

\$3,995,000 - 4032 Ranch Road 3232, Johnson City

MLS® #2808793

\$3,995,000

5 Bedroom, 5.00 Bathroom, 5,500 sqft
Residential on 24.45 Acres

Mountain Creek Sub, Johnson City, TX

Owner Financing! This exceptional legacy property is the perfect luxury compound where friends and family can gather, grow, refresh and play. The heart of the property is a 5,500 sq ft lodge where no detail or need went unmet. Soak in the views of the organic orchard, gardens, chicken coop and charming garden house below. The log and stucco clad home exudes Texas Hospitality coupled with timeless heritage, filled with details such as an iconic wood burning stove that gathers friends and family for evenings of warmth, laughter and love, and equally extraordinary and inviting kitchen that is both functional and beautiful - matching the spirit and thoughtfulness of the entire property.

If the lodge is the heart then the land is the soul of this special place. Spanning nearly 25 acres, including both sides of seasonal Flat Creek, the retreat lives up to its name as you pass through the gated entrance and slip into a wonderful Hill Country escape. Bountiful is an understatement, purposefully planted with flowering trees, shrubs and wildflowers with groves of shady oak, hardwood stands, ash juniper privacy breaks, and a variety of bearing fruit trees, including pear, apple, pomegranate and fig - a bit of heaven that is a delight for the eyes, body and spirit!

What good is a masterpiece if it cannot be shared? Invite friends and family to indulge in the comfort of 6 Amish built cabins, each tastefully furnished to provide a private retreat for 24+ guests. Additionally, there is a stocked



fishing pond, swimming pool, bocce ball court, disc golf, dining pavilion, and open air creek side pavilion, as well as fire pit, grilling station, caretakers/overflow cabin and all the necessary service and utility buildings. And if that weren't enough, there is room for substantial growth with oversized septic and electric infrastructure and an undeveloped hilltop parcel overlooking the entire estate and the Hill Country beyond. Truly a most amazing property and opportunity

Built in 2010

Essential Information

MLS® #	2808793
Price	\$3,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	5,500
Acres	24.45
Year Built	2010
Type	Residential
Sub-Type	Other
Status	Active
Has Pool	Yes

Water Feature/View

View	Garden,Hills,Orchard,CreekStream,TreesWoods
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Community Information

Address	4032 Ranch Road 3232
Area	BL
Subdivision	Mountain Creek Sub
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	Electricity Connected, Propane, See Remarks, Underground Utilities, Water Connected
Features	See Remarks
Parking	Aggregate, Attached, Circular Driveway, Electric Gate, Gravel
# of Garages	2

Interior

Interior	Carpet Free, Tile, Wood
Appliances	See Remarks
# of Fireplaces	2
Fireplaces	Free Standing, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Garden
Lot Description	Garden, Orchard(s), Private, See Remarks, Trees Large Size, Views
Roof	Metal
Construction	Frame, Stucco, Wood Siding, See Remarks

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 1st, 2025
Days on Website	72
Days on Market	63

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