

# \$4,950,000 - 3777 Middle Creek Rd, Blanco

MLS® #3760767

**\$4,950,000**

4 Bedroom, 5.00 Bathroom, 5,270 sqft

Residential on 140.00 Acres

Ranch acreage, Blanco, TX

On a picturesque Hill Country road approximately 12.5 miles West of Dripping Springs is the Mayfield Ranch. The 140 ac. (+/-) ranch is surrounded by very large ranches for this part of Texas, which gives it seclusion and privacy. The rolling terrain features a woodland wildlife of deer, turkey, ducks and other seasonal birds amongst the Red Oak, Madrone, and Mountain Laurel trees. The ranch grounds have been thoughtfully improved, with a dry stack rock wall entrance, a mile long paved road, and a lake. The lake's dam was constructed with a 12-foot-wide compacted clay core, galvanized drain with an overflow, and a concrete spill way. At the heart of The Ranch is an extraordinary 5,270 sq. ft. home overlooking the lake. The timber frame and stone structure reflects the architectural heritage of the European settlers to this part of Texas. The compound consists of two structures. The main building houses the living room, dining room, powder room, kitchen, mud room, laundry room, and butler's pantry. On the second floor there are two guest bedrooms, playroom, and shared full bath. The second structure consist of the primary bedroom and bath on the main floor, and on the second floor the theater, full bath, and office. The timber frame was logged in Ohio by the Amish and shipped to Texas Timber Frame in San Antonio for the mortis and tendon journey work and erection. There are over 3,000 mortise and tendon precise



handcrafted joints in the structure. The 15-inch-thick limestone and stud walls provide a substantial insulating system. The solid cherry and maple cabinetry was all milled-on site. The long leaf pine floors were reclaimed from floor joists from an old, razed hotel in New Orleans. The living room and dining room both have authentic Count Rumford fireplaces. Whether you're captivated by the historic charm, the modern conveniences, or the stunning views, the Mayfield Ranch stands as a testament to luxurious living in the heart of the Hill Country.

Built in 1999

**Essential Information**

MLS® #	3760767
Price	\$4,950,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	5,270
Acres	140.00
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	Hills,Lake,Panoramic,TreesWoods,See Remarks
Is Waterfront	Yes

**Community Information**

Address	3777 Middle Creek Rd
Area	BL
Subdivision	Ranch acreage
City	Blanco
County	Blanco

State	TX
Zip Code	78606

### Amenities

Utilities	Electricity Available, Propane
Features	None
Parking	See Remarks
# of Garages	2

### Interior

Interior	Carpet, Stone, Wood
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Propane Cooktop, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s)
Heating	Central, Heat Pump
# of Fireplaces	2
Fireplaces	Dining Room, Living Room, Wood Burning
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Rain Gutters, See Remarks
Lot Description	Moderate Trees, Rolling Slope, Trees Large Size, Trees Medium Size
Roof	Metal
Construction	Masonry
Foundation	Slab

### School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

### Additional Information

Date Listed	March 2nd, 2025
Days on Website	223
Days on Market	158

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