

TOPPER

REAL ESTATE



GENTLEMAN'S RANCH



71.64 +/- Acres



BLANCO OFFICE
807 Main Street
Blanco, TX 78606
(830) 833 - 5511

JOHNSON CITY OFFICE
507 E. Ash Drive
Johnson City, TX 78636
(830) 868 - 4663

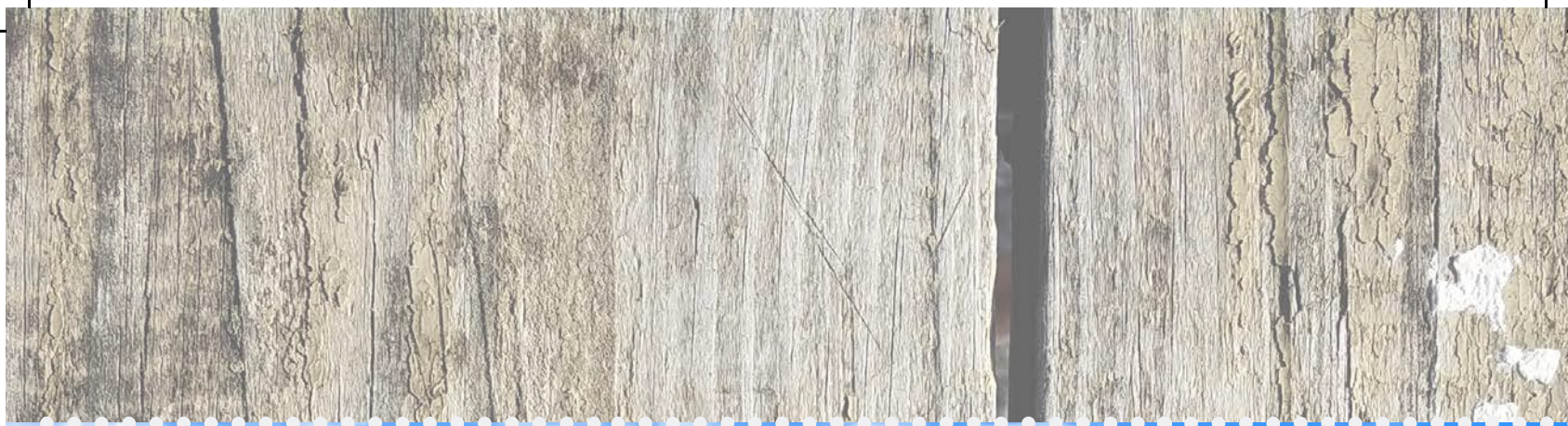


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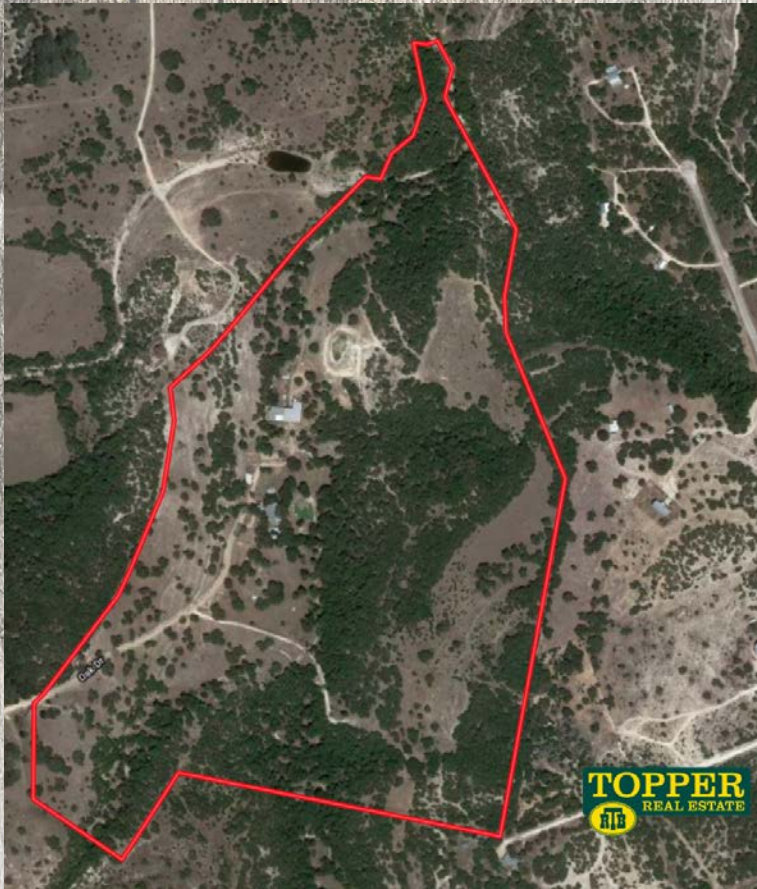
Gentleman's Ranch

