

# **1153 Robinson Road, Johnson City, TX 78636**

## **Property Details**

Welcome to an extraordinary opportunity to own a remarkable piece of Texas real estate with a perfect blend of natural beauty and functional amenities. Located in a prime position along Robinson Rd, this property boasts an impressive 2400+/- feet of road frontage, providing easy access and visibility. Adding to its allure, the estate features an extensive 3600+/- feet of river frontage along the serene Pedernales River, offering a rare combination of convenience and natural splendor. The river offers several natural springs and large deep pockets of water. Owning both sides of the river along approximately half of the waterfront length elevates this property to an even more exclusive and unparalleled status. This unique feature not only enhances the privacy and seclusion of the estate but also provides the owner with complete control and access to the pristine Pedernales River.

At the heart of this property, a charming 1 bed, 1 bath rock cabin awaits, providing a cozy and rustic retreat. Spanning 864 sq ft, this quaint dwelling captures the essence of country living, offering a peaceful escape from the hustle and bustle of everyday life. Whether used as a private residence or a guest retreat, the cabin adds a touch of character to the property.

Adjacent to the cabin, a well-appointed 640 sq ft workshop stands, boasting heating and cooling systems along with insulation. This versatile space is ideal for various uses, from a creative workspace to a hobbyist's haven. Additionally, a 60 x 20 pole barn provides ample storage for equipment, ensuring that the practical needs of the property are well met.

The Hunting and Fishing opportunities on the ranch are endless. This section of the river has been known to produce some of the best fishing in Blanco County. Wildlife is abundant including all that Blanco County has to offer.

For those with a passion for outdoor recreation, the property features a nice 1000-yard shooting range, providing an ideal space for enthusiasts to hone their skills in a breathtaking environment. Whether you're a seasoned marksman or just enjoy the thrill of target practice, this amenity adds a unique and exciting dimension to the property.

Water resources are plentiful on this estate, with two water wells enhancing its functionality. One well is fully functional, catering to modern needs, while the other, an old hand-dug well, serves as a historical reminder of the property's rich past. The well's location at an old historical homesite adds an extra layer of intrigue to this already captivating piece of land.

Whether you're drawn to the property for its recreational potential, residential possibilities, or a combination of both, the 2350+/- feet of frontage on Robinson Rd, 3300+/- feet of river frontage, charming rock cabin, well-equipped workshop, pole barn, and historical homesite make this estate a truly unique and versatile investment opportunity. Embrace the tranquility and possibilities that come with owning this distinctive Texas Hill Country property.