

105 Thomas Frost, Blanco, Texas 78606

MLS #: 412596

Listing

MLS #: 412596 (Active)

List Price: \$65,000

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Land Acreage

List Price:	\$65,000	First Right Refusal Option:	N/A
Orig Price:	\$65,000	Subdivision:	Rockin J Ranch
Price/SQFT:		School District:	Blanco ISD
Price/ACRE:	\$65,000.00	Middle School:	
County:	Blanco	High School:	
Elem. School:		Style:	None
High School:		#Stories:	
Style:	None	Buildings:	None
#Stories:		Source SqFt:	Appr Dist
Buildings:	None	Zoning:	Residential
Source SqFt:	Appr Dist	Suitable Use:	Residential
Zoning:	Residential	Topo/Land Desc:	Partially Wooded, Other-See Remarks
Suitable Use:	Residential		
Topo/Land Desc:	Partially Wooded, Other-See Remarks		

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Schedule a Showing

Recent: **06/06/2020 : New Listing**

Legal Description:	ROCKIN J RANCH, BLOCK 1, LOT 031, ACRES 1.00		
Property ID:	R19836	Geo ID:	881002447031
Res Flooded:	No	Manufactured Allowed:	No
HOA:	Yes	HOA Mandatory:	Yes
HOA Term:	Annl	HOA Nm:	Rockin J Ranch
Lot Dimension:		Restricted:	Yes
Total Tax Rate:	1.6456	Waterfront:	No
		In City Limits:	No
		Size Category:	
		Lot/Block:	3/1
		ETJ:	No
		HOA Amt:	\$300.00
		Agri Exempt:	No

Owner(s) Legal Name:	Michael & Margaret Coleman		Owner Phone-if applicable:	
ByrAgyComp:	3%	Sub Agy:		
Earnest Money:		Also For Rent:	No	
Documents on File:	Aerial Photos, Other-See Remarks		Additional MLS#:	
Special:	As Is		Possession:	At Closing, Funding
Proposed Terms:	Cash, Conventional, VA		How Shown/Occupancy:	24 Hour Notice, Appointment Only, Call Listing Agent
Owner LREA:	No	Var Compensation:	Foreclosure:	No
		Prospects Exempt:	Short Sale:	No

Water/Sewer:	City Water, Public Sewer	Fencing:	None
Other Utilities:	Other-See Remarks		
Water Features/View:	Hill Country View, Pond/Stock Tank		
Miscellaneous:	Subdivision Restrictions		
Mineral Rights:	No		
Neighborhood Amenities:	BBQ/Grill, Fishing Pier, Golf Course Access, Swimming Pool		
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. There is public water and sewage in the subdivision and this lucky buyer will receive their \$1,500.00 water assessment fee in this price. 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. It's a must see property with extra incentives!

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

List Date:	06/06/2020	DOM:	1	CDOM:	1	Internet:	Yes	Disp Addr:	Yes	Allow AVM:	Yes	Allow Cmets:	Yes
Expiration Date:	12/06/2020	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

