



Coldwell Banker United

377 Shiloh Rd
Johnson City, Texas 78636
\$2,800,000

142 Acres
Blanco County



Dave Murray
Broker, REALTOR®
Dave@dm tx.com | 512-695-2176

dm tx.com

Josh Smith
REALTOR®
Josh@dm tx.com | 512-699-4684





Coldwell Banker United

142 Acres
Blanco County



Main Home



Le Stelle Ranch

This stunning 142-acre Hill Country property has just become available, and has been in the family of the renowned Italian artist Benini since 1999. Benini is well known for his breathtaking paintings, as well as his sculptures, some of which grace this property. If you know the Texas Hill Country, you know the land that stretches out west from the Hwy 281 & Hwy 290 intersection is one of the most beautiful sections of it. As the crow flies, the property is about 7 miles west in that direction. The location is excellent, as you are roughly an hour away from both Austin and San Antonio via Highway. You are also near Johnson City and just 25 minutes from Fredericksburg.

The ranch is very private and tucked away on a very scenic country road. It has some of the most fantastic 360 degree Hill Country views in Central Texas, with the main 3 bedroom home perched on a hill with unencumbered views in every direction. It is on an elevation of over 1,800 ft. The 2,880 sq ft hilltop home has a stone and cedar finish, and some very nice updates inside. The kitchen has been updated with granite countertops, gas range stove, and stainless appliances. Three stone fireplaces are within the home, and it also has multiple outdoor porches, with one having an outdoor shower.

Very much a quintessential Hill Country piece of land— there are mature oaks throughout, rolling hills with native grasses, and classic Hill Country terrain. There are two intermittent-weather stock ponds that could be utilized in the future.

Also on the property is an 12,000 sq ft hanger showcase building with rock facade that has served for a popular showroom and event center, constructed with highly valued Centria panels. There is unlimited potential for this building, including wine and craft beer operations. You are right in the region of the burgeoning vineyard scene that stretches to Fredericksburg.

Also of note is an original charming 1,100 sq ft ranch house on the property, that could make an additional AirBnB scenario or foreman's house. All-in-all, this ranch is one of the most aesthetically strong ranches in the Texas Hill Country, and its strategically placed location 1 hour from both Austin and San Antonio really make this something special.



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Showroom Building



Original Ranch Home

- **Land**

There is varied Hill Country terrain on the property, primarily Brackett-based soil. There are level areas of pasture with native grasses, as well. There are sloping hills, as well as some very strong elevations at the main home site and to the northwest of the property. Two wet-weather stock ponds reside on the land.

- **Improvements**

There is a 2,880 sq ft 3Br 2Bath main home positioned for Hill Country views on the highest elevation of the property. The views are staggering and panoramic. The exterior finish is cedar and stone, with a metal roof.

The 1,100 sq ft original ranch home is located near the west of the ranch, with 1 bedroom and 1 bath. The home has been nicely maintained and could be utilized as an AirBnB or foreman's home.

Also on the property is an 12,000 sq ft hanger showcase building with rock facade that has served for a popular showroom and event center, constructed with highly valued Centria panels. There is unlimited potential for this building, and it includes full kitchen.

