

CENTURY 21[®]

Judge Fite Company



LOT 13 BYRD RANCH ROAD

JOHNSON CITY, TX 78636



\$949,700



1 acres

DESCRIPTION

Experience the beauty and freedom of the Texas Hill Country on this stunning 26.89-acre tract in the gated Byrd Ranch Estates community, featuring sweeping views, mature live oaks, rolling terrain, and a scenic pond. Multiple elevated homesites capture panoramic sunset views, while the pond and existing patio create the perfect place to relax, entertain, and enjoy the quiet beauty of the Hill Country. Several thoughtful improvements are already in place to begin enjoying the property right away. A concrete patio overlooking the pond provides an ideal setting for taking in sunsets, gathering with friends, or simply enjoying the peaceful surroundings. Existing steel framing provides a head start for a future barn, workshop, RV storage, or garage, and preliminary work has been started for underground power and water, giving future owners a strong foundation for development. The land currently benefits from an Agricultural Exemption, keeping annual property taxes extraordinarily low at approximately \$34 per year—an exceptional advantage for nearly 27 acres of Hill Country land. For buyers considering building, conceptual architectural floor plans and renderings are available from ESO Architecture of Austin, envisioning a modern Hill Country estate designed to capture the surrounding views. These concepts can serve as inspiration and are fully customizable, allowing buyers to collaborate with the architect and builder of their choice—or bring their own builder to create a completely custom vision. Located just off Highway 290 between Blanco and Dripping Springs, Byrd Ranch offers the rare combination of privacy, natural beauty, and accessibility, with convenient access to renowned Hill Country wineries, breweries, restaurants, and outdoor recreation. Properties with this combination of acreage, views, and improvements rarely become available in Byrd Ranch Estates. Schedule a private tour to fully experience the beauty and potential this property offers.

PROPERTY TYPE: Land - UnimprovedLand
MLS STATUS: Active
MLS: 7005372
YEAR BUILT:
COUNTY: Blanco
TRACT OR SUBDIVIION: Byrd Ranch Estates
LIST DATE: 08/07/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: BL
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 26.89
LOT SIZE (SQFT): 1,171,328

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- CulDeSac
- ManyTrees
- TreesLargeSize
- TreesMediumSize
- Views
- RollingSlope

FENCING:

- Fenced
- Perimeter
- Wire

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerNotAvailable
- UndergroundUtilities

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Gated
-

LISTED BY: Nick Quijano

PHONE: 512.743.5366

BROKERED BY: Southerly Realty, LLC