

\$2,544,995 - 1241 Sandy Oaks Ranch Rd, Johnson City

MLS® #6298097

\$2,544,995

3 Bedroom, 3.00 Bathroom, 2,320 sqft
Residential on 50.31 Acres

Sandy Oaks Ranches, Johnson City, TX

Welcome to a truly special offering in the highly sought-after Sandy Oaks Ranch, just 5 minutes from the charm and convenience of downtown Johnson City. This exceptional 50 +/- acre property is comprised of two fully fenced 25 +/- acre tracts, each secured with brand-new fencing and offering both privacy and flexibility for future use or resale.

The centerpiece of the property is a dog-run style ranch home featuring 3 bedrooms and 2.5 bathrooms, designed with comfort and entertaining in mind. Enjoy not one but two expansive covered outdoor living areas one of which is fully screened-in and showcases a stunning oversized stone fireplace and outdoor TV setup, ideal for gatherings year-round. Additional amenities include covered parking at the front of the home for added convenience.

-This turnkey ranch also includes top-tier infrastructure:

-one private water wells

-A fully insulated 40x60 shop with water and electric, plus an attached 15x27 covered area

-An additional separate workshop for tools, equipment, or hobbies

The land has been meticulously maintained with the majority of cedar cleared, while



leaving strategic coverage for abundant native wildlife. The property's natural beauty is highlighted by rolling terrain, mature oak trees, and open pastures perfect for horses, livestock, or recreational use.

Located in one of the fastest-growing regions in the country, this property offers the perfect blend of seclusion and accessibility just under an hour to both Austin and San Antonio, and only 30 minutes to Fredericksburg and Marble Falls.

Whether you're seeking a private ranch getaway, a full-time residence, or a long-term investment in the heart of the Texas Hill Country, this is a rare opportunity you don't want to miss.

Built in 2013

Essential Information

MLS® #	6298097
Price	\$2,544,995
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,320
Acres	50.31
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,TreesWoods
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Community Information

Address	1241 Sandy Oaks Ranch Rd
Area	BL

Subdivision	Sandy Oaks Ranches
City	Johnson City
County	Blanco
State	TX
Zip Code	78636

Amenities

Utilities	See Remarks
Features	Gated
Parking	See Remarks
# of Garages	2

Interior

Interior	See Remarks
Appliances	See Remarks
Heating	See Remarks
# of Fireplaces	2
Fireplaces	See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Cleared, Level, Trees Large Size, Trees Medium Size, Trees Small Size
Roof	See Remarks
Construction	See Remarks
Foundation	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	June 14th, 2025
Days on Website	141
Days on Market	73
HOA Fees	1000

HOA Fees Freq. Annually

Gated Community Yes

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