

SCHWAB RANCH INVESTMENTS & MANAGEMENT

Ranch Sales & Management, Pre-Purchase and Property Tax Consulting

PEDERNALES RIVER RETREAT

29.19 ACRES

BLANCO COUNTY, TEXAS

The PRR is located on FM 1320 approximately 7 miles from Johnson City, Texas. Access is via a security gate on the South side of FM 1320 with paved roads to the property. River property like this is hard to come by and when it has a 1-d-1 Open Space Valuation by utilizing wildlife management it is extremely rare.

Johnson City is part of the 290 Wine Trail area of the hill country. There are a number of wineries in the area and the property is approximately 30 miles from Fredericksburg. Johnson City has shopping, many food choices, and the best Christmas Lights on the Blanco County Courthouse every year.

The PRR is part of the One River Point East and One River Point North acreage subdivisions. One River Point East is where the two river lots, #14 and #15, are located and the two lots have a total of approximately 800 feet. There is gentle access to the Pedernales River which has a limestone bottom, small rapids, and nice pools all along the river front. There is a nice building area that is out of the flood plain on lot #15 that provides a nice view of the Pedernales River Valley. One River Point North is where the other lot, #4, is located and is just across the road from the two river lots. This lot has some nice trees on it and a number of building areas to choose from. The subdivision restrictions on the lots are very reasonable and insure that the aesthetics of the area will be preserved.

All of the lots are currently under Wildlife Management and qualify for 1-d-1 Open Space Valuation. The annual property taxes for 2025 were approximately \$42 for the ENTIRE PROPERTY. A new owner will need to continue the Wildlife Management valuation every year in order to keep this very advantageous property tax valuation. A savings of approximately \$18,000 per year if the property did not have the special valuation.

Finding river front property that checks most, if not all, of the boxes is not easy. And to find one with Wildlife Management valuation on it is almost impossible. This is an almost one of a kind river property.

Asking price is \$1,459,500 cash to seller. Seller is not offering financing.

ALL INFORMATION CONTAINED HEREIN WAS GATHERED FROM SOURCES DEEMED RELIABLE BUT IS NOT WARRANTED BY BROKER. PROPERTY IS SUBJECT TO CHANGE IN PRICE / TERMS, AVAILABILITY, AND / OR REMOVAL FROM THE MARKET WITHOUT NOTICE.

Bobby Schwab, Broker / Consultant
P. O. Box 418 / 2543 Highway 473
Kendalia, Texas 78027

830.336.3532 Office

sri@gvtc.com

830.336.3536 Facsimile

www.schwabbranchinvestments.com