

**Full Write Up - Video Link - Legal Description:**

200.39 AC Johnson City, Blanco County

200+/- acres on the Pedernales River with 3372 sq ft home, hunting cabin, and barn. This is one of the most spectacular River places in Blanco County. The Ranch offers approx 1450 ft of river frontage with rock bottom that includes a large deep blue hole of water with cold water springs along with sandy beach area. Approx half of the river front includes both sides of the river. From the rivers edge is complete privacy. The acreage is fenced and will sustain cattle. Water is supplied to the ranch with 2 water wells. The property lies at the end of paved Klett Ranch Rd and offers end of the road privacy but located just minutes from downtown Johnson City. The ranch also has a paved interior road that leads to the home. The house is a beautiful rock home that offers 2 beds and 3.5 baths and also a pool with views overlooking the river. Nice 2 car carport with storage area. There is a cute little 1920's hunting cabin on site that is supplied water from a live spring. The ranch also offers a nice barn with hayloft and office/tack room. The hill country long range views are absolutely stunning. Wildlife is abundant on the ranch including white tailed deer, Hogs, and Turkey. This is a very rare offering and is located in one of the fastest growing areas on the USA.

From Johnson City head west on US Hwy 290 towards Fredericksburg and go approx 1.8 miles and turn right on Tow Head Valley road. At the Y stay left on Klett Ranch Rd and go approx 3.3 miles and gate will be on your right. Look for sign on property.

Video Link: <https://vimeo.com/411781404>

**Legal Description / Blanco County Appraisal District # 1790, 1791, 10718 & 10719**

200.39 acres consisting of:

ABS A1249 Survey 204 A H Elliott, Acres 64.25

ABS A0768 Survey 200 G.B. Lackey, Acres 33.74

ABS A0599 Survey 45 W.D. Talley, Acres 90.1

ABS A1091 Survey 502 F. Lee, Acres 12.3