

# \$950,000 - Tract 23 Ranch Road 1623, Blanco

MLS® #4544974

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**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Farm on 22.21 Acres

The Divide, Blanco, TX

22.21 Acres with Big views and Big trees!  
Located in the Divide; The Divide is a Ranch-Style community located in Albert, Texas. Just minutes from Johnson City, Blanco and Fredericksburg! This property offers a phenomenal build-site with its own direct access off Ranch Road 1623. The property is currently Ag exempt. This is a great opportunity to own a secluded piece of the Hill Country. Located less than an hour to both Austin and San Antonio.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 4544974   |
| Price     | \$950,000 |
| Bathrooms | 0.00      |
| Acres     | 22.21     |
| Type      | Farm      |
| Sub-Type  | Ranch     |
| Status    | Active    |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | Tract 23 Ranch Road 1623 |
| Area        | BL                       |
| Subdivision | The Divide               |
| City        | Blanco                   |
| County      | Blanco                   |
| State       | TX                       |
| Zip Code    | 78671                    |



## Amenities

|            |                       |
|------------|-----------------------|
| Utilities  | Electricity Available |
| View       | Hills                 |
| Waterfront | None                  |

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | Agricultural, Gentle Sloping, Many Trees, Views |
|-----------------|---|

## School Information

|            |                                     |
|------------|-------------------------------------|
| District   | Fredericksburg ISD                  |
| Elementary | Fredericksburg                      |
| Middle     | Fredericksburg                      |
| High       | Fredericksburg (Fredericksburg ISD) |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2023 |
| Days on Market | 306             |

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