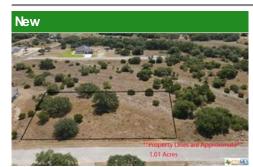
Client Full

MLS#: 419857 (Active) List Price: \$69,900 103 Thomas Frost Blanco, TX 78606



Land Residential Lots

\$69,900 List Price: Orig Price: \$69,900

Price/SQFT: Price/ACRE: \$69,900.00

Blanco

County: Elem. School: High School:

Style: #Stories:

Buildings: None Zoning: Residential Suitable Use: Residential

Topo/Land Desc: .5-1 Acres, 1-3 Acres, Other-See Remarks

First Right Refusal Option: N/A

Blanco ISD

32/1

\$300.00

No

1.000

Subdivision: Rockin J Ranch

School District:

Middle School:

Apx Acreage:

Legal Description: ROCKIN J RANCH, BLOCK 1, LOT 032, ACRES 1.01

Property ID: R19837 Geo ID: 881002447031

Lot/Block: Res Flooded: Manufactured Allowed: No In City Limits: No ETJ: HOA: HOA Nm: Rockin J Ranch HOA Amt: **HOA Mandatory:**

HOA Term: Annual Lot Dimension: Restricted: Agri Exempt: Size Category:

Total Tax Rate: Waterfront: No

City Water, Public Sewer Water/Sewer: None Fencing:

Other Utilities: Other-See Remarks

Water Features/View: Hill Country View, Pond/Stock Tank Miscellaneous:

Mineral Rights:

Neighborhood Amenities: BBQ/Grill, Fishing Pier, Golf Course Access

Access/Road Surface: Paved

Public Remarks:

A gorgeous one acre lot awaits in a limited access gated subdivision. This lot is conveniently located toward the entrance of the subdivision for easy access to Hwy 281. 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! This awesome lot is naturally terraced with a beautiful view of the Texas Hill Country. There are gorgeous mature oaks surrounding a perfect building site. You are minutes from great shopping; however, you feel you are in your own little oasis. There are very reasonable restrictions in place to protect your investment.

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

first street down to your right after you enter the gate.

Prepared By: Mary Elwell Date Printed: 08/18/2020