

Miller Creek Ranch

BLANCO COUNTY, TEXAS



Nestled in a valley surrounded by tall peaks, the Miller Creek Ranch is truly one of the crown jewels of the Texas Hill Country. These 895 acres have been cleared of cedars, encouraging growth of native grasses as well as native trees and plants. 6,000 ft. of crystal clear Miller Creek, one of the strongest year-round creeks in Texas, flow throughout the property. Portions of the creek are dammed allowing for small boats and jet skis. Several stock tanks filled with bass, catfish and crappie also provide excellent fishing opportunities. Game fenced and cross-fenced, this property also features numerous white tail deer and axis as well as an assortment of other Central Texas native wildlife.

Partially operated as a horse farm, the fenced green pastures and 16 stall horse barn of Miller Creek Ranch act as scenic additions to the landscape when viewing the property from the spectacular hills surrounding them. A recently completed 5,000 square foot manor home utilizes native stone inside and out and includes the numerous custom features expected of a modern day luxury estate. Located just outside of Johnson City, 35 miles west of Austin and 55 minutes from the airport in San Antonio.

Price: \$16,900,000.00



Dave Murray
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Miller Creek Ranch

Home Photos



Miller Creek Ranch

Barn and Pastures



Miller Creek Ranch

Creek and Land



Miller Creek Ranch

Fact Sheet

Size: 895 +- Acres

Location: Located in the "heart" of the Texas Hill Country, this ranch is about 35 miles west of Austin. It is approximately 55 minutes from the San Antonio airport or Austin airport, and is conveniently located just east of the Highway 281 and Highway 290 West intersection.

Frontage: Approximately 1 1/4 mile of frontage along Hwy 290 West. Old 290 runs directly to the gate and along the front of the property providing good paved entry.

Land Description: This beautiful ranch has been completely cleared of cedar, allowing strong native grasses to flourish. The property contains a large variety of native trees and plants as well. Soils are deep, with very little caliche type soil, as is commonly found on other ranches in the area. There are several large fields on the property, as well as scenic hilltops, which provide spectacular views – elevations range from 1130 ft. along the creek to 1307 ft. on the hilltops.

Miller Creek is one of the strongest "live" creeks in the Hill Country and spans the property for approximately 6000 feet, and is dammed, providing dramatic water quality and beauty. A series of seven ponds and lakes, located in the central portion of the ranch, are stocked with an assortment of bass, catfish, and crappie, providing excellent fishing opportunities.

Home Description: A custom estate home of approx. 5,500 sq. feet features a native stone façade and 4 bedrooms/4.5 baths. Natural stone and hardwood pine floors accentuate the limestone walls. The kitchen features limestone counters, stainless Viking appliances, copper sinks and 30 ft. beamed ceilings. The great room at entry is anchored by a limestone fireplace and features wet bar and tall ceilings. Other living areas include a family room and parlor. The master suite includes a sitting area, stone fireplace, and luxurious bath with walk-in shower, two separate vanities each with a sitting area, sewing room and garden tub. Each of the other 3 bedrooms include a full bath.

Gardens surround the home, creating an extra sense of privacy. A flagstone patio spreads out from the covered porch and leads to a heated pool with hot tub, limestone fireplace with BBQ pit, exercise room and outdoor restrooms. Large, manicured oaks frame the home, shading the manicured grounds.

Improvements: The entire property is high fenced and cross fenced for game management. There are numerous whitetail and axis deer on the ranch. The property is currently operated as a horse farm with a 16 stall "MD" barn, and paddocks with "flex" fences for the horses. Fields of improved grasses lend themselves to the overall beauty of the ranch.