- **Wildlife**

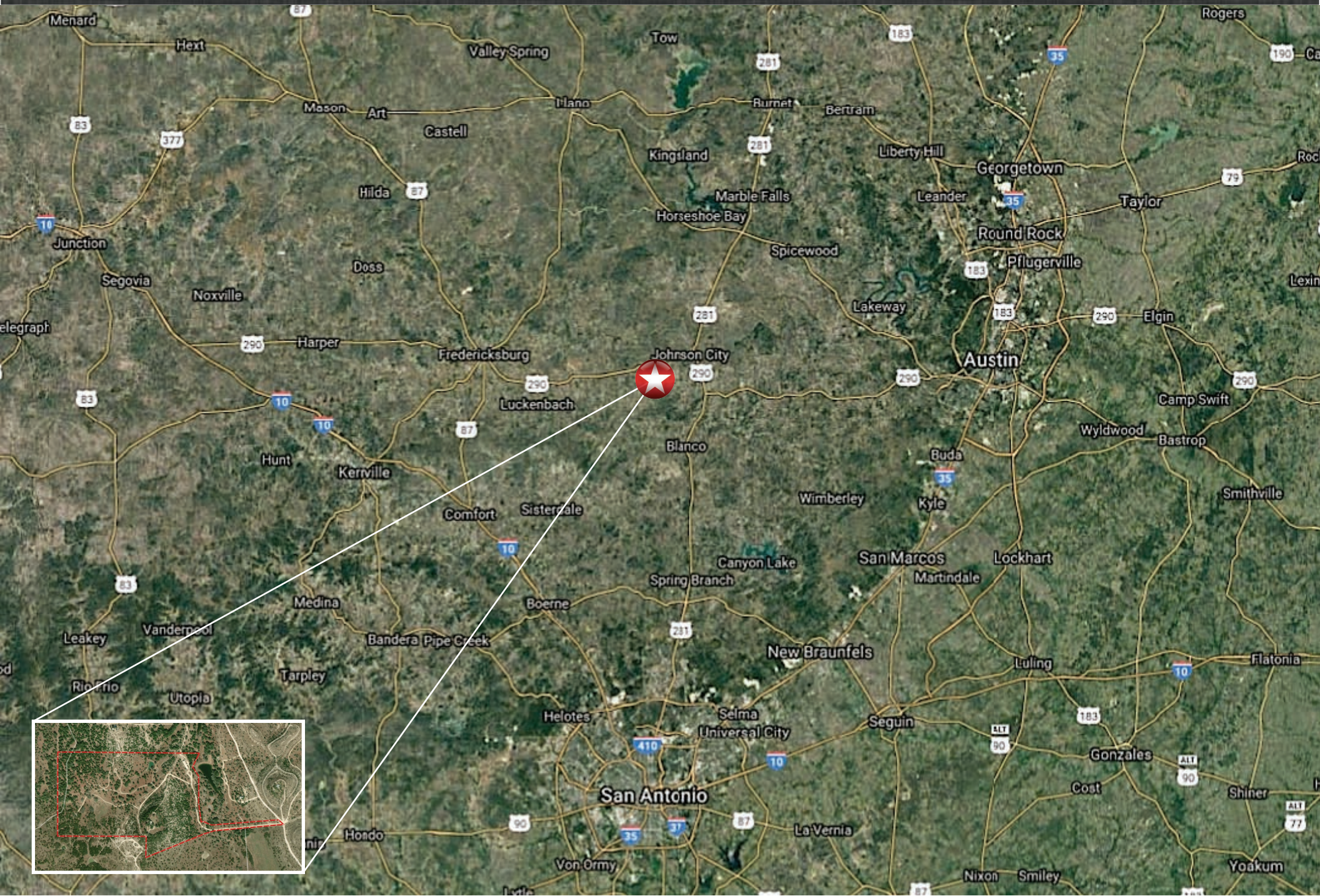
The ranch has a wealth of native wildlife, including white-tailed deer, turkey, & more.

