

\$2,499,995 - 270 Rollin N Ranch Rd, Blanco

MLS® #7478481

\$2,499,995

4 Bedroom, 3.00 Bathroom, 2,587 sqft

Land / Farm on 51.64 Acres

none, Blanco, TX

Rollin N Ranch spans 51 acres in one of the most desirable areas of the Texas Hill Country, offering stunning views and an unbeatable location. The main residence is a custom-built Hill Country-style home featuring four bedrooms, three bathrooms, two dining areas, and two spacious den areas. The chef's-delight kitchen offers tons of space for cooking, entertaining, and gathering. A large recreational room with a built-in bar and granite counter makes hosting guests a breeze, while a generous screened patio with ceiling fans invites you to relax and take in the views year-round. Additional amenities include both a two-car and single-car garage.

Enjoy resort-style outdoor living with a private swimming pool, an entertainment area, and a large 45x45 workshop. The property boasts well-maintained roads and breathtaking scenery throughout.

In addition to the main home, there is a customized manufactured home with three bedrooms, two bathrooms, and a screened-in porch that includes a 15x8 swim spa. Two additional cabins are also on the property and, with minimal work, could be converted into comfortable guest accommodations.

The land itself is beautifully rolling, with two ponds and a striking gated entrance directly off the highly sought-after FM 165. Located just 45 minutes from both San Antonio and Austin,



and under 20 minutes from Dripping Springs, Johnson City, and Wimberley, this property offers both convenience and tranquility.

Built in 2002

Essential Information

MLS® #	7478481
Price	\$2,499,995
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,587
Acres	51.64
Year Built	2002
Type	Land / Farm
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills
------	-------

Community Information

Address	270 Rollin N Ranch Rd
Area	BL
Subdivision	none
City	Blanco
County	Blanco
State	TX
Zip Code	78606

Amenities

Utilities	Electricity Connected, Water Connected
Features	Game Room
Parking	Concrete, Gravel
# of Garages	3

Interior

Interior	Carpet, Tile, Wood
----------	--------------------

Appliances	See Remarks
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	See Remarks
Roof	Composition
Construction	HardiPlank Type, Stone, Masonite
Foundation	Slab

School Information

District	Blanco ISD
Elementary	Blanco
Middle	Blanco
High	Blanco

Additional Information

Date Listed	July 29th, 2025
Days on Website	95

Property Listed by: Topper Real EstateThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 1st, 2025 at 10:01am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.