



# BLANCO RIVER RANCH

Blanco County, Texas

208± acres



[LandMenRanchSales.com](http://LandMenRanchSales.com)









# BLANCO RIVER RANCH

Blanco County, Texas

208± acres

Don't miss your opportunity to own the 208 acre Blanco River Ranch, located less than 1.5 miles east of Blanco, Texas. This high fenced ranch is characterized by its open fields planted with improved grasses of Klein and Bermuda, wooded landscape offering a diverse mix of oaks and native brush species, and nearly 800 feet of Blanco River frontage. The property is accessed along RM 165 via an automatic gate and an all-weather road offers access to all of the ranch improvements. A 3,048 sqft rock home, characteristic of the Hill Country, offers 3 bedrooms, 2.5 baths and provides a picturesque view of the fertile fields from the front porch, while the back patio offers opportunities for viewing wildlife meandering through wooded landscape. The property is cross fenced into several pastures providing opportunities to manage cattle, horses, and hay production. Other improvements include a horse barn with living quarters, enclosed storage barn, pole barn, and one water wells. Wildlife species include White-tailed Deer, turkey, hogs, and dove. \$5,842,200.



