

1151 BROCK

Hollow

23.37± Acres | Blanco County

Johnson City, Texas



Anders Realty

PURVEYORS OF FINE TEXAS RANCHES





1151 BROCK HOLLOW

23.37± AC · JOHNSON CITY, TEXAS

*EXCLUSIVE PEDERNALES RIVER RETREAT
ONLY 9 MINUTES FROM JOHNSON CITY*

OVERVIEW & LOCATION

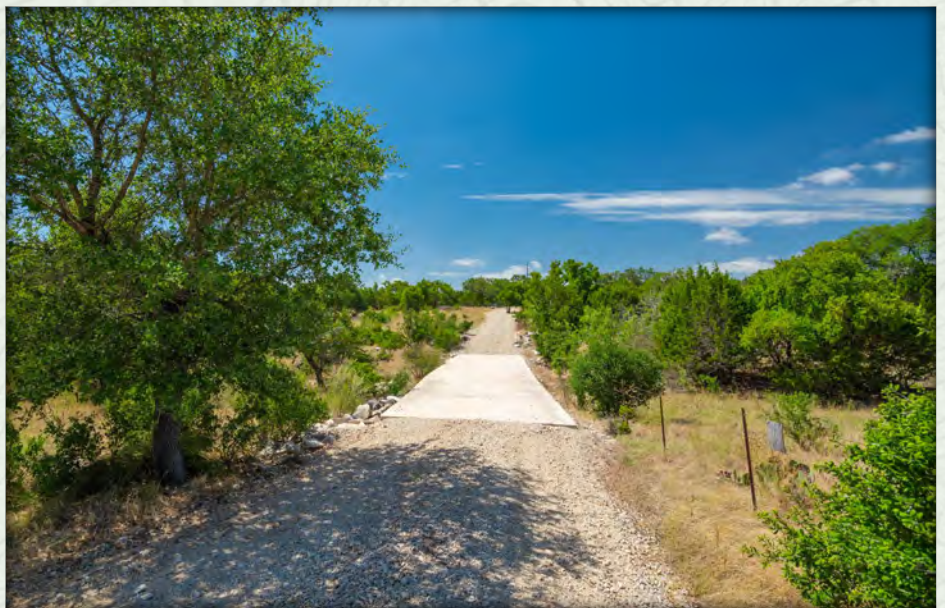
A rare opportunity to own 23+ acres unspoiled beauty with direct Pedernales River frontage. This exceptional property, thoughtfully cleared of cedar while preserving the grandeur of Live Oaks and Spanish Oaks, offers a harmonious blend of open space and native landscape. The land's gentle topography ensures effortless access to the river—no steep descents, just a



natural, inviting shoreline perfect for peaceful reflection or water recreation. Ideally positioned in Eastern Blanco County, just nine miles from the charm of Johnson City's renowned dining, live music, and boutique shopping, this private riverfront haven is the perfect setting for your dream estate.

Property Address: 1151 Brock Hollow Dr., Johnson City, TX 78636.

- ❖ 17.8± miles to Austin
- ❖ 96.2± miles to San Antonio
- ❖ 160± miles to Houston
- ❖ 183± miles to Dallas







