

For Sale on Market

# \$1,695,000

Call 7133771022 Today!

## COUNTRY HOMES/ACREAGE

55 Unrestricted Acres | Blanco, Texas Ag Exempt | Big Views | Prime Location Discover an exceptional opportunity to own 55 unrestricted, ag-exempt acres in the heart of the Texas Hill Country, ideally located less than 3 miles from downtown Blanco and under an hour to both Austin and San Antonio. The current ag exemption keeps property taxes under \$100 per year, making this an incredibly efficient property to hold long term. The land offers big Hill Country views, excellent flat and highly buildable areas, and is beautifully accented with large, mature oak trees throughout. Whether you envision a private ranch, family estate, development project, or weekend retreat, this tract offers outstanding versatility with no restrictions. Access is first-class with a private gated entrance off county-maintained Lindeman Lane and paved road access all the way to the gate. Inside the property, all-weather roads provide easy navigation across the land year-round. Major infrastructure is already in

### GENERAL DESCRIPTION

**Property Type:** Country Homes/Acreage

**Lotsize:** 2,395,800

**MLS# / Area:** SA1944124



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
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Visit <https://www.har.com/SA1944124> for more information