

# \$45,000 - 601 S Calvin Barrett, Blanco

MLS® #1668565

**\$45,000**

Bedroom, Bathroom,  
Land on 0.20 Acres

ROCKIN J RANCH, Blanco, TX

Rockin J Ranch has Big benefits! Lot 1233 is a beautiful corner lot with easy build with good views. Located on the NE corner of S. Calvin Barrett and John Bird. Survey and home plan in documents. Gated 1000+ acre development is in the beautiful Texas Hill Country about an hour's drive from Austin or San Antonio. All property owners enjoy 3 free rounds of golf per month at the highly rated Vaaler Creek Golf Course. Amenities include club house, swimming pool, driving range, lake park, and walking trails. Rockin J offers central water and sewer.

## Essential Information

|          |                 |
|----------|-----------------|
| MLS® #   | 1668565         |
| Price    | \$45,000        |
| Acres    | 0.20            |
| Type     | Land            |
| Sub-Type | Residential Lot |
| Status   | Active          |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 601 S Calvin Barrett |
| Area        | 3100                 |
| Subdivision | ROCKIN J RANCH       |
| City        | Blanco               |
| County      | Blanco               |
| State       | TX                   |
| Zip Code    | 78606                |



## Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Clubhouse, Playground/Park, Neighborhood Pool, Pool, Controlled Access, Fishing, Golf Course, Pond/Tank |
| Utilities | Water System, Electric, Telephone, Cable TV, Sewer System                                               |
| Has Pool  | Yes                                                                                                     |

## Exterior

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Partial Cleared, Undeveloped |
|-----------------|------------------------------|

## School Information

|            |        |
|------------|--------|
| District   | Blanco |
| Elementary | Blanco |
| Middle     | Blanco |
| High       | Blanco |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2023 |
| Days on Market | 973                 |
| Zoning         | R1                  |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Agent  | Stephen Johnson                |
| Listing Office | Preferred Partners Realty, LLC |

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