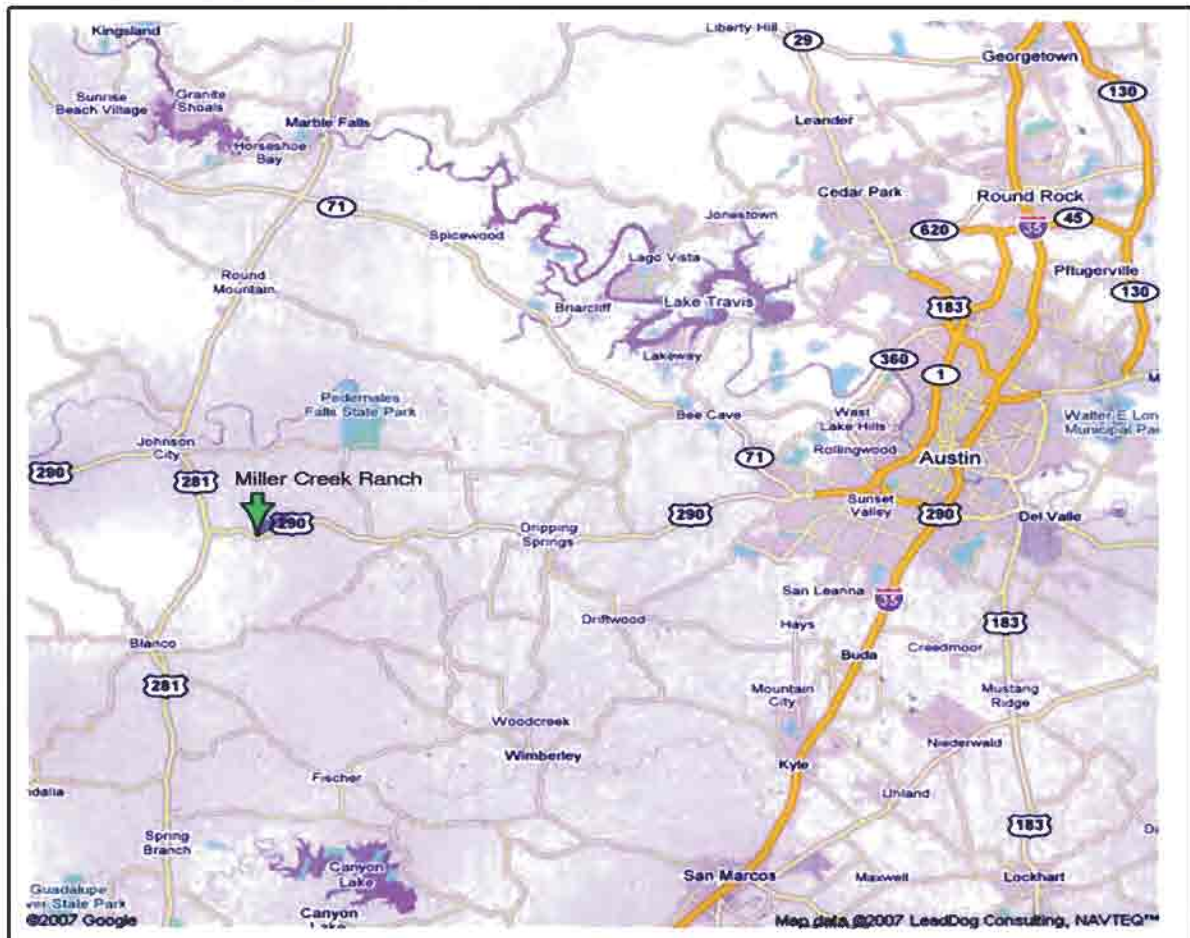
A 1/1 guest home sits on the shores of the aerated fishing lake - a perfect escape. Guests are also accommodated by a 2/2 stucco site built home with full kitchen and living area.

Comments: This ranch with its excellent, crystal clear water is a finely tuned ranch of exceptional value, and is one of the sparkling jewels in the Texas Hill Country. The convenience of highway frontage is augmented by hills that protect the serenity of the ranch. A site on the ranch is perfect for the construction of an approximately 20 acre lake.

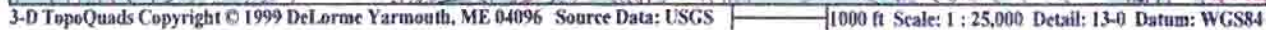
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Aerial and Location



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