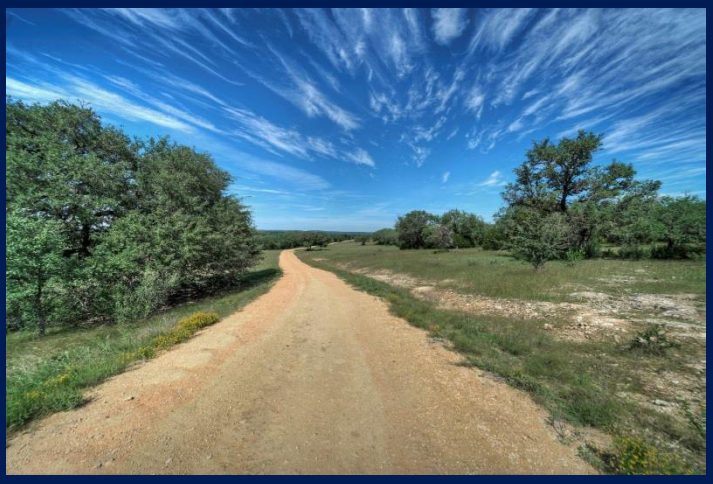
Becky Adkins - Agent
Tel: (512) 751-0533
Email: BeckySellsRanches@gmail.com

435 + acres Rocky River Ranch
$3,999,000

435 plus acre Rocky River Ranch

This is that hard to find place you've been looking for! 41 miles to downtown Austin, an hour and 20 from loop 1604 in San Antonio and just 8 miles from Johnson City. It's the Perfect Location just minutes from amenities like Pedernales Falls State Park, Good Texas Dance Halls, a Real grocery store, restaurants and WINE, WINE and more WINE with vineyards and tasting rooms just minutes west of the Ranch. Fredericksburg's wine region LBJ State Park and Fast Growing Dripping Springs are all within 20-30 minutes of the gate. This ranch has spectacular views, Huge Old Oaks and Cedar Elms shade the land some cedar has been left as cover for game. Fertile well drained soil sets this one apart and makes it very horse friendly and tillable (see wine). The surrounding neighborhood has some of most well-known High End ranches in the Hill Country of which many are in Conservation easements insuring the setting for future generations.



This is NOT the cedar infested rocky stuff with thin soil that you have come to believe is all there is in the Hill Country. Nope, the size of this ranch packs a lot of diversity and that is what sets it apart. It has 3700 ft road frontage but maintains a quiet setting without a lot of road noise. There are three nice hilltops with a good elevation changes from about 1280 ft down to 1000 with beautiful 360 degree views of the Pedernales River Valley and best of all you aren't looking at rooftops. Great deer Hunting, turkey hunting and bird hunting awaits.

This ranch is YOUR blank canvas. It has One water well and good fences making it an opportunity to own a fine piece of property that YOU can mold and create without paying for someone else's idea of "improvements". There are a couple of good spots to put in some tanks if one desires. This will be someone's Family Legacy Ranch. *For those desiring more acreage or potential Pedernales River and Creek Frontage please call the Broker for more information.

**Brokerage Participation is encouraged. Buyer's agent must be identified on first contact and MUST BE PRESENT at initial showing of the property in order to participate in the real estate commission.*

If this condition is not met, fee participation will be at the sole discretion of Adkins & Associates, Inc.

For more Information please contact:

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Website: www.adkinsandassoc.com

