

# \$44,500 - 420 George Dolson, Blanco

---

MLS® #1872906S

**\$44,500**

Bedroom, Bathroom, 7,840 sqft

Land / Farm on 0.18 Acres

ROCKIN J RANCH, Blanco, TX

Welcome to Rockin J Ranch - Your Dream Build Starts Here! Nestled in the heart of the Hill Country, this beautiful homesite in the highly sought-after Rockin J Ranch is the perfect canvas to bring your dream home to life. Located within a secure gated community and surrounded by the renowned 18-hole Vaaler Creek Golf Course, this property offers a lifestyle of luxury, leisure, and Hill Country charm. Just a short drive from major Texas hotspots, this lot sits within a 40-mile radius of San Antonio, Austin, Boerne, Fredericksburg, and Marble Falls - offering the tranquility of country life with the convenience of city access. Whether you're ready to build now or hold for future plans, this lot presents a rare opportunity in one of Blanco's most prestigious neighborhoods. Don't Miss Out - Secure your piece of the Texas Hill Country today and experience the lifestyle you've always dreamed of!

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 1872906S        |
| Price          | \$44,500        |
| Square Footage | 7,840           |
| Acres          | 0.18            |
| Type           | Land / Farm     |
| Sub-Type       | Residential Lot |
| Status         | Price Change    |
| Has Pool       | Yes             |



**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 420 George Dolson |
| Area        | 3100              |
| Subdivision | ROCKIN J RANCH    |
| City        | Blanco            |
| County      | Blanco            |
| State       | TX                |
| Zip Code    | 78606             |

**Amenities**

|           |                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Basketball Court, Clubhouse, Controlled Access, Golf Course, Neighborhood Pool, Playground/Park, Tennis Courts, Volleyball Court |
| Utilities | Water System                                                                                                                     |

**Exterior**

|                 |                     |
|-----------------|---------------------|
| Lot Description | Improved, Irregular |
|-----------------|---------------------|

**School Information**

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

**Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | June 5th, 2025 |
| Days on Market  | 147            |
| Zoning          | R              |
| Gated Community | Yes            |