

23 John Price, Other, Texas 78606

MLS #: 413164

Listing

MLS #: 413164 (Active)

List Price: \$89,775

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Land Residential Lots

List Price:	\$89,775	First Right Refusal Option:	N/A
Orig Price:	\$89,775	Subdivision:	Rockin J Ranch
Price/SQFT:		School District:	Blanco ISD
Price/ACRE:	\$66,500.00	Middle School:	
County:	Blanco	Apx Acreage:	1.350
Elem. School:		Year Built Src:	Appr Dist
High School:			
Style:	None		
#Stories:			
Buildings:	None		
Source SqFt:	Appr Dist		
Zoning:	Residential		
Suitable Use:	Recreational		
Topo/Land Desc:	Exceptional View, Mature Trees, Open, Partially Wooded		

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Legal Description: **ROCKIN J RANCH, BLOCK 1, LOT 023, ACRES 1.35**

Property ID:	R19828	Geo ID:	881002447023	Lot/Block:	2/1
Res Flooded:	No	Manufactured Allowed:	No	ETJ:	No
HOA:	Yes	HOA Mandatory:	Yes	HOA Amt:	\$300.00
HOA Term:	Annl	HOA Nm:	Rockin J Ranch	Agri Exempt:	No
Lot Dimension:		Restricted:	Yes	Size Category:	
Total Tax Rate:	1.6456	Waterfront:	No		

Owner(s) Legal Name: **Stuart & Donna Nichols**

ByrAgyComp:	3%	Sub Agy:		Owner Phone-if applicable:	
Earnest Money:		Also For Rent:	No	Additional MLS#:	
Documents on File:	Other-See Remarks			Possession:	At Closing, Funding
Special:	As Is			How Shown/Occupancy:	24 Hour Notice, Appointment Only
Proposed Terms:	Cash, Conventional, FHA, VA			Foreclosure:	No
Owner LREA:	No	Var Compensation:		Short Sale:	No

Water/Sewer:	City Water, On-Site Sewer, On-Site Water	Fencing:	Wire Fence
Other Utilities:	Other-See Remarks		
Water Features/View:	None		
Miscellaneous:	Subdivision Restrictions		
Mineral Rights:	No		
Neighborhood Amenities:	Fishing Pier, Golf Course Access, Swimming Pool		
Access/Road Surface:	Paved		

Public Remarks:

An awesome 1.3 CORNER acre lot awaits in a limited access gated subdivision. This lot is conveniently located on the main street (John Price) of the subdivision for easy access to Hwy 281. This corner lot has unlimited building sites due to its level topography. If a bigger lot is what you are looking for, the 1.0 acre adjoining CORNER lot (west) is ALSO FOR SALE! This property backs up to a large ranch with a pipe fence bordering the back property line. This beautiful subdivision has all the amenities you could want. It is home to a Championship Golf Course - Vaaler Creek Golf Club, a Jr Olympic Pool, Numerous Fishing Ponds and even has The Grill at the Pavillion. Each property owner is entitled to 3 rounds of golf per month and access to all the other amazing amenities for a low \$300.00 per year HOA fee! There is public water and sewage in the subdivision along with electric at the street. You are minutes from great shopping; however, you feel you are in your own oasis.

Agent Only Remarks:

Please contact me if a client is interested. Gate is open sun up to sun down, but have a gate code if needed. Would love to meet you out there.

Directions: **US 281 from Austin or San Antonio: enter Rockin J on John Price (main gate open sun-up to sundown). Lot is about a mile down on the left.**

List Date:	06/13/2020	DOM:	1	CDOM:	1	Internet:	Yes	Disp Addr:	Yes	Allow AVM:	Yes	Allow Cmts:	Yes
Expiration Date:	06/13/2021	Off Market Date:				Pending Date:				IDX:	Yes		

Listing Office: **(2038) The Damron Group REALTORS**
Main Phone: **(512) 392-7653**

List Agent: **Mary Elwell**
Agent Email: **maryannelwell@gmail.com**
Contact #: **(512) 757-4167**

Click on the arrow to view History

Prepared By: Mary Elwell

Date Printed: 06/14/2020