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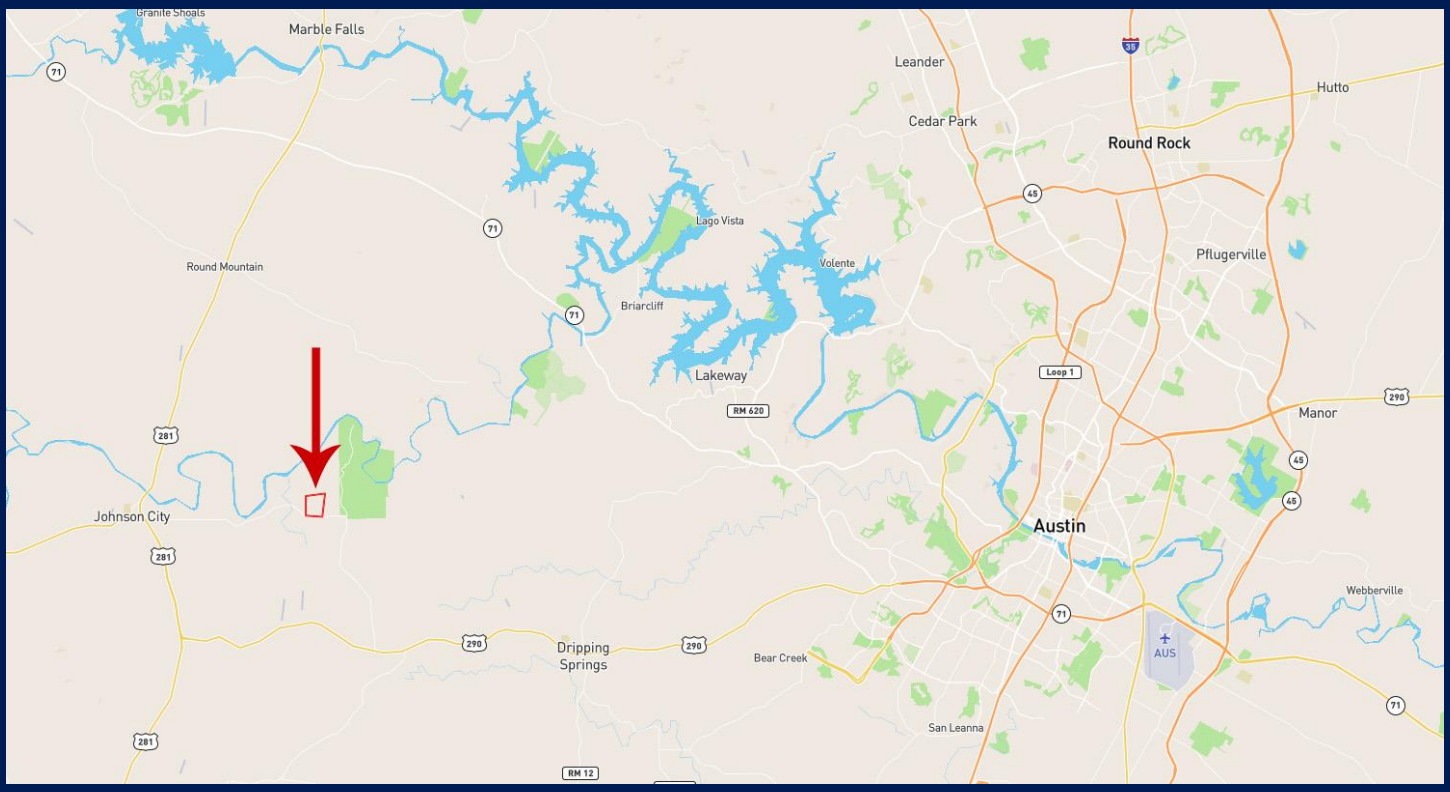
