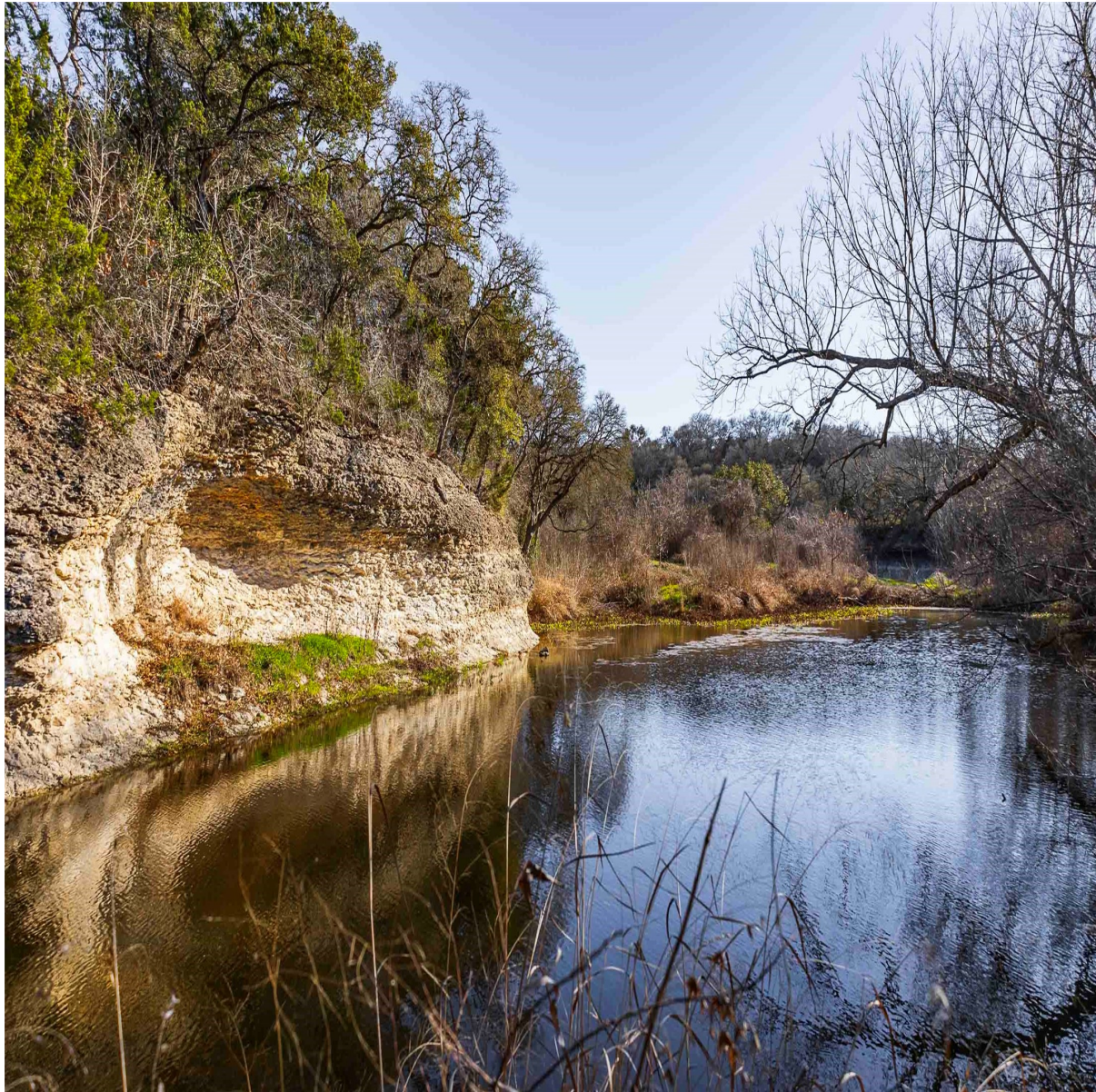


# CENTURY 21<sup>®</sup>

Judge Fite Company



## 13017 BOB JOHNSON LANE UNIT C

MANCHACA, TX 78652



\$1,420,000



1 acres

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## DESCRIPTION

Exclusive Creekside Sanctuary – A Rare Hill Country Gem! Nestled at the confluence of spring-fed Bear Creek and Little Bear Creek, this extraordinary 10.8-acre property in Travis County offers a rare combination of natural beauty, privacy, and convenience—perfect for an estate home, mini-ranch, or family compound. With approximately 830 feet of frontage along Little Bear Creek and 345 feet along Bear Creek, this property features year-round water, striking limestone bluffs, and distinct ecosystems. A dramatic 70 feet of elevation change enhances the landscape, offering breathtaking views and diverse terrain. The lower floodplain boasts a lush, wild forest and open grassy pasture, while the upper orchard area enjoys a gentle south-facing slope, ideal for fruit trees, equestrian pursuits, or a private retreat. Majestic oak, cedar, pecan, and elm trees frame the landscape, complemented by seasonal bluebonnets, mountain laurels, and native wildflowers. Offering a true park-like setting, the land has been cultivated using organic methods since 2008, free from pesticides and herbicides. A 408-foot-deep well with a pump house provides water, and a 200 Amp electric line is in place. Adjacent to horse pastures and stables, this property is an exceptional opportunity for those seeking tranquility, natural beauty, and room to create a legacy estate. Prime location just 0.5 miles from FM 1626, with quick access to SH 45 SW Tollway—only 15 miles to downtown Austin, in Austin ISD. Property is accessed via a deeded easement.

**PROPERTY TYPE:** Land - UnimprovedLand

**MLS STATUS:** Active

**MLS:** 8704129

**YEAR BUILT:**

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** N/A

**LIST DATE:** 02/14/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** SWE

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 10.82

**LOT SIZE (SQFT):** 471,362

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- NativePlants
- Orchards
- RollingSlope
- RockOutcropping
- ManyTrees
- SteepSlope

**FENCING:**

- BarbedWire
- Partial

## UTILITIES

**UTILITIES:**

- ElectricityConnected
- WaterConnected
- SewerNotAvailable

**LISTED BY:** Jan Gunter

**PHONE:** 512.944.0572

## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Keller Williams Realty

**COMMUNITY:**

- TrailsPaths

century21judgefite.com

each office is independently owned and operated