

\$2,989,000 - 2147 Crabapple Rd, Blanco

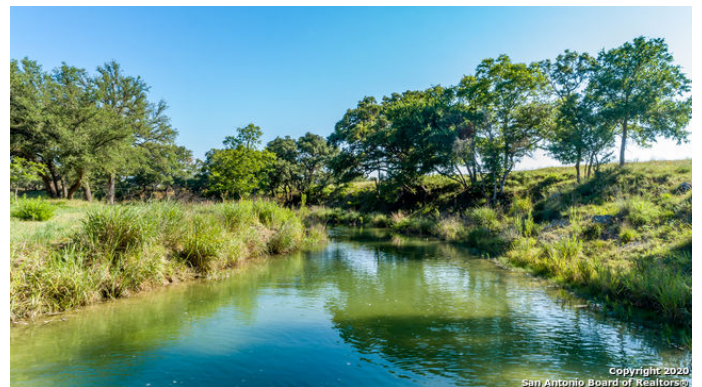
MLS® #1468739

\$2,989,000

2 Bedroom, 2.00 Bathroom,
Farm Ranch on 87 Acres

N/A, Blanco, TX

Crabapple Creek Ranch is 87+/- Acres of prime Texas Hill Country . This ranch is truly a one of a kind offering with over 2,000LF of both sides of Crabapple Creek, beautiful hay fields and a perfect Barn dominion overlooking the creek. The creek has two concrete crossings giving access to the Eastern portion of the property where there are multiple build sites with great Western views. A small dam was installed on the creek creating a beautiful crystal clear body of water complete with small zip line for plenty of fun in the summer. The creek also comes with 24 acre feet of water rights for any of your agricultural needs. There are two improved costal hay fields on the property with excellent fertile soils. The large field (32 Acres) is currently supporting livestock and the small field (11 Acres) is currently used for hay production. Crabapple Creek Ranch has over 1,700LF of road frontage on Crabapple Rd with perimeter top rail pipe fencing along the frontage with a set of working pens and a gated entrance with electric gate and based road entering into the property. When entering the property you travel along Crabapple Creek as you make your way to the residence. The structure is a 3,000sqft metal barn with well appointed living space (1,500 sqft) and a beautiful covered porch overlooking the creek. The living space is a 2BR / 2BA with open kitchen concept, gas stove, granite tops and stainless appliances. There is plenty of wildlife on the property including white tailed deer, axis, dove, turkey,



and the occasional hog. This is truly a unique offering ready for you to enjoy. Whether you are looking for a weekend retreat, permanent residence, equestrian property, commercial retreat, venue, winery or anything in between, this ranch can make it possible. Only 8 miles to downtown Blanco TX, 30 minutes to Fredericksburg TX or Johnson City TX, and 1 hour to Austin TX and 1 hour to San Antonio TX. Improvements: 3,000sqft Metal Barn completed in 2015. The barn has 1,500sqft of well appointed living quarters with 2 Bedrooms, 2 Baths, Stainless appliances, granite tops, durable stained concrete flooring, custom cabinets, laundry room, open concept kitchen and living, office nook, covered porch overlooking the creek, garage storage, two electric garage doors, 1 oversized door for RV storage, second floor deck in garage for additional storage. Original red wood barn for hay and equipment storage. Top rail fencing along road frontage, metal pipe working pens, electric gated entrance, based road to residence, fenced 32 acre hay field currently used for grazing. Location: Location: 2147 Crabapple Rd. Blanco TX 78606 Excellent location only 8 miles to downtown Blanco TX, 30 minutes to Fredericksburg TX or Johnson City TX, and 1 hour to Austin TX and 1 hour to San Antonio TX. Land: Very diverse property with lush open hay fields, gentle grade down to the creek with some steep grade to hill top build sites and views. There is some good cover for game on the East section of the ranch. Beautiful large century oaks are scattered along the creek frontage and a majority of the cedar has been cleared. Water: Over 2,000LF of both sides of Crabapple Creek with a nice swimming spot and crystal clear water. 24 acre feet of water rights out of Crabapple Creek for agricultural purposes. 1 Water well servicing the residence. Access: Over 1,700LF of County Road frontage on Crabapple Rd.

Built in 2016

Essential Information

MLS® #	1468739
Price	\$2,989,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Acres	87.00
Year Built	2016
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	2147 Crabapple Rd
Area	3100
Subdivision	N/A
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity, Telephone, Water
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School Information

District	Blanco
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Days on Market	143
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Listing Details

Listing Office	UC 1836 Realty Group
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