

CENTURY 21[®]

Judge Fite Company



440 CHIMNEY VALLEY ROAD

BLANCO, TX 78606



\$1,195,000



1 acres

DESCRIPTION

Escape the city and reconnect with nature on this beautiful property where abundant wildlife roams and peaceful sunrises and sunsets create a truly relaxing setting. Enjoy evenings by the river under a sky full of stars or cool off in the summer with approximately 600 feet of the Blanco River flowing through the center of the land, offering both scenic views and the soothing sound of moving water. The property features a diverse mix of trees, including mature hardwoods such as pecan, soapberry, walnut, sycamore, and false willow, along with newly planted oaks and cypress from a thoughtful two-year land restoration project. With access to a private 5-acre park next door, the land feels even more expansive, and multiple ideal building sites are easily accessible with an electricity easement already in place. The property is fenced on three sides and includes a new 16-foot gate installed in November 2020, along with a roughly 600-foot all-weather driveway made of road base and concrete completed in January 2021 for reliable year round access. Located in the heart of the Texas Hill Country, just 8 minutes from Blanco State Park and about 45 minutes from both San Antonio and Austin, this property offers light restrictions, county-maintained paved road access, and an exceptional blend of privacy, natural beauty, and convenience.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 3620047
YEAR BUILT:
COUNTY: Blanco
TRACT OR SUBDIVIION: River Rdg Ranch Sub
LIST DATE: 04/22/2026

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800.451.8055

AREA: BL
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 20.5
LOT SIZE (SQFT): 892,980

EXTERIOR FEATURES

LOT DESCRIPTION:

- ModerateTrees
- TreesLargeSize
- RollingSlope

FENCING:

- Partial

UTILITIES

UTILITIES:

- SeeRemarks
- SewerNotAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- CommonGroundsArea

LISTED BY: Jenna Moore

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BROKERED BY: Topper Real Estate

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