

# \$239,000 - 0 Purple Sage Trl, Blanco

MLS® #9069892

**\$239,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 5.74 Acres

ALBERT 303 VINEYARD ESTATES, Blanco,  
TX

**\$16,000 PRICE REDUCTION!! LOWEST PRICE IN GATED SUBDIVISION!**  
Breathtaking views! Agriculturally exempt w/one acre of each lot to remain unfenced. LOW, LOW TAX RATES. Little piece of your own Hill Country paradise! Gorgeous longhorn cattle and their calves grazing on unfenced lands. Right in the middle of award-winning Texas wine country. Over 100 wineries and breweries in the area. Lot of restaurants and things to do in this beautiful area. Stonewall, Peach Capital of Texas, just down the road towards Fredericksburg. Lovely, private, gated community with many beautiful, new homes. Mandatory HOA. Well-developed and maintained. Between Austin and San Antonio. Being in the Beautiful Texas Hill Country is a vacation and therapy in itself. One of the best real estate investments in the area long-term. Austin, San Antonio, Bandera, lakes just a short drive away.

Seller may consider financing the property with 50% down. Might be somewhat negotiable on down payment. Low closing costs, quick closing!



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 9069892   |
| Price  | \$239,000 |

|           |                 |
|-----------|-----------------|
| Bathrooms | 0.00            |
| Acres     | 5.74            |
| Type      | Land / Farm     |
| Sub-Type  | Unimproved Land |
| Status    | Active          |

### **Water Feature/View**

|      |       |
|------|-------|
| View | Hills |
|------|-------|

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 0 Purple Sage Trl           |
| Area        | BL                          |
| Subdivision | ALBERT 303 VINEYARD ESTATES |
| City        | Blanco                      |
| County      | Blanco                      |
| State       | TX                          |
| Zip Code    | 78606                       |

### **Amenities**

|           |                                                     |
|-----------|-----------------------------------------------------|
| Utilities | Electricity Available, Propane, Water Not Available |
| Features  | Gated                                               |

### **Exterior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                               |
| Lot Description   | Interior Lot, Irregular Lot, Level, Native Plants, Private, Many Trees, Trees Large Size, Trees Medium Size, Views |

### **School Information**

|            |                                     |
|------------|-------------------------------------|
| District   | Fredericksburg ISD                  |
| Elementary | Stonewall                           |
| Middle     | Fredericksburg                      |
| High       | Fredericksburg (Fredericksburg ISD) |

### **Additional Information**

|                 |                           |
|-----------------|---------------------------|
| Date Listed     | June 21st, 2025           |
| Days on Website | 129                       |
| Days on Market  | 44                        |
| Zoning          | Residential lots in gated |
| HOA Fees        | 600                       |
| HOA Fees Freq.  | Annually                  |

Gated Community Yes



Property Listed by: Lynda O'Brien, BrokerThe 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 October 29th, 2025 at 1:46am 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.