

\$239,900 - Tbd Purple Sage Trl, Blanco

MLS® #2226636

\$239,900

0 Bedroom, 0.00 Bathroom,
Land / Farm on 5.25 Acres

Albert 303 Vineyard Estates, Blanco, TX

Situated on one of the prettiest stretches of RM-1623 looking over the Pedernales River Valley, Albert 303 Vineyard Estates is quintessential Texas Hill Country. This 5.25 acres features a level build site, is cleared of cedar and is Ag exempt with free-roaming Texas longhorn. Use your own builder on your timeframe. Reasonable restrictions allow two secondary dwellings such as a guest house or barndominium and short term rentals are allowed. RM-1623 runs diagonally from Blanco to Stonewall just south of the 290 wine trail. It's short drive to local favorites Albert Icehouse & Dancehall, Narrow Path Vineyard and Garrison Brothers Distillery. 20 minutes to Fredericksburg, 10 minutes to Blanco. Well and septic needed.

Essential Information

MLS® #	2226636
Price	\$239,900
Bathrooms	0.00
Acres	5.25
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Hills
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Community Information



Address	Tbd Purple Sage Trl
Area	BL
Subdivision	Albert 303 Vineyard Estates
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

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

Exterior

Lot Description	Cul-De-Sac, Interior Lot, Level, Open Lot, Few Trees
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School Information

District	Fredericksburg ISD
Elementary	Stonewall
Middle	Fredericksburg
High	Fredericksburg (Fredericksburg ISD)

Additional Information

Date Listed	July 29th, 2025
Days on Website	91
HOA Fees	600
HOA Fees Freq.	Annually
Gated Community	Yes

Property Listed by: Compass RE Texas, LLC
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