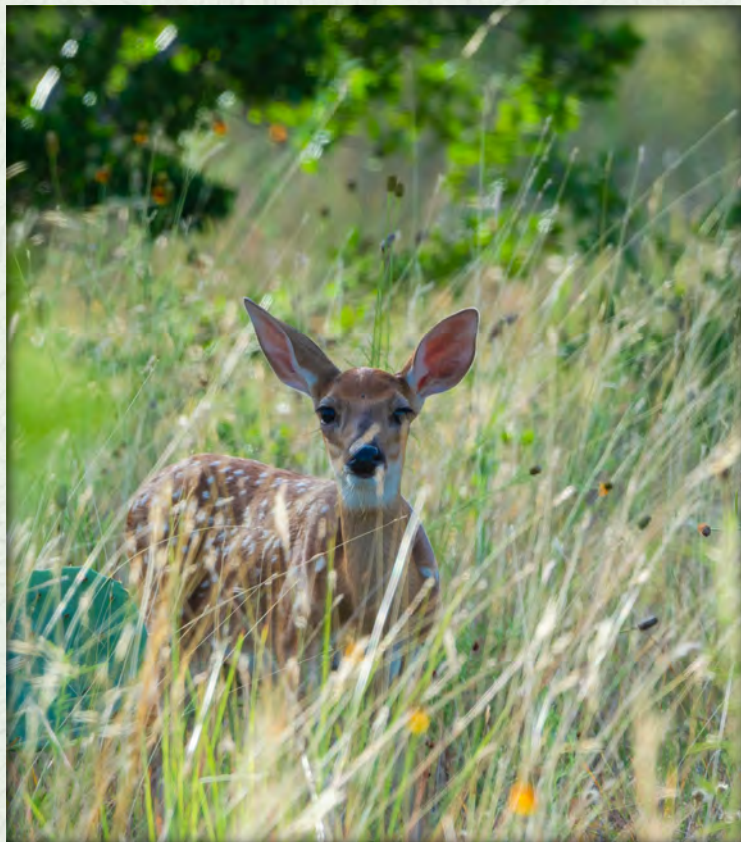




WATER

This property boasts easily accessible Pedernales River frontage, recently cleared and maintained to enhance usability. Recently a portion of the river frontage was shredded and maintained, allowing for effortless access to the water, with no rock bluff along this section of the river.





LAND & WILDLIFE

Spanning 23.37 surveyed acres, this raw property showcases a thoughtfully cleared landscape, with majestic Live Oaks, Cedar, Elm, and Sycamore trees providing a striking canopy. The land gently slopes toward the Pedernales River, offering a diverse topography with elevations ranging from approximately 990' to 1,056'. Two sides of the property (North and West) are fenced, and a small dry pond sits at its center, enhancing the natural appeal. Rich in native wildlife, including abundant White-tailed deer, the land maintains a wildlife exemption. The terrain is predominantly rocky, with dense foliage creating a haven for wildlife. A well-constructed all-weather crushed limestone

and caliche road winds down to the river, where a concrete low-water crossing ensures seamless access.

natural beauty + effortless waterfront = endless possibilities















FINANCIAL / TITLE

1151 BROCK HOLLOW, as previously described herein (23.37±ac), is offered at \$885,000 Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account.
2. The Sellers will provide and pay for a basic owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
3. The Sellers will deliver an existing survey.
4. Inventory of any personal property will be transferred via Bill of Sale at Closing.
5. The property sits in FEMA Zone X (*unshaded*) area: Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.
6. Buyers' Brokers are welcomed and invited to contact Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
7. The property lies in the Johnson City ISD.
8. The estimated 2024 wildlife-exempt property taxes paid were \$32.47 (per BCAD).