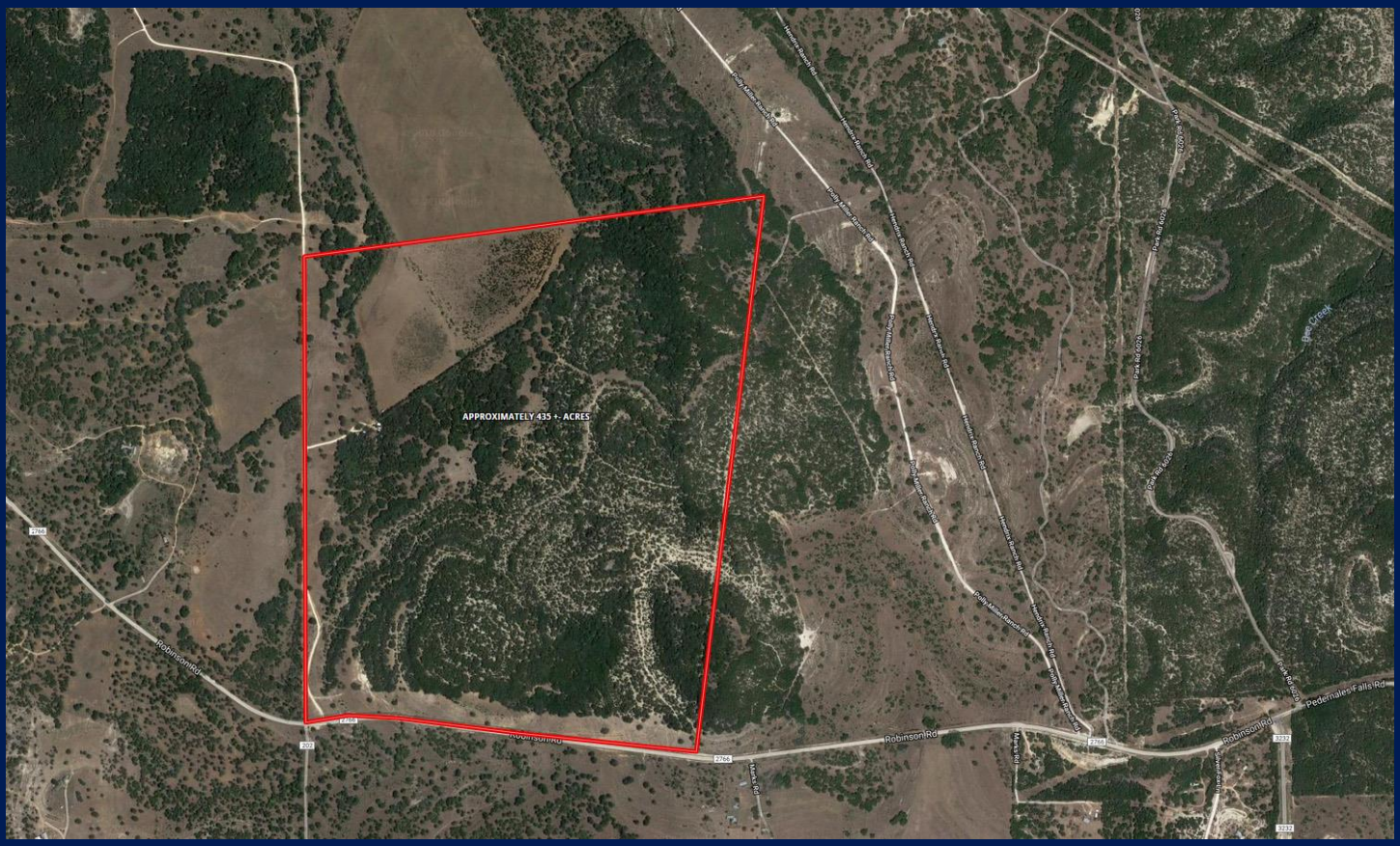
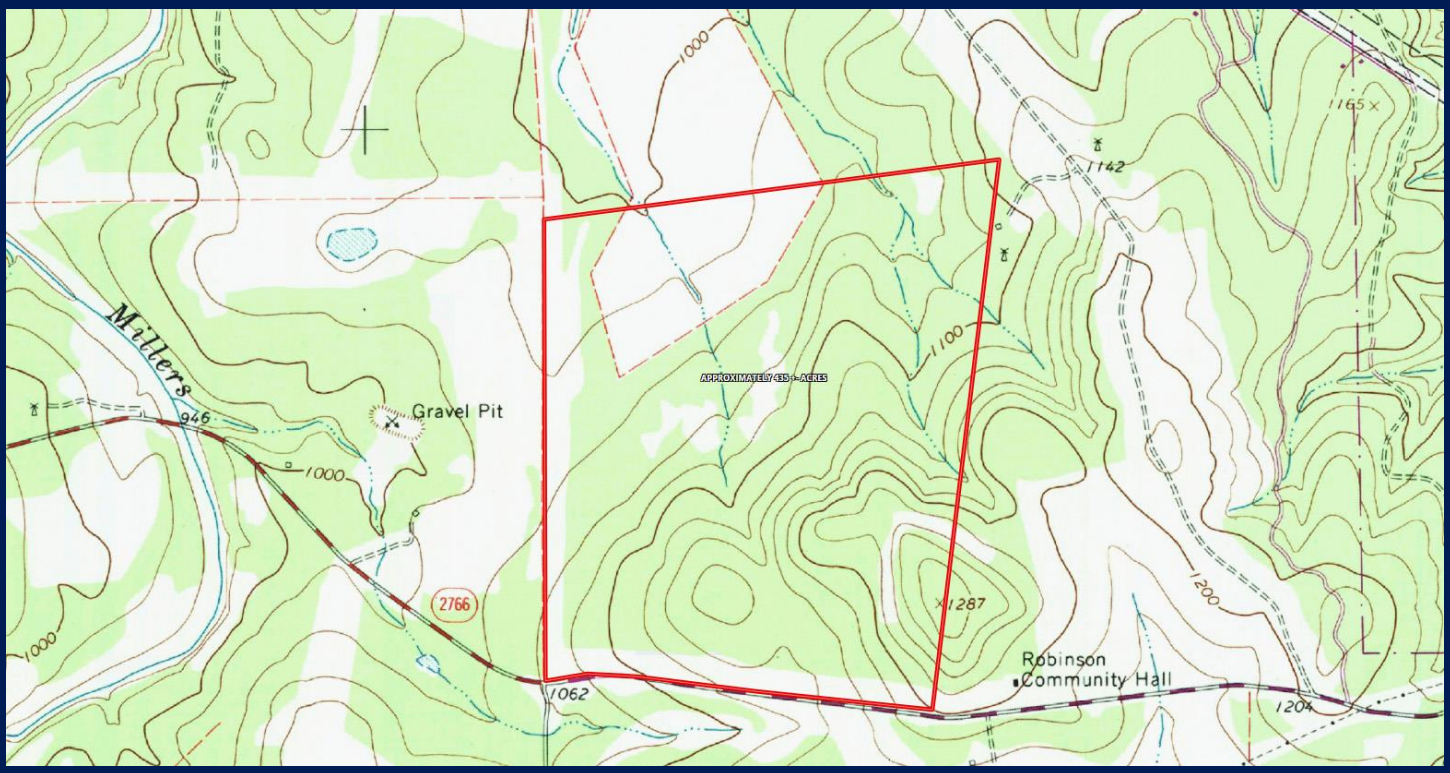
Driving Directions

