

\$125,000 - 114 S Jesse Stiff, Blanco

MLS® #5178308

\$125,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 0.60 Acres

Rockin J Ranch, Blanco, TX

Welcome to 114 S Jesse Stiff, a prime vacant lot located in the heart of the Texas Hill Country, offering the perfect opportunity to build your dream home. This exceptional 0.6-acre property backs up to the serene 11th hole at the prestigious Vaaler Creek Golf Club, providing a picturesque and tranquil setting. Location: Ideally situated, this lot backs up to the 11th hole of Vaaler Creek Golf Club, offering stunning views and easy access to top-tier golfing. Lot Size: Spacious 0.6-acre lot, providing ample space to design and build your custom home with plenty of room for outdoor living areas and landscaping. Community: Located in the desirable Rockin J Ranch community, known for its beautiful scenery, friendly atmosphere, and high-quality amenities. Exclusive Access: Situated behind a second gate within Rockin J Ranch, ensuring added privacy and security. Golf Club Access: Benefit from proximity to Vaaler Creek Golf Club amenities, including a pro shop, driving range, putting green, and clubhouse with a pool and fitness center. Resident Benefits: Enjoy three rounds of golf per month included in the \$300 annual HOA fee, along with access to the clubhouse, swimming pool, lake park, fishing pond, hike and bike trails, and abundant wildlife. Convenience: Located just south of the historic Town of Blanco, perfectly positioned between Austin and San Antonio, as well as Canyon Lake and Fredericksburg, offering easy access to shopping, dining, and recreational activities. Discover the epitome of



luxury living at Rockin J Ranch and Vaaler Creek Championship Golf Club Community. This home site features close proximity to the clubhouse and fishing pond, making it an ideal location for those seeking both tranquility and convenience. Immerse yourself in the charm of the hill country as you revel in all that this property and the Rockin J Ranch community have to offer.

Essential Information

MLS® #	5178308
Price	\$125,000
Bathrooms	0.00
Acres	0.60
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active Under Contract

Water Feature/View

View	GolfCourse, TreesWoods
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Community Information

Address	114 S Jesse Stiff
Area	BL
Subdivision	Rockin J Ranch
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Available, Water Available
Features	See Remarks, Clubhouse, Fishing, Golf, Putting Green

Exterior

Lot Description	On Golf Course
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School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	January 29th, 2025
Days on Website	272
Days on Market	234
HOA Fees	300
HOA Fees Freq.	Annually

Property Listed by: eXp Realty, LLC
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