

\$875,000 - 2 Sanctuary Ln, Blanco

MLS® #1816271

\$875,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 30.12 Acres

The Sanctuary, Blanco, TX

Discover a rare opportunity to own a stunning 30.124-acre corner lot in the prestigious Sanctuary subdivision, a gated community nestled on the scenic Divide ridge formation at approximately 1,830' elevation—one of the highest tracts in Blanco County. This undeveloped gem, last available was sold in 2019, offers serene privacy and breathtaking long-distance views to the northeast from its prime building site. Located off of a well-maintained county road, this property is miles from busy highways yet conveniently accessible—only ~1 hour from Austin and San Antonio, and ~30 minutes from Fredericksburg. The heavily treed lot features elevation changes and a large seasonal pond, creating a haven for abundant wildlife. ATV-drivable trails provide easy access to the pond and all corners of the property, perfect for exploration. The Sanctuary is game-fenced and benefits from a wildlife exemption, enhancing its appeal for nature lovers. Enjoy unmatched privacy with no visible neighbors to the west, a 4.2-acre neighborhood-owned greenbelt to the south, and a tastefully built residence to the east positioned well below the prime building site. Sensible neighborhood restrictions ensure lasting property value protection. Additional highlights include convenient driveway access and PEC electrical service along the property line, simplifying future development. Don't miss this chance to build your dream home in one of Blanco County's most exclusive



communities, surrounded by natural beauty and tranquility. Contact listing agent for a private UTV tour around this beautiful property!

Essential Information

MLS® #	1816271
Price	\$875,000
Bathrooms	0.00
Acres	30.12
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Hills,Pond,TreesWoods
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Community Information

Address	2 Sanctuary Ln
Area	BL
Subdivision	The Sanctuary
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Available, Sewer Not Available, Water Not Available
Features	Community Mailbox, Gated

Exterior

Lot Description	Agricultural, Backs to Greenbelt/Park, Rolling Slope, Many Trees, Views, Bluff
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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	August 28th, 2025
Days on Website	61
Days on Market	19
Zoning	None
HOA Fees	275
HOA Fees Freq.	Annually
Gated Community	Yes

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