

# \$65,000 - Tbd S Jerry Gray, Blanco

MLS® #1710659S

**\$65,000**

Bedroom, Bathroom, 7,840 sqft  
Land / Farm on 0.18 Acres

ROCKIN J RANCH, Blanco, TX

10/11/2025 from 9:30 AM to 12:00 PM Two Adjoining Lots in Rockin' J Ranch - Ideal for Multi-Generational Living or Hill Country Retreat Incredible opportunity to own two side-by-side lots in the desirable Rockin' J Ranch community-140 N Calvin Barrett (.22 acres) and the adjoining lot on S Jerry Gray (.18 acres). Together, these scenic properties offer a combined .40 acres, ideal for building your dream home with room for a guest house or mother-in-law suite, plus a pool or private outdoor living area between. Jerry Gray is a beautifully wooded homesite nestled in the heart of the Texas Hill Country. Located just a short golf cart ride from the 18-hole Vaaler Creek Golf Course, residents enjoy premium amenities including a resort-style pool, Jacuzzi, pool house, clubhouse, stocked fishing lake, walking trails, and snack bar. Enjoy fishing, canoeing, kayaking, and outdoor living at its finest. Conveniently located just 5 minutes to downtown Blanco, approximately 25 miles to Spring Branch, 45 miles to San Antonio International Airport, 50 miles to downtown Austin, and 40 miles to Fredericksburg, this location offers the perfect balance of peaceful country living and city accessibility. NOTE: An additional .22-acre lot directly behind the 140 N Calvin Barrett lot is also available-please inquire for more information.



## Essential Information

|                |                             |
|----------------|-----------------------------|
| MLS® #         | 1710659S                    |
| Price          | \$65,000                    |
| Square Footage | 7,840                       |
| Acres          | 0.18                        |
| Type           | Land / Farm                 |
| Sub-Type       | Residential Lot and Acreage |
| Status         | Active                      |
| Has Pool       | Yes                         |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | Tbd S Jerry Gray |
| Area        | 3100             |
| Subdivision | ROCKIN J RANCH   |
| City        | Blanco           |
| County      | Blanco           |
| State       | TX               |
| Zip Code    | 78606            |

### **Amenities**

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Fishing, Clubhouse, Neighborhood Pool, Golf Course, Controlled Access |
| Utilities | Water System, Electric                                                |

### **Exterior**

|                 |                   |
|-----------------|-------------------|
| Lot Description | Wooded, Irregular |
|-----------------|-------------------|

### **School Information**

|            |        |
|------------|--------|
| District   | Blanco |
| Elementary | Blanco |
| Middle     | Blanco |
| High       | Blanco |

### **Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 10th, 2023 |
| Days on Market  | 793               |
| Zoning          | RESIDENTIAL       |
| Gated Community | Yes               |