

# \$2,811,000 - 3754 Byrd Ranch Rd., Johnson City

MLS® #1825759

**\$2,811,000**

Bedroom, Bathroom,  
Land on 93.70 Acres

BYRD RANCH ESTATES, Johnson City, TX

Beautiful Hill Country ranch property with outstanding long range views, large pond, fully fenced, impressive gated entry, water well, electric service & many ideal locations for building your dream home. Easy commute to Austin or San Antonio. Enjoy the peace and quiet in this gated ranch neighborhood. You will be amazed! This property is a knock-out & has a little bit of everything. Hunting is permitted per the seller. Currently under Ag exemption.



## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 1825759     |
| Price    | \$2,811,000 |
| Acres    | 93.70       |
| Type     | Land        |
| Sub-Type | Rural       |
| Status   | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3754 Byrd Ranch Rd. |
| Area        | 3100                |
| Subdivision | BYRD RANCH ESTATES  |
| City        | Johnson City        |
| County      | Blanco              |
| State       | TX                  |
| Zip Code    | 78636               |

## Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Controlled Access, Pond/Tank, Hunting |
| Utilities | Electric, Other                       |

## Exterior

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

## School Information

|            |              |
|------------|--------------|
| District   | Johnson City |
| Elementary | Johnson City |
| Middle     | Johnson City |
| High       | Johnson City |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 26th, 2024 |
| Days on Market | 339                 |
| Zoning         | RES                 |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Agent  | Robby Robinson                         |
| Listing Office | All City San Antonio Registered Series |

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