- **Utilities**

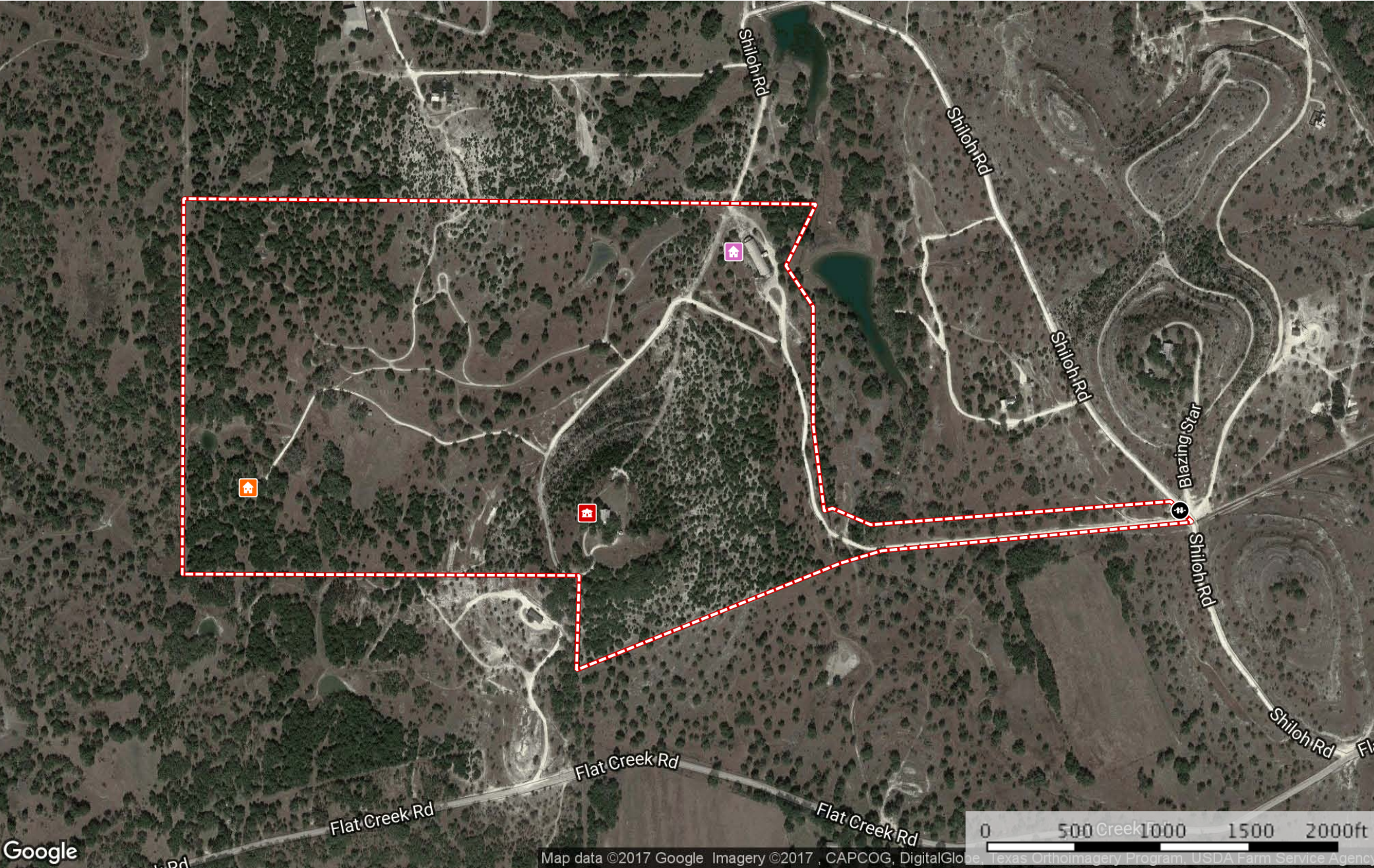
Electricity, Well water on property, Septic

- **Exemptions**

An AG exemption is in place making for low taxes.

