

# 1610 Tejas Trl, Blanco, Texas 78606

Listing ID: **3270206**

LP: **\$925,000**



**Address:** [1610 Tejas Trl](#)  
**City:** Blanco, Texas 78606  
**County:** Blanco  
**PID:** [81338](#)  
**Subdv:** n/a  
**Type:** Ranch  
**Legal:** ABS A0617 SURVEY 91 T.W. WEBB, ACRES 3.07 ABS A0595 SURVEY 96 CHARLES V. TAPLIN, ACRES 21.48 ABS A0595 SURVEY 96 CHARLES V. TAPLIN, ACRES 3.27  
**Sch Dist:** [Blanco ISD](#)  
**Mid or JS:** [Blanco](#)  
**Farm:** Agricultural Land, Gentleman Ranch, Mini Farm  
**Lot Sz Dim:**  
**Acres:** 27.800  
**\$/Acre:** \$33,273.38    **# Living:**  
**Std Status:** I/FARM  
**List Price:** \$925,000  
**MLS Area:** BL  
**Tax Lot:**  
**Tax Blk:**  
**House on Prop:** No  
**Elem:** [Blanco](#)  
**High:** [Blanco](#)  
**Land SqFt:** 1,210,968  
**\$/Lnd SF:** 0.76  
**# Dining:**

## General Information

**Horses:** Yes/Pasture  
**Crops:** None  
**Road Surface:** Paved  
**WaterFront:** No/Creek, Stream  
**Restrictions:** None  
**Farm:** Agricultural Land, Gentleman Ranch, Mini Farm  
**Endanger Sp:** No  
**Surf Water:** Yes    **ETJ:** No  
**Leases:** None  
**Minerals:** All  
**Dist Wtr Acc:** See Remarks  
**Water Body:**  
**Spl List Cnd:** None

## Exterior Information

**Tillable Acres:**    **Grass Acres:**    **Cultivated Ac:**    **Commrcil:** No  
**Enclosed Acres:** 28    **# Ponds:** 0    **# Wells:** 0  
**View:** Creek/Stream, Hill Country    **Fencing:** Fenced, Wire  
**Lot Feat:** None  
**Other Structure:** See Remarks

## Additional Information

**List Agrmnt:** ACTRIS/Exclusive Right To Sell  
**List Svc:** Full Service  
**Disclosures:** Seller Disclosure  
**Docs Avail:** Aerial Photos  
**FEMA Flood:** Partial

## Utility Information

**Heating:** Electric    **Sewer:** Septic Tank    **Gnd Wtr C:** Yes  
**Cooling:**    **Water Src:** See Remarks  
**Utilities:** Electricity Available

## Financial Information

**HOA YN:** No  
**Estimated Tax:** \$3,802    **Tax Annl Amt:**    **Tax Year:** 2024  
**Tax Exempt:** Agricultural    **Tax Assess Val:**    **Tax Rate:** 1.2700  
**Buyer Incentive:** None  
**Accept Finance:** Cash, Conventional

## Showing Information

**Occupant Type:**    **Owner Name:** THE GARRETT FAMILY TRUST  
**Showing Reqs:** Appointment Only  
**Showing Instr:** Call /Text Agent for appointment  
**Lockbox Loc:** gate  
**Lockbox SN#:** combo  
**Contact Name:** Jenna Moore  
**Contact Type:** Agent  
**Directions:** From Blanco, TX Head west on 4th St toward Main St 223 ft Turn left at the 1st cross street onto US-281 S/Main St (signs for 5th Avenue) Continue to follow US-281 S 2.1 mi Turn left onto Ranch to Market 32 1.7 mi Turn left onto Tejas Trail 0.8 mi  
**Lockbox Type:** Combo  
**Access Code:** combo  
**Contact Phone:** 512-695-1799  
**Show Service Ph:**

## Remarks

**Public Remarks:** Nestled in the heart of the Texas Hill Country, this stunning 27.8-acre property offers the perfect blend of rustic charm and modern comfort. A thoughtfully designed 399 sq ft tiny home features durable hardy board siding, a long-lasting metal roof, and a spacious Trex deck with a 25-year warranty. Beautiful Texas stone accents the retaining wall and home's facade, adding timeless Hill Country character. Flat Creek meanders through the property, enhancing its natural beauty and attracting local wildlife. Three deer feeders—two of which are solar-powered (valued at approx. \$5,000)—are included, making this an ideal retreat for nature lovers or hunting enthusiasts. The property is fully fenced and includes a newly installed limestone circular driveway, mature giant oak trees, and towering sycamores that provide shade and scenic vistas. Utilities are in place with a standard septic system, a 2,500-gallon water storage tank, and a pressure pump. This serene and private acreage is perfect for a weekend getaway, investment, or a peaceful full-time residence.

### Agent/Office Information

**List Agent:** [650086/Jenna Moore](https://www.topperrealestate.net)

**List Office:** [700379/Topper Real Estate](https://sites.frankgarnica.com/1610tejastrail)

**DR Name:** Tommy Fry

**LO Address:** 201 E Main Street Johnson City, Texas 78636

**LA Email:** [jennasellstexas@gmail.com](mailto:jennasellstexas@gmail.com)

**Own Name:** THE GARRETT FAMILY TRUST

**CDOM**

**Intrmdry:** Yes

**LA Phone:** (512) 695-1799

**LO Phone:** (830) 868-4663

**LO Phone:** (830) 868-4663

**LA Fax:**

**Seller Contributions YN:**

**LO Fax:**

**List Date:**

**Exp Date:** 05/31/2026

**OLP:**

**TCD:**

**Int List Display:** Yes

**List Det URL:** <https://www.topperrealestate.net>

**VT Branded:** <https://sites.frankgarnica.com/1610tejastrail>

**VT Unbranded:** <https://sites.frankgarnica.com/1610tejastrail/?mls>

**Listing Will Appear On:** AustinHomeSearch.com, Apartments.com Network, HAR.com, ListHub, Realtor.com