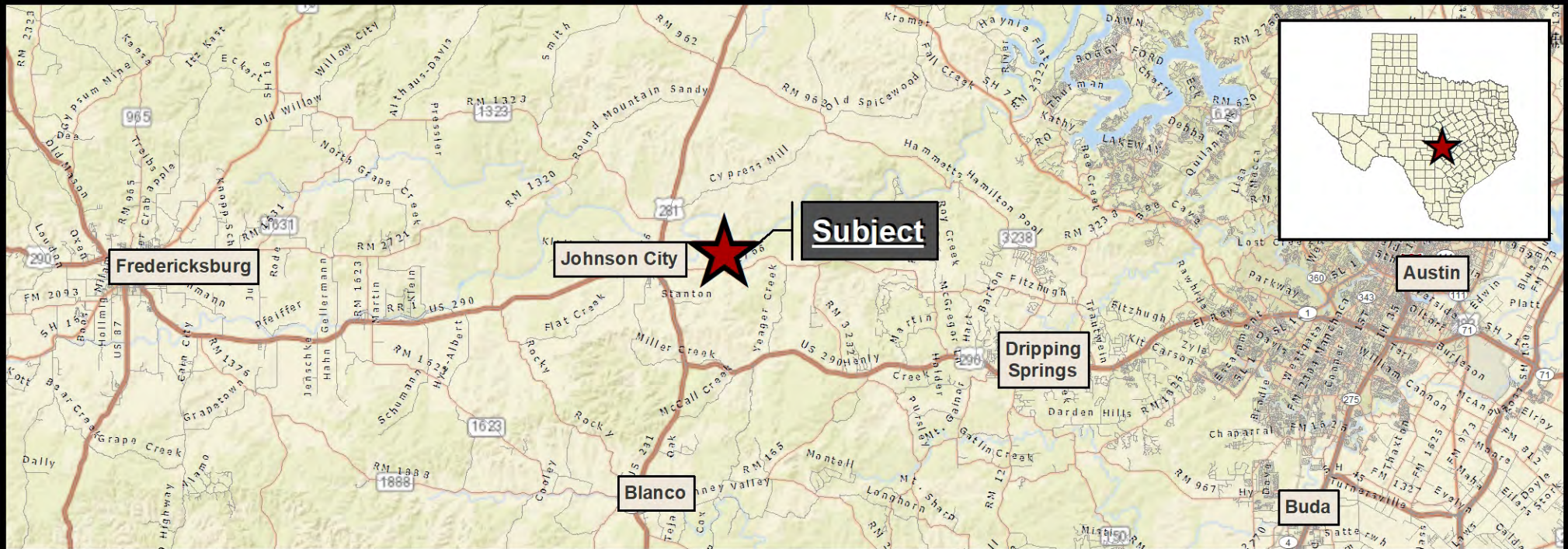
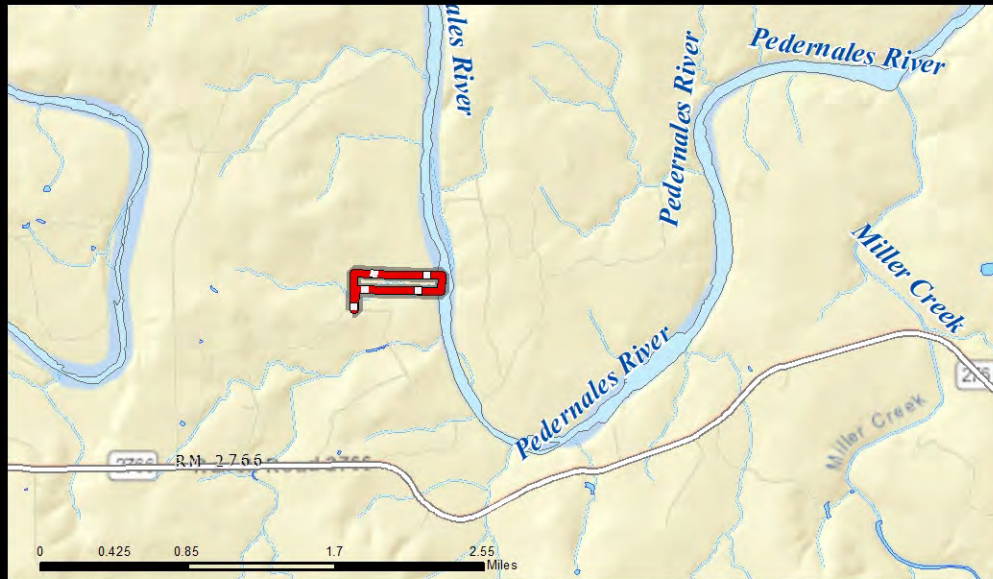
This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.