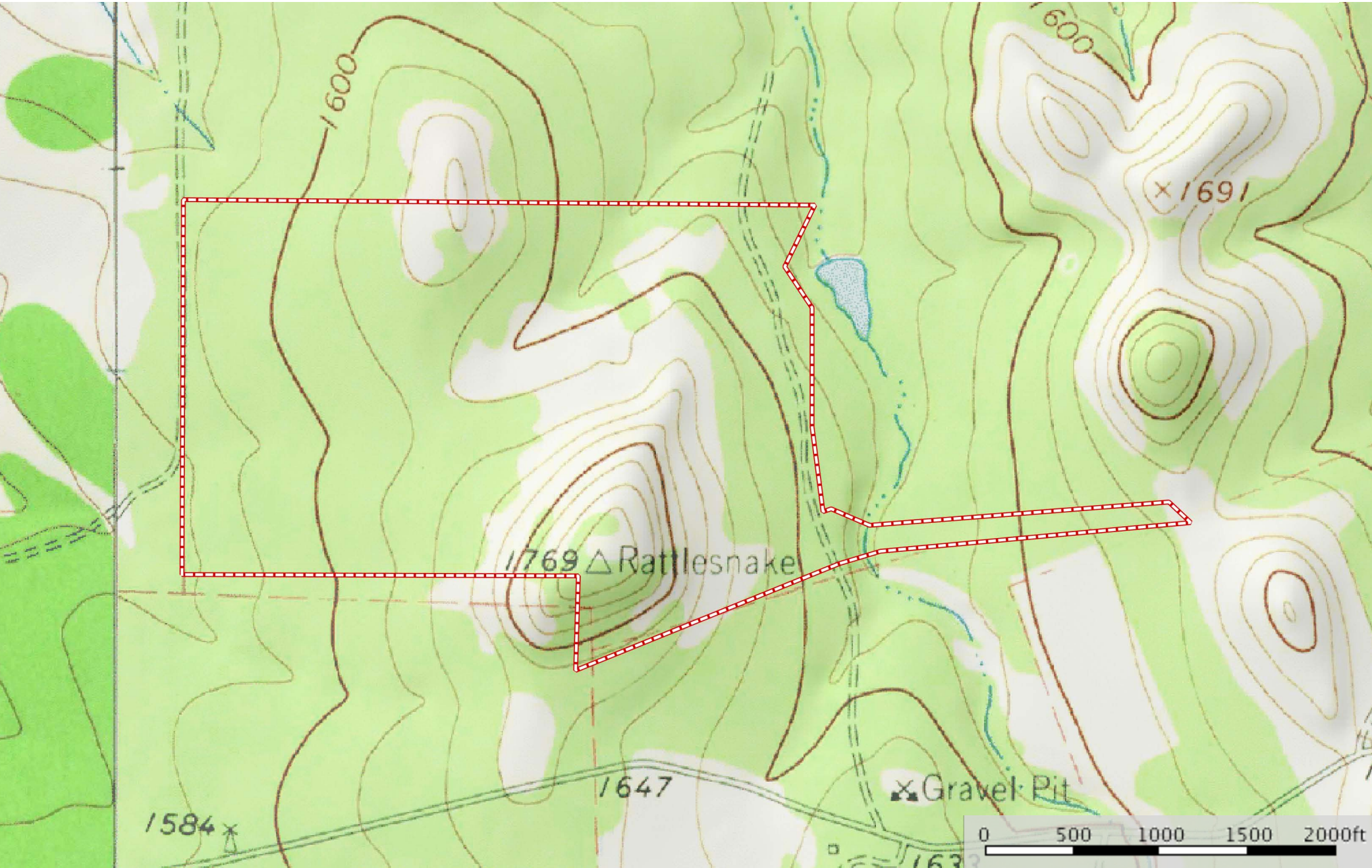


Le Stelle Ranch
Blanco County, Texas, 142 AC +/-



- Gate
- Main House
- 2nd House
- Studio Building
- Boundary

Le Stelle Ranch
Blanco County, Texas, 142 AC +/-



 Boundary

①

28.38 Acres
Vol. 144 Pg. 139

Vol. 144 Pg. 139

②

518.40 Acres
Vol. 150 Pg. 259

130.47 Acres
Vol. 182

143± Acres

ABSTRACT
SURVEY
& M. RR. CO.
NO. 319
31859

200.95 Acres
Vol. 121

SURVEY OF 2,178 ACRES, OUT OF THE C. & M. RR. CO. COMPANY TRACT, NO. 318, ABSTRACT 31859, BLANCO COUNTY, TEXAS, BEING A PARTITION OF THE 100 ACRES, ACCORDING TO RECORDS OF BLANCO COUNTY, TEXAS.

Volume 144
Page 975

2.73 Acres

351.4 Acres
Vol. 99 Pg. 762

432.07 Acres
Vol. 79 Pg. 838

POINT OF BEGINNING

Point of Beginning

LINE	LENGTH	BEARING
1	1202.18 (0.0000)	S. 20° 45' 55" E.
2	84.06 (0.0000)	S. 60° 43' 00" E.
3	142.02 (0.0000)	S. 25° 26' 34" E.
4	182.89 (0.0000)	S. 15° 02' 24" E.
5	168.10 (0.0000)	S. 09° 00' 00" E.
6	148.76 (0.0000)	S. 34° 42' 24" E.
7	20.49	N. 89° 20' 00" E.
8	18.30 (0.0000)	S. 19° 22' 00" E.
9	124.75 (0.0000)	S. 10° 46' 31" E.
10	208.12	S. 68° 02' 24" E.

LEGEND

- 3/8 inch iron rod found
- 1/2 inch iron rod set
- 1/2 inch iron rod found
- 4 inch iron pipe found
- 600 not found

A legal description of same data accompanies this plat.

This survey was released without benefit of a Title Commitment/Schedule B. WE ARE THEREFORE NOT RESPONSIBLE FOR ANY EASEMENTS OF RECORD WHICH ARE NOT LISTED OR SHOWN HEREON.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this plat and accompanying legal description was prepared from an on the ground survey performed under my direction and supervision.

Dale Allen Sultemeier
Dale Allen Sultemeier
Registered Professional Land Surveyor
No. 4542 - State of Texas



PLAT SHOWING A 143± ACRE TRACT
OF LAND OUT OF THE C. & M. RR. COMPANY
SURVEY NO. 319, SITUATED IN BLANCO
COUNTY, TEXAS.

9-13-04 JAR