

343 John Price, Blanco, Texas 78606

MLS #: 413163

Listing

MLS #: 413163 (Active)

List Price: \$66,500

343 John Price Blanco, TX 78606



Land Acreage

List Price:	\$66,500	First Right Refusal Option:	N/A
Orig Price:	\$66,500	Subdivision:	Rockin J Ranch
Price/SQFT:		School District:	Blanco ISD
Price/ACRE:	\$66,500.00	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:	Open, Partially Wooded
Suitable Use:	Residential		
Topo/Land Desc:	Open, Partially Wooded		

1 / 16

[Schedule a Showing](#)

Recent: **06/13/2020 : New Listing**

Legal Description:	ROCKIN J RANCH, BLOCK 1, LOT 022, ACRES 1.00		
Property ID:	R19827	Geo ID:	881002447022
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
		ETJ:	No
		HOA Amt:	\$300.00
		Size Category:	
		Agri Exempt:	No

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

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

Public Remarks:

A very nice one 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 lot has unlimited building sites due to its level topography. If a bigger lot is what you are looking for, the 1.3 acre adjoining CORNER lot (east) 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 little 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](#)

