

# \$3,500,000 - 878 Ranch Road 2766, Johnson City

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MLS® #1202582

**\$3,500,000**

4 Bedroom, 2.00 Bathroom, 3,514 sqft

Residential on 95.00 Acres

see legal description, Johnson City, TX

In the heart of pastoral Blanco County, and just under one hour from Austin, lies a unique opportunity to own almost 100 acres of Hill Country beauty. Wildlife is everywhere: white-tail and axis deer, native foxes, songbirds and more. The surroundings are lush, with thick brush and no grazing creating some of the best low-fence hunting in the Hill Country. Pedernales State Park is less than ten minutes away, offering miles of hiking and fishing. Located at the start of the famed Texas Wine Trail, the property is just beyond the first vineyard on the trail. Ready to welcome you today, a classic standing-seam metal-roofed ranch house has been updated to harmonize with the surrounding land; multiple living areas and four bedrooms offer plenty of space for family and friends. The possibilities are endless with this property; occupy the entire acreage as a refined family escape, use as a secluded recreational retreat, subdivide into 5-acre parcels to share with neighbors or create a lucrative vacation destination at the entrance to the Texas Wine Trail.



Built in 2006

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 1202582     |
| Price    | \$3,500,000 |
| Bedrooms | 4           |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 3,514                   |
| Acres          | 95.00                   |
| Year Built     | 2006                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Water Feature/View**

|      |                  |
|------|------------------|
| View | Hills,TreesWoods |
|------|------------------|

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 878 Ranch Road 2766   |
| Area        | BL                    |
| Subdivision | see legal description |
| City        | Johnson City          |
| County      | Blanco                |
| State       | TX                    |
| Zip Code    | 78636                 |

### **Amenities**

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Utilities    | Electricity Connected, See Remarks                          |
| Features     | None                                                        |
| Parking      | Attached, Driveway, Garage Faces Front, Garage, Door-Single |
| # of Garages | 4                                                           |

### **Interior**

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| Interior        | Tile, Wood, Carpet Free, Stone                                               |
| Appliances      | Dishwasher, Stainless Steel Appliance(s), Oven, Refrigerator, Water Softener |
| Heating         | See Remarks                                                                  |
| # of Fireplaces | 1                                                                            |
| Fireplaces      | Living Room, Stone                                                           |
| # of Stories    | 2                                                                            |
| Stories         | Two                                                                          |

### **Exterior**

|                   |             |
|-------------------|-------------|
| Exterior Features | See Remarks |
|-------------------|-------------|

|                 |                                                                            |
|-----------------|----------------------------------------------------------------------------|
| Lot Description | Agricultural, Native Plants, Many Trees, Trees Medium Size, Views, Private |
| Roof            | Metal                                                                      |
| Construction    | HardiPlank Type, Stone Veneer                                              |
| Foundation      | Slab                                                                       |

### **School Information**

|            |                                     |
|------------|-------------------------------------|
| District   | Johnson City ISD                    |
| Elementary | Lyndon B Johnson                    |
| Middle     | Lyndon B Johnson                    |
| High       | Lyndon B Johnson (Johnson City ISD) |

### **Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | October 6th, 2025 |
| Days on Website | 27                |
| Days on Market  | 11                |

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