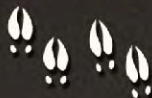


1151 BROCK HOLLOW | 23.37 ± AC | BLANCO



1 inch = 2,500 feet

0 0.3 0.6 0.9 Miles

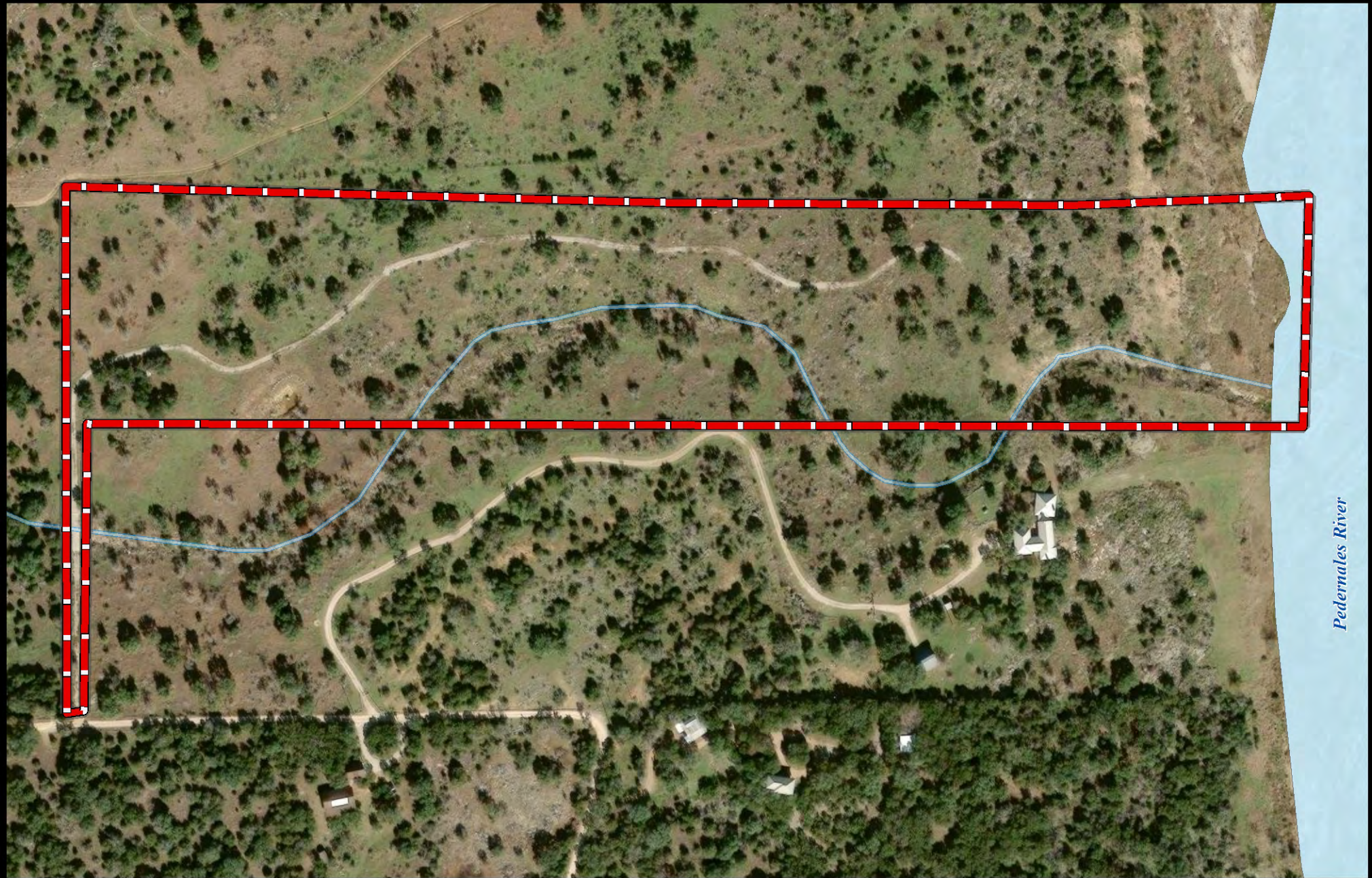


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Office (830) 481-4444
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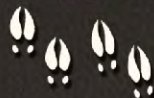
1151 BROCK HOLLOW | 23.37 ± AC | BLANCO