From Austin Take Hwy 290 West past Dripping Springs to Ranch Rd. 3232 (Pedernales Falls State Park Rd) turn right and go 8.1 miles to Robinson Rd. Left on Robinson Rd. (FM 2766) Ranch will be on your right about 2 miles down at the intersection of Robinson Rd and Yeager Creek Rd (Co. Rd. 202). From San Antonio Take Hwy 281 to 290 Johnson City and Turn Right on Robinson Rd. (across 290 from Dairy Queen) ranch will be on the left approx 7 miles.




APPROXIMATELY 435 +- ACRES
Robinson Rd
Pedernales Falls Rd
Creek


APPROXIMATELY 435 +- ACRES
Gravel Pit
Millers
946
1000
1100
1142
1165
1200
1287
1062
1204
2766
Robinson
Community Hall

Area Map
Potato Hill
Burnet
Buchanan Dam
Inks Lake SP
Burnet Muni Kate Craddock Field
Bertram
Longhorn Cavern SP
Colorado River
281
29
Liberty Hill
Lake Georgetown
Georgetown Mun
Fairland
35
Sunrise Beach
Little Hill
Round Mountain
Leander
Lake Lyndon B Johnson
Marble Falls
183A
Colorado River
Lago Vista TX-Rusty Allen
Round Rock
71
183
Spicewood
45
Anderson Mill
McNeil
Wells Branch
Round Mountain
Lake Travis
1
Pedernales River
Buffalo Gap
Lakeway Airpark
275
Subject
Wolf Mountain Trail
69
Bee Cave
Camp Mabry Military Reservation
Pedernales River
281
Austin
Barton Creek Trail
Oak Hill
290
360
Henly
Signal Hill
McKinney Falls SP
Shady Hollow
Manchaca
Driftwood
Blanco
45
Buda
130
35
Mendoza
Wimberley
Kyle
Fischer
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