

\$4,995,000 - Tbd Ligon-smith Lane, Hye

MLS® #2493435

\$4,995,000

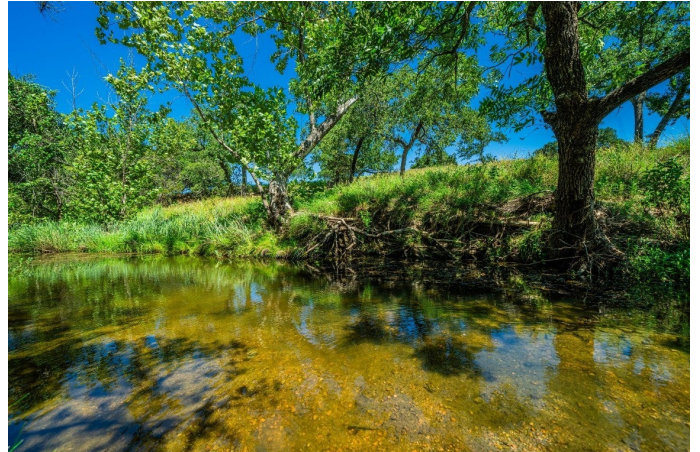
0 Bedroom, 0.00 Bathroom,
Farm on 158.27 Acres

none, Hye, TX

It's rare that live-water properties with true year-round water come on the market in this Region of the Texas Hill Country. Grape Creek Ranch offers 3,300ft of year-round Walker Spring through nearly the entire middle of the ranch, 800ft of Grape Creek, and a 1 acre pond. Prime location in the heart of Texas Wine Country, less than 30 minutes from Hye, Albert, Johnson City, Fredericksburg, and the famous Luckenbach, Texas. Just minutes away are some of the Texas Hill Country's most popular destinations like Wineries, Dancehalls, Breweries, Distilleries, Restaurants, State Parks and more. This area is loaded with Native wildlife and offers a great opportunity for hunting. Wildlife that can be found in the area are: Whitetail Deer, Rio-Grande Turkey, Feral Hogs, Dove, Duck, Bobcat, Coyote, and many exotics like Aoudad, Blackbuck, and the occasional Axis Deer, as well as many other species of wildlife native to this Region of Texas.

The History that has taken place on this ranch is truly incredible. The springs on the ranch were used for many years as a stop over for the U.S. Cavalry throughout the 1800s, as the soldiers would water their horses and camp for the night. Many arrowheads and Native American artifacts have also been found on the ranch, with evidence of human activity in this area for 10,000+ years!

The ranch is uniquely positioned, back off of a



private road, ensuring absolute privacy, and is also surrounded on nearly all sides by two large ranches, one is 2,500+ acres, and the other is 800+/- acres. The only thing you can see or hear on the ranch are the sights and sounds of nature, and flowing water along the creeks, no cars, road noise, just the peace and tranquility that comes with being in the Country!

Essential Information

MLS® #	2493435
Price	\$4,995,000
Bathrooms	0.00
Acres	158.27
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	Tbd Ligon-smith Lane
Area	BL
Subdivision	none
City	Hye
County	Blanco
State	TX
Zip Code	78635

Amenities

Utilities	Electricity Available
View	Hills, Pond, Water
Waterfront	Creek, Stream

Exterior

Lot Description	Native Plants, Many Trees, Trees Large Size, Views, Waterfall
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School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson

Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)

Additional Information

Date Listed	July 16th, 2023
Days on Market	309

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