Pedernales River

1 inch = 241.46 feet

0 0.025 0.05 0.075 Miles

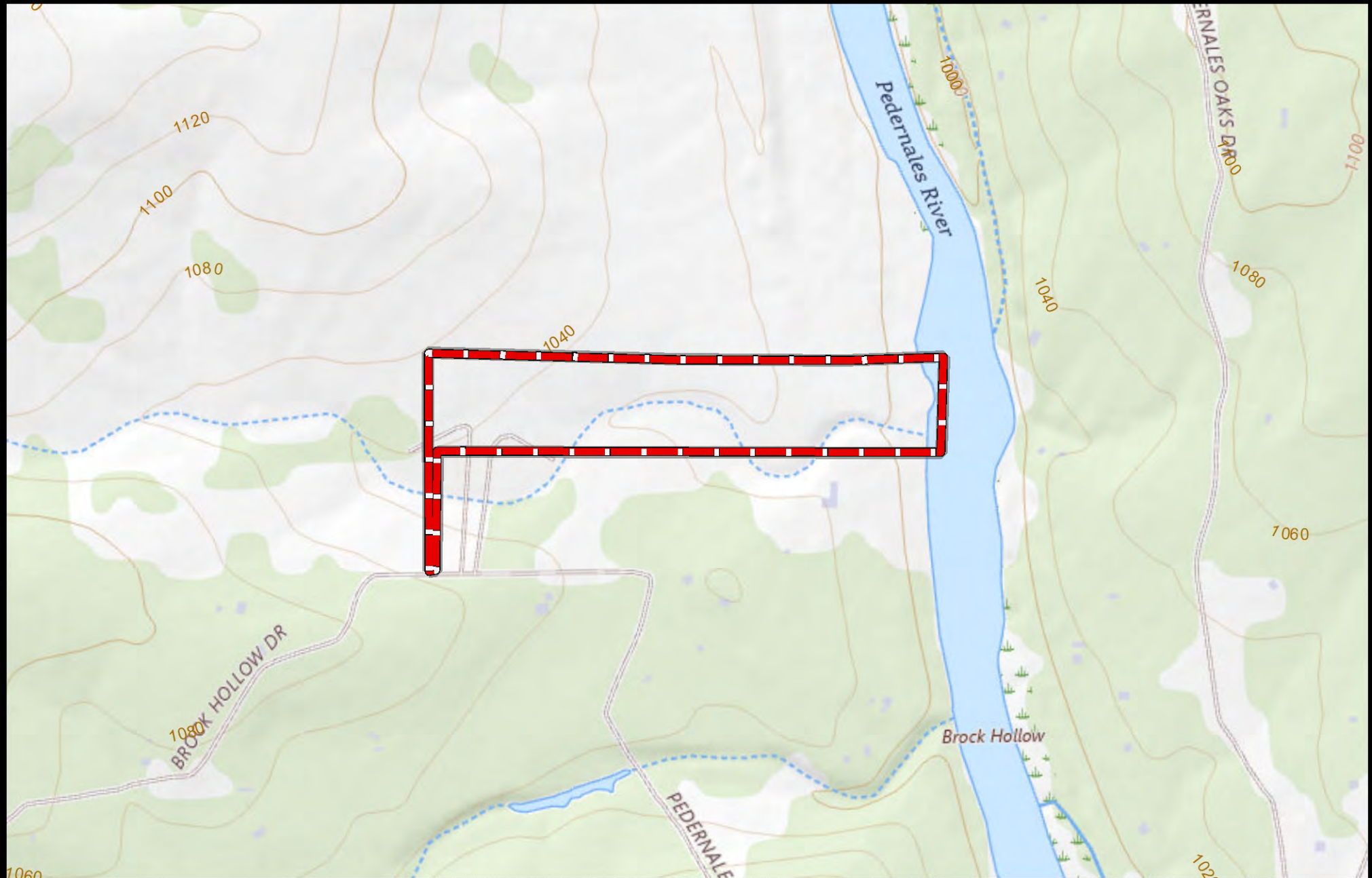


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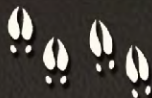
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1 inch = 583.33 feet

0 0.07 0.14 0.21 Miles



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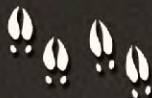
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1151 BROCK HOLLOW | 23.37 ± AC | BLANCO



1 inch = 241.46 feet

0 0.025 0.05 0.075 Miles



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The map displays land ownership along a section of the Pecos River. A large red-shaded area is prominent in the center-right, adjacent to the river. The river is labeled 'Pecos River' and flows from the top right towards the bottom right. Numerous land parcels are labeled with owner names and acreage, including MJ MAK RANCH (509.124 ac), MERY CARLOS (26.44 ac), and many smaller parcels owned by individuals like SPERRAZZA TIMOTHY R, PEYTON FRED & NANCY, and others. The map also shows a network of roads and a winding path or stream on the left side.

