

**665 Acre Blanco River  
Ranch \$10,000,000**



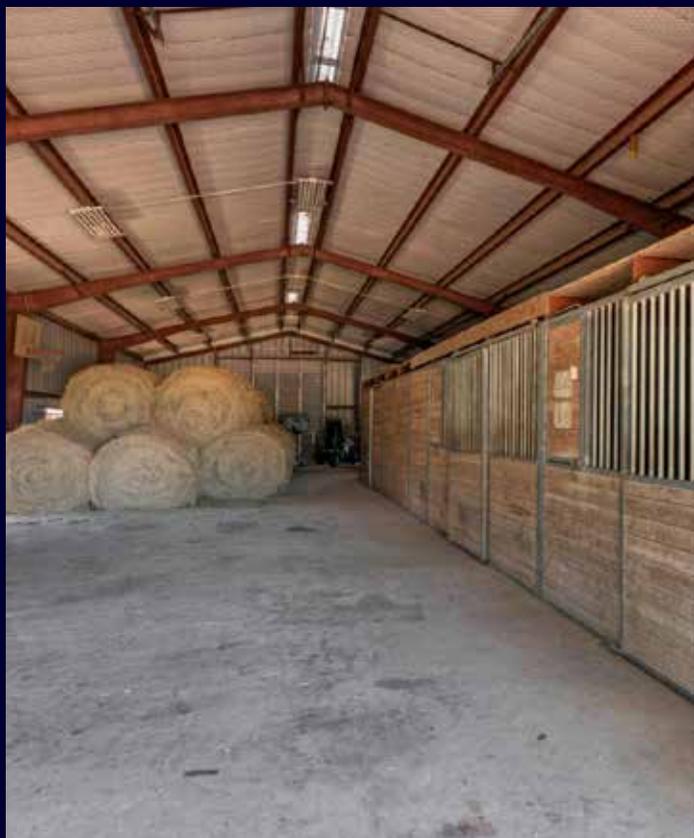
**Texas Hill Country • Blanco County**

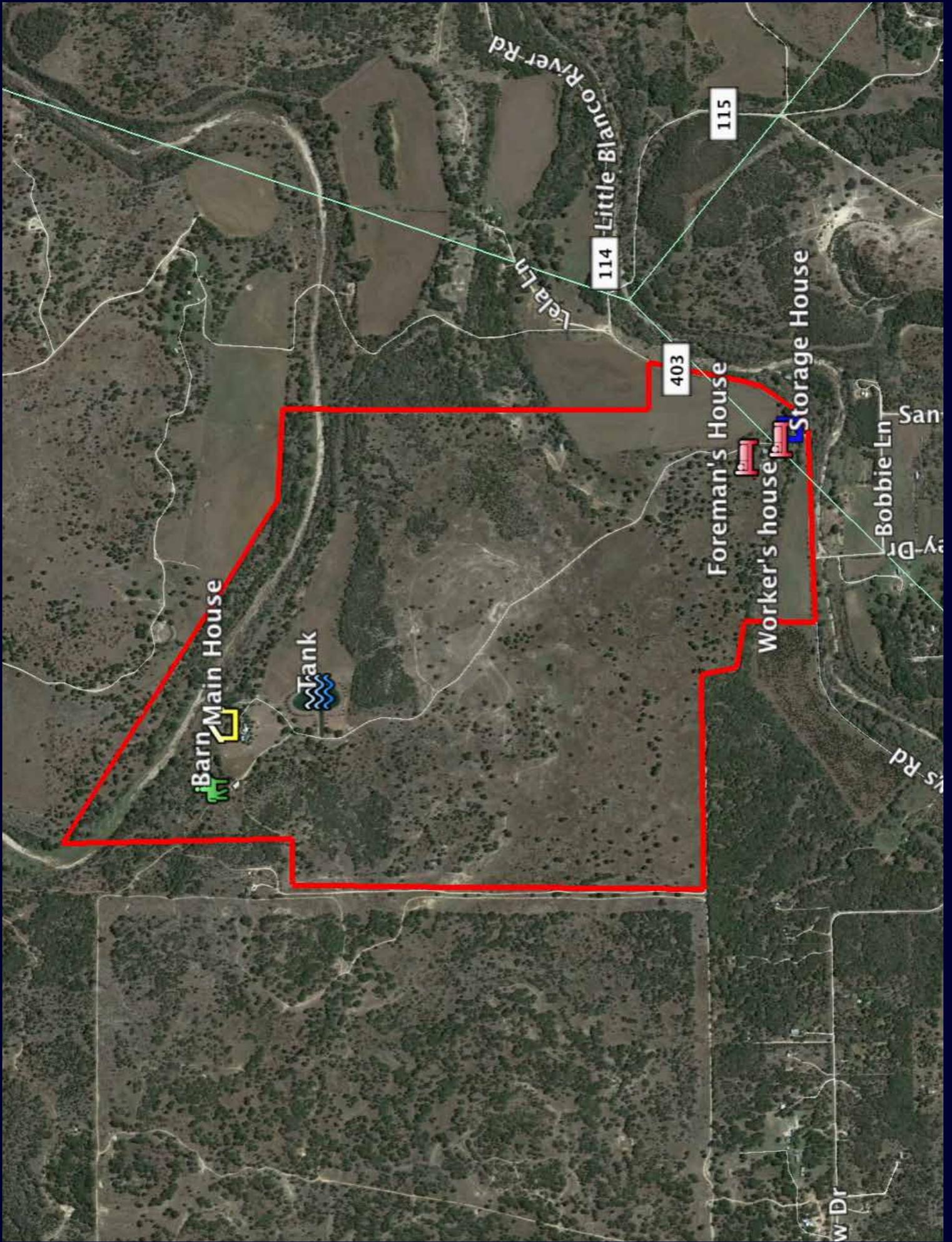
The ranch is 665 acres and is located about 7 miles east of Blanco, Texas, just off HWY 32 fronting for about one mile on the Narrows Road (County Rd. 403). This beautiful ranch boasts more than one mile of both sides of the Blanco River and has three stock tanks. The ranch has been cleared of the cedar and has beautiful views of the Blanco River Valley. 80 acres of improved Coastal Pastures, beautiful native trees, including walnut, pecans, Spanish oak, and live oaks abound.

Perimeter fences are excellent and cross fencing make for easy cattle operation. The improvements are in top-notch condition and include an approximately 3,700 Sq. Ft. main home, which was totally remodeled in 2013, complete with new roof and air conditioning. It has a wonderful gourmet kitchen with hand painted tiles, and eat-in dining. A large living room, game room/den with fireplace, wet bar and pool table, large master bedroom with office discreetly tucked away, two additional bedrooms and 4 full baths. Covered porches wrap around both houses and enjoy peaceful views of the spring fed lake.

In addition to the spacious main house, the compound includes a beautiful 2-bedroom guest home, close-by that includes living areas off of each bedroom and each with their own private baths. A beautiful swimming pool with a covered Bar-B-Que pavilion and lots of outdoor living space complete the family compound, which is all high fenced.

A nice barn with pipe-fenced, turn out pastures, horse stalls, tack room and various pens for working cattle are within easy walking distance of the homestead. There is also a foreman's home and hand's house located near the front of the ranch to allow for maximum privacy and security. Several maintenance sheds and hay barns are scattered throughout the ranch.





Barn Main House

Tank

Foreman's House

Worker's house

Storage House

Little Blanco River Rd

Lela Ln

403

115

114

Bobbie Ln

S Rd

w Dr