickly pear cactus and cedar with good native grass pasture. Previously raised goats; currently raising sheep on the property; livestock guard dog is active with the flock.

POA is active. Annual dues of \$300 primarily for road maintenance.

Private paved road approach to front gate from the South; gravel roads internal

Land is cross-fenced to create 5 sections.

Two separate septic fields - one for each home.

Water well and filtration system serves the entire property. Property is extensively plumbed with water monuments located in various spots property-wide.

There are two homes, three outbuildings, and a chicken palace on the property.

Both homes have water-catchment systems - 3,000 gal. tank at Guest House and 10,000 gal. tank at Ranch House. Additional water catchment can be easily installed on the outbuildings.

Guest House - The eastern-most home (first one on approach from the front gate) is the original home built in 2000). Approx. 1500 sq. ft. rock over an

approx. 1500 sq. ft. 4+ car garage (50' x 30'): This home is currently designated the "Guest House" and has been used as rental property, but is currently unoccupied & monthly rent is \$1600. Open concept living with tile floors throughout. The home is all electric and has two bedrooms and a Jack/Jill style bath where the common feature is the shower - all other utilities are separate. Linen storage built-ins in each bath area. Bedrooms are oversized. The West bedroom has a built-in desk/storage unit. Both bedrooms have oversized closets, but are not walk-in. Living area has large built-in desk/storage unit. Dining area can accommodate 6-8 persons using a round/square table. Kitchen has white appliances - Refrig. w/ice, Bosch dishwasher, electric drop-in range with oven. Separate laundry with washer/dryer and large pantry area. Flooring is Spanish tile throughout. Single entry-exit door is french door out to deck. Stairs from deck lead to rock walkways that surround the house. 10,000+ gal. kidney-shaped swimming pool is south of the house and completely enclosed by security fence. Pool area has a rock deck (approx. 10' wide) surround that remains cool all season. Rock decking is extended on the west side of the pool to create an additional 10' x 50' lounging area that is shaded by a large, custom made Tenso Architectural Tensile awning that provides shade from 11:00 a.m. until sunset. Large oak trees on the west side of the pool area also help provide shade and heat-relief. Large yard around the Guest House is fully fenced and has several ancient oaks. Three quarter bathroom in the garage and an outside shower on the southwest corner of the house. The East-facing driveway is concrete and is 50' wide and 40' deep. Concrete is very smooth and is intended to be used in the afternoons/evenings as a dance floor/party space, with afternoon shade being provided in the shadow of the building after 4:00 p.m. Rock walls on the north and south side of the driveway are topped with smooth stone and appropriate for seating. There is also a rock and concrete goldfish pond in the backyard with its own water spigot. Water spigots on the house on the southwest and northwest corners, plus one at the swimming pool. All appliances and the HVAC system have been replaced since 2014; all windows replaced in 2019 with Anderson windows. Metal roofing and seamless guttering feed 3,000 gallon rainwater collection tank.

Ranch House - The western-most home (built 2010 - rehab./additions in 2014) is the main ranch house. Total interior HVAC space is approx. 3184 sq ft with 3 BR/ 2 1/5 bath configuration. 3-foot wide doors and halls throughout to accommodate wheelchairs so aging in place is supported. HVAC has 2 zones. Has a hot-water recirculation system that ensures hot water at all faucets on demand. Has an over-sized 2-car carport on the northwest corner and an approx. 30 x 12 ft. screened porch to the south of the great room. Large covered porch faces east

with 60+ mile views. Commercial grade standing seam metal roofing. Attic is spray foamed to improve energy efficiency. 1100 sq. ft. additions (great room and MBR closet)(2014) are insulated concrete form (ICF)-construction - MBR closet also has a concrete roof and functions as a safe room. Open concept living with stained concrete floors throughout. Chef's kitchen has top-grade granite countertops, stainless steel appliances, double wall ovens, 6-burner propane stove, Bosch dishwasher, oversized 60" stainless steel ledge sink workstation "The Galley" with accessories, two faucets and disposer. Lower cabinets are primarily drawers or roll-out shelves. Two large pantry cabinets with roll-out shelves. Massive center island workspace plus additional eating bar. Big screen TV over the refrig/freezer. Laundry room has deep sink, freezer, and wine cooler plus additional countertop and cabinetry. Propane water heater replaced 2019. MBR walk-in closet is 10 x 20 ft. and is ICF - fully surrounded in concrete and functions as a safe room with lockable steel entry door. MBR bath has his/hers sinks with granite countertops and an oversized stone/tile shower. Exterior door from MBR bath leads to outside shower area. MBR large enough for oversized furniture and sitting area. Massive Douglas Fir beams in Great room/dining room areas with high ceilings add substantial drama to the space. Great room addition of approx. 900 sq ft. (30x30) has built-in cabinetry with bar, big screen TV, and limestone rock fireplace/wood stove with oak mantle and built-in glass display shelves. Ceiling fans in all bedrooms, dining area, and great room. Access to screen porch through the great room through oversized, Alder custom French doors. Home has seamless gutters feeding rainwater catchment system 10,000 gallon tank with its own filtration/ozonator system. Backyard has ancient oaks and an outdoor kitchen surrounded by stone lounging/party area.

Work Shop (built in 2007) - Located north of the guest house, typical silver metal exterior with green metal roof and concrete floor covering 1500 square feet. Fully electrified (lights and outlets) and has interior water spigot. Unique concrete driveway also includes loading dock capability for easy loading/unloading of trucks/trailers. Shop faces South and is ready for solar panel adaptation - South roof area approx. 750 square feet.

Animal barn (built in 2007) - Located just west of the work shop building, typical all metal pole barn open to South and East. Dirt floor with 1500 square feet of coverage. Secured hay storage on raised deck for 3 large round bales and hay feeding rack on the West wall. Barn area is split in half by pipe fencing to enhance animal management. Electrified with lights and outlets and has a water spigot. Pipe fencing continues to outside the barn to create a secure barnyard. Controlled access via gates to 3 different pastures.

Large barn (built in 2015) - Located north of the ranch house, 60' x 40' interior with six 12' high roll-up doors and single man door. 20-ft. roof extensions added to South and North sides, adding 2400 square feet of covered area. East-most bay contains the ranch water system, which consists of Aquasana filtration/treatment system and 2500 gal. storage tank. Ranch water system is pressurized by a jet pump, so water pressure is excellent ranch-wide. Water is provided by the well (on East side of the large barn) or by the 10,000 gallon rainwater catchment tank (selectable). Barn faces South and is ready for solar panel adaptation - South roof area approx. 2400 square feet.

Chicken Palace (coop) - Located west of the ranch house inside a significant mott of oaks. Large metal coop split in half internally to enhance bird management. Fully electrified with lights and outlets. Extensive external aviary that is fully fenced to ensure bird safety. Has a water spigot.

RV space - Located between the chicken palace and the ranch house, provides potable water and electric service.