Key land parcels and owners include:

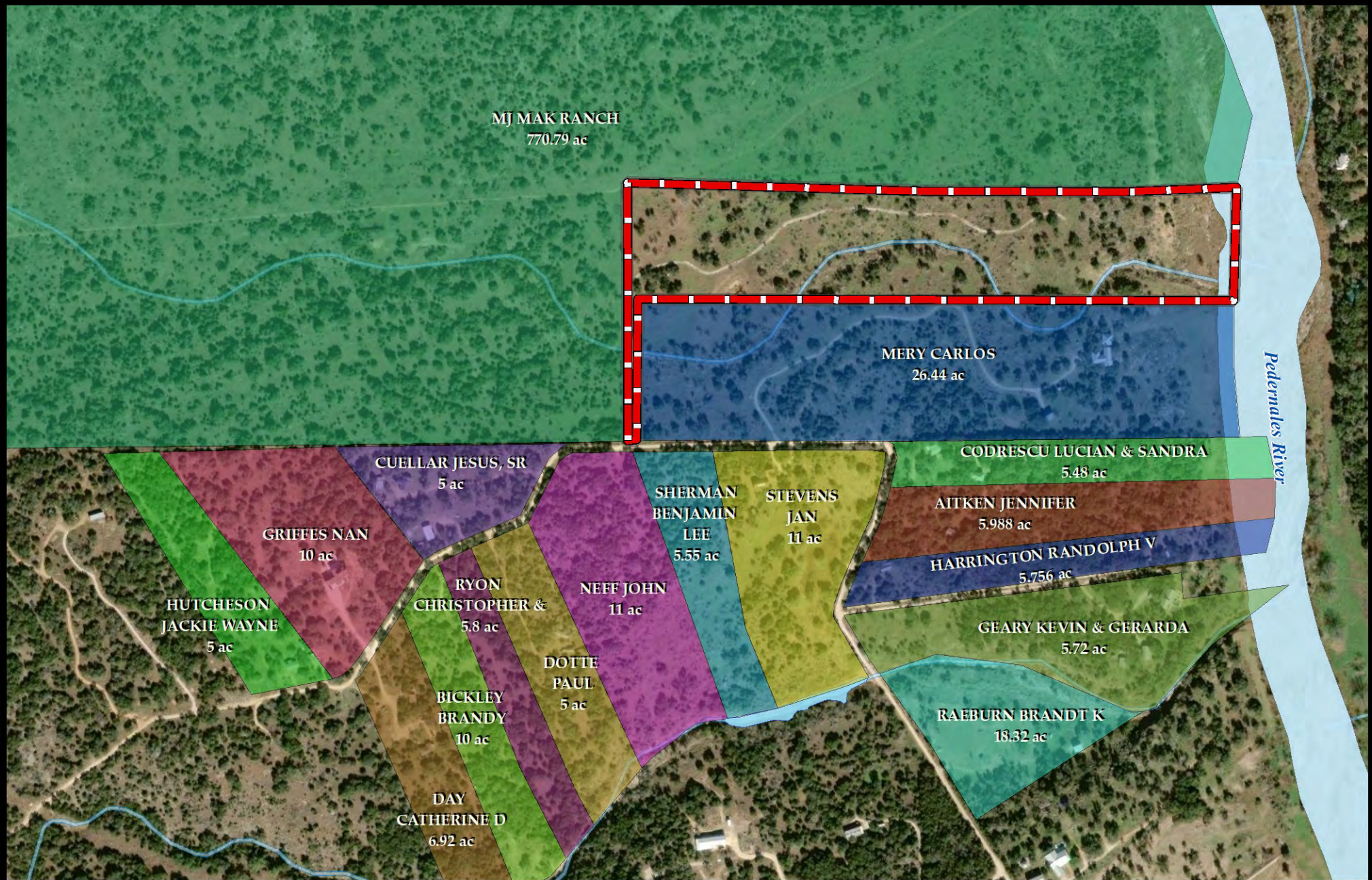
- MJ MAK RANCH**: 509.124 ac
- MERY CARLOS**: 26.44 ac
- SPERRAZZA TIMOTHY R**: 5.76158 ac
- PEYTON FRED & NANCY**: 4.68026 ac
- HUFFSTICKLER RONALD D AND**: 4.65965 ac
- COOPER CHARLES M & SUSAN M**: 4.33328 ac
- WILLBERN NANCY**: 4.00106 ac
- TRAN SCOTT M & FRANCINE P**: 5.30938 ac
- HEWETT DEBORAH**: 4.64185 ac
- HEWETT DEBORAH**: 4.46985 ac
- HEWETT DEBORAH**: 4.44973 ac
- KELLY RANDON L**: 3.83288 ac
- SMITH FREDERICK CARTER**: 3.14389 ac
- BALL LELAND J**: 5.8369 ac
- BALL LELAND J**: 3.9596 ac
- BALL LELAND J**: 4.86769 ac
- LINDLEY JOE & JUANITA**: 3.44891 ac
- ELLIOTT SEAN DAVID**: 4.07544 ac
- CLARK ELIZABETH G**: 3.74235 ac
- ROEDER BARN LLC**: 3.93399 ac
- GREEN JUDY**: 3.80475 ac
- GEARY KEVIN & GERARDA**: 6.20726 ac
- GEARY KEVIN & GERARDA**: 3.96679 ac
- RAEBURN BRANDT K**: 5.728 ac
- STEVENS JAN K &**: 3.94676 ac
- STEVENS JAN K &**: 5.84908 ac
- AITKEN JENNIFER**: 7.3877 ac
- HARRINGTON RANDOLPH V**: 5.17562 ac
- CODRESCU LUCIAN & SANDRA**: 5.38723 ac
