

Estates at Vista Verde

Blanco County, Texas



- ❖ *25 acre Estate Tracts*
- ❖ *Live Water, Panoramic Views*
- ❖ *Owner Financing Available*

Beautiful properties like this don't come on the market that often. Own your dream property in the country! Ranchette can be used for recreational or residential use, or both. Conveniently located one hour from Austin or San Antonio.

Panoramic views, spring fed creek, beautiful oaks (almost no cedar), and abundant wildlife are just a few of many positive attributes of this tremendous property.

Location:

These Ranch Estates are located in Blanco County, 5 miles WSW of downtown Blanco. To arrive at the property, travel WSW of Blanco on Kendalia Road for approximately 2.5 miles then turn right on CR 103 (Trainer Wuest Rd) and travel about 2.6 miles to the entrance property, which is on your left. Located less than 1 hour from Austin and from San Antonio.

Wildlife and Land:

Estates at Vista Verde offers luxurious panoramic view tracts that sit at roughly 1,800 feet in elevation encompassing a beautiful manicured valley with large ponds and a spring fed creek below. In addition to the expansive views there is adequate cover for wildlife and mature oak trees throughout. The land is mostly clear of cedar trees and is well manicured. Bottom lands offer a clay loam soil which are suitable for excellent pasture, range and wildlife habitat. This property boast an excellent amount of native grasses. Home to both native and exotic wildlife. Whitetail and turkey are abundant and Axis deer roam freely.

Pricing (tracts 2-7 are the same acreage and priced the same):

Tract #	Acres	Price	Down Payment	Payment
1	25.19	\$372,500.00	\$5,000.00	\$2,801.34
2-8	25.19	\$325,000.00	\$5,000.00	\$2,574.79

Owner Financing Terms: 30 Year Amortization, 5 Year Balloon, 9% Interest Rate

Tract 1 has live water with a spring fed creek originating on the property.

Water/Utilities:

- Each tract has frontage on an all-weather road accessed with an entrance off Trainer Wuest Road.
- Above ground electric lines are located on the interior of the property and can be tapped at Buyers expense. Electricity is provided by Pedernales Electric Company (PECO), phone 830-868-7155
- The Edwards Aquifer lies beneath the surface of this property providing springs and seeps. Water to each tract is accessed via water well to a depth of approximately 600 feet. Wells provided at Buyer's expense
- Sewer provided by means of an approved septic system according to Blanco County guidelines at Buyer's expense.

Restrictions:

- Site built home with a concrete slab with a minimum of 1,800 s.f.
- No Mobile Homes are allowed
- Restricted to residential and agricultural use
- One large animal per acre (horses and cows) and some smaller animals.

The information contained herein has been assembled in a diligent manner and is thought to be reliable, but is not warranted by Broker or Seller, express or implied. Property is subject to change, prior sale, errors and/or omissions and withdrawal from market.

SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS

Buyer's broker(s) must be identified on first contact, and must accompany buying prospect on first showing to be allowed full fee participation.

Call James Puschman (806)236-8603 or Chuck Cammack (210)215-3351 to arrange for a private showing



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