71.64+/- Acres located just minutes from Blanco TX. This gentleman's ranch offers beautiful hill country topography, rustic ranch style home with pool, amazing water features, and absolutely stunning long-range views. Other vertical improvements include a 1000+/- sq ft metal barn and 2 55x50 metal barns. Several wet weather creeks and draws traverse the property and create very private water features. The ranch has an ag exemption in place. The land is fenced and covered in beautiful oak and cedar trees with some cleared areas for wildlife and livestock. Water is supplied to the ranch with one electric well and also a rainwater filtration system.

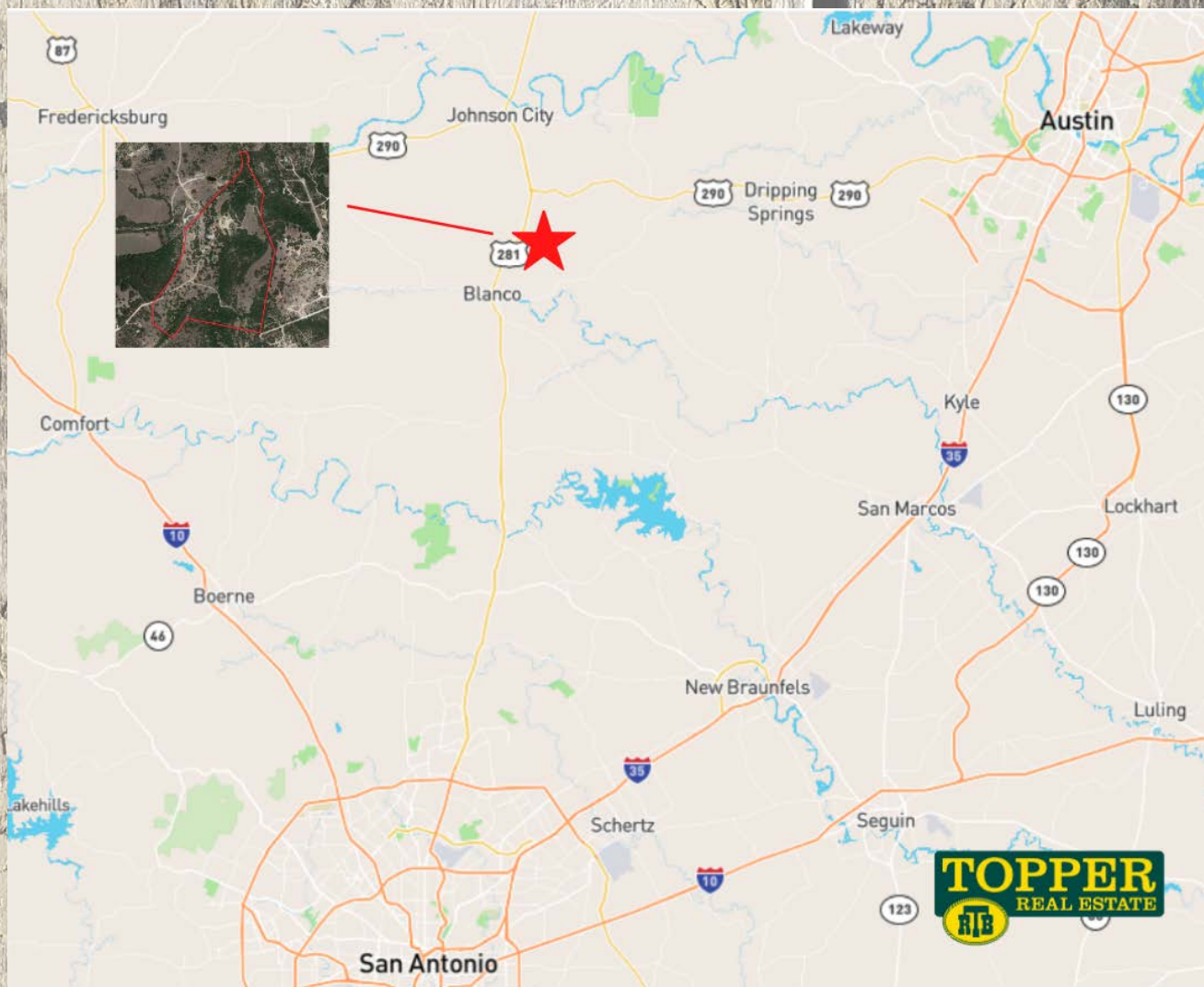




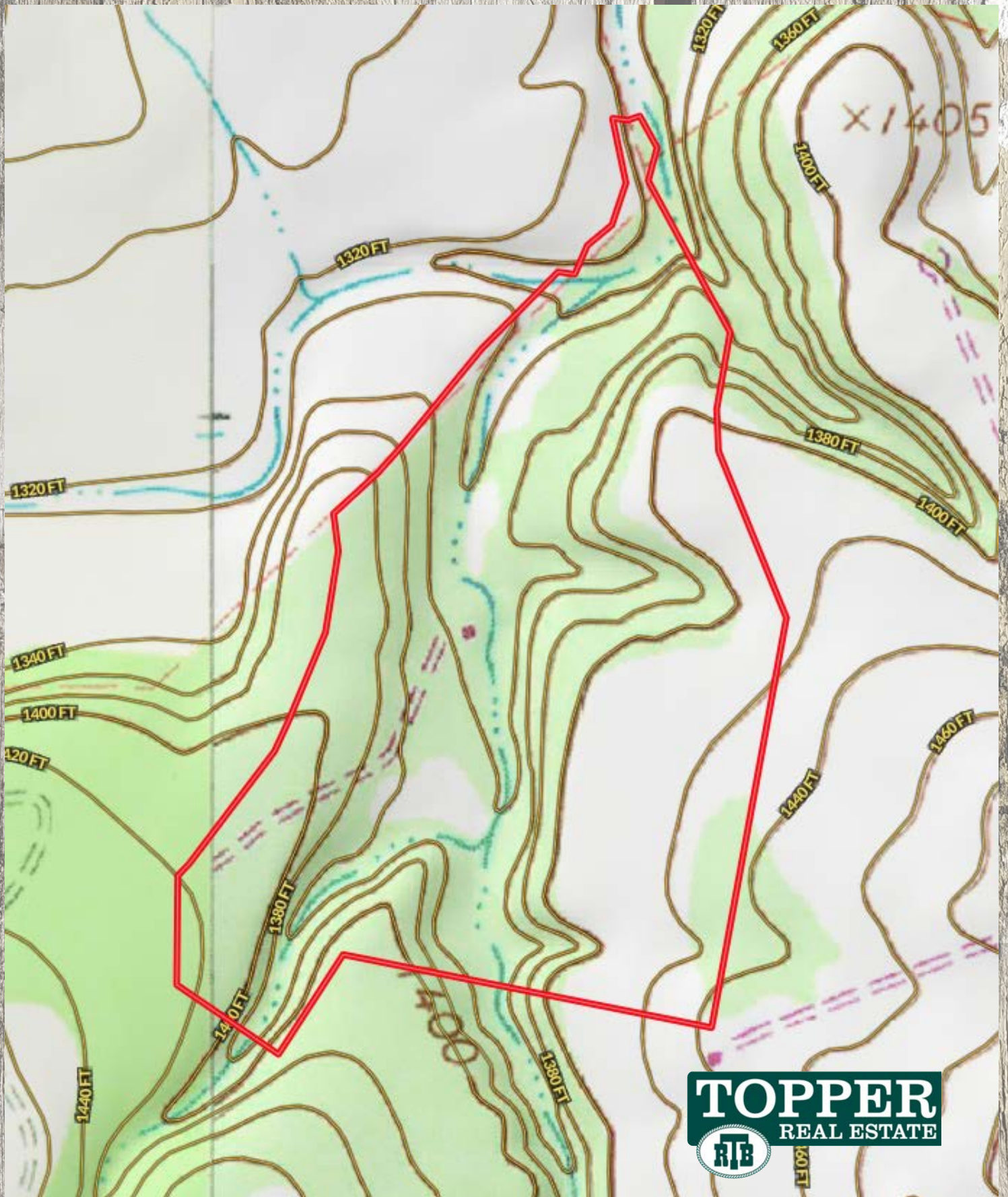
The ranch's terrain and diversity makes the property feel way larger than it is.



The location is ideal
being very close to both
Austin and
San Antonio. Located in
one of the fastest
growing areas in the
USA!!!!



Topographic Map



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RTB



Offered at \$1,375,000



The home is a two-story 2118+/- sq ft built from native stone. The house offers 3 beds and 3 baths. The home features floor to ceiling windows offering amazing views.



Multiple balconies and porches and an in-ground pool and hot tub create an awesome relaxing setting.



**Your Full Service Real Estate Experts -
Serving The Texas Hill Country**



**To schedule a
showing please
contact:**

**Rodney Topper
(830) 385 - 9658**

**rodney@topperrealestate.net
topperrealestate.net**



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