- CUELLAR JESUS, SR**: 4.99333 ac
- NEFF JOHN L**: 5.21591 ac
- NEFF JOHN L**: 5.4033 ac
- DOTTE PAUL**: 6.25805 ac
- CHRISTOPHER &**: 4.01674 ac
- GRIFFES NAN W**: 5.36364 ac
- GRIFFES NAN W**: 4.97622 ac
- MATHES DOUGLAS WAYNE**: 4.46936 ac
- MATHES DOUGLAS WAYNE**: 5.73854 ac
- MATHES DOUGLAS WAYNE**: 5.36366 ac
- PETERSMA JEREMIAH & CANDI**: 9.40996 ac
- SCARCE MERLE G**: 5.80628 ac
- HUTCHESON JACKIE WAYNE AND**: 5.77353 ac
- BICKLEY BRANDY DAY**: 5.40682 ac
- RYON**: 2521 ac
- SHERMAN BENJAMIN LEE**: 5.21113 ac
- SHARON JOSEPH & DONNA S**: 5.42245 ac
- SHARON JOSEPH & DONNA S**: 4.98451 ac
- 8964**: 9030 ac
- 5.40808 ac**: 5.29557 ac
- 8965**: 5.76158 ac
- 8967**: 4.68026 ac
- 8966**: 4.65965 ac
- 8968**: 4.33328 ac
- 8969**: 4.00106 ac
- 8970**: 5.30938 ac
- 8971**: 4.64185 ac
- 8971**: 4.46985 ac
- 8971**: 4.44973 ac
- 8974**: 3.83288 ac
- 8975**: 3.14389 ac
- 8976**: 5.8369 ac
- 8976**: 3.9596 ac
- 8978**: 4.86769 ac
- 8979**: 3.44891 ac
- 8980**: 4.07544 ac
- 8981**: 3.74235 ac
- 8982**: 3.93399 ac
- 8983**: 3.80475 ac
- 8984**: 5.728 ac

0 0.075 0.15 0.225 Miles



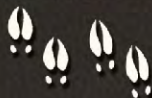
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1 inch = 493.21 feet

0 0.06 0.12 0.18 Miles

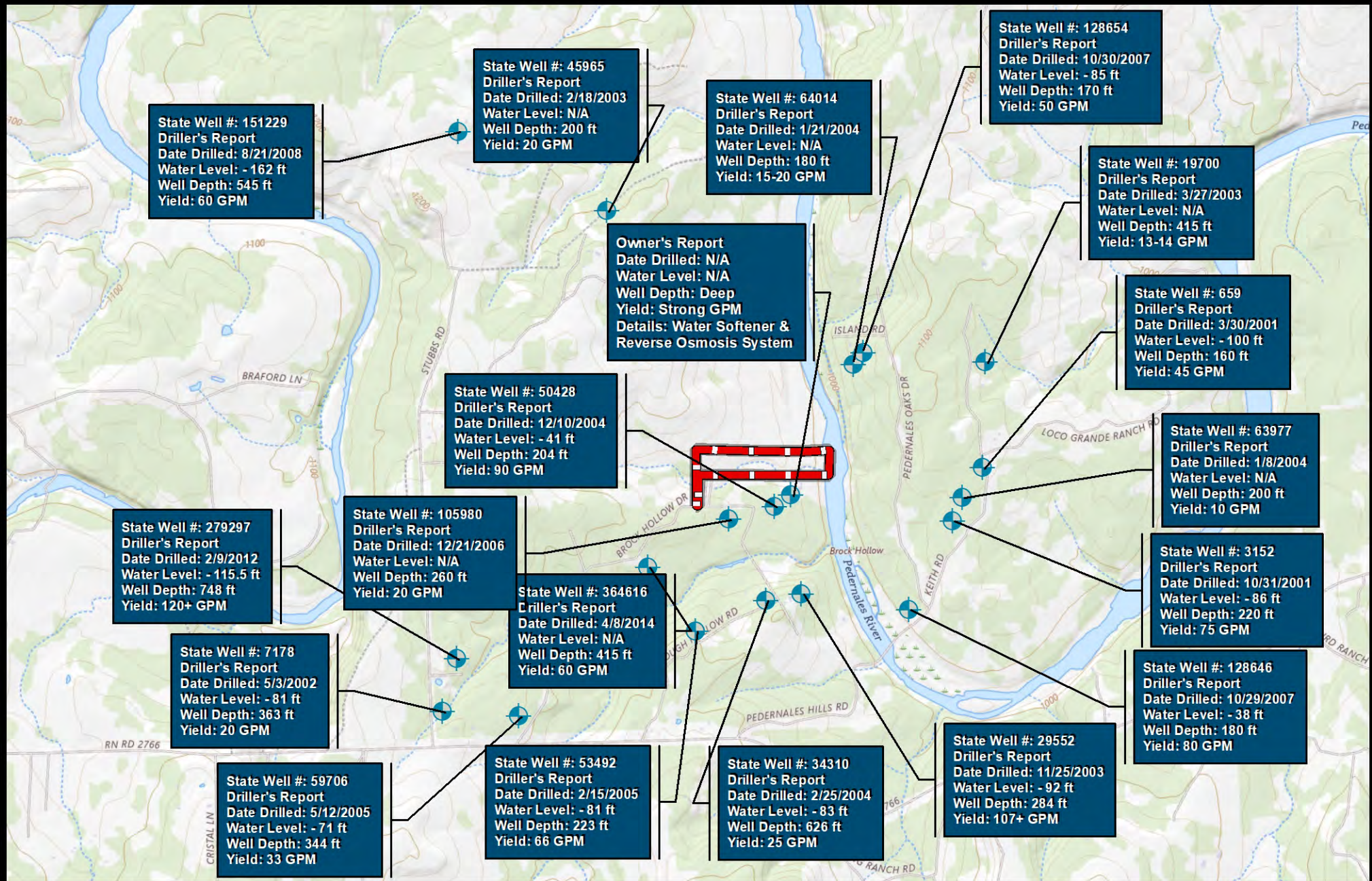


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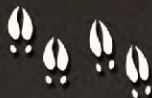
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1 inch = 2,250 feet

0 0.25 0.5 0.75 Miles



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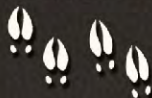
SOIL DESCRIPTION

- | | |
|---|---|
|  13 - Harper-Rock outcrop association, undulating (3.17± ac) |  RW - Riverwash, frequently flooded (3.39± ac) |
|  17 - Hensley association, undulating (15.57± ac) |  W - Water (0.41± ac) |



1 inch = 239.04 feet

0 0.025 0.05 0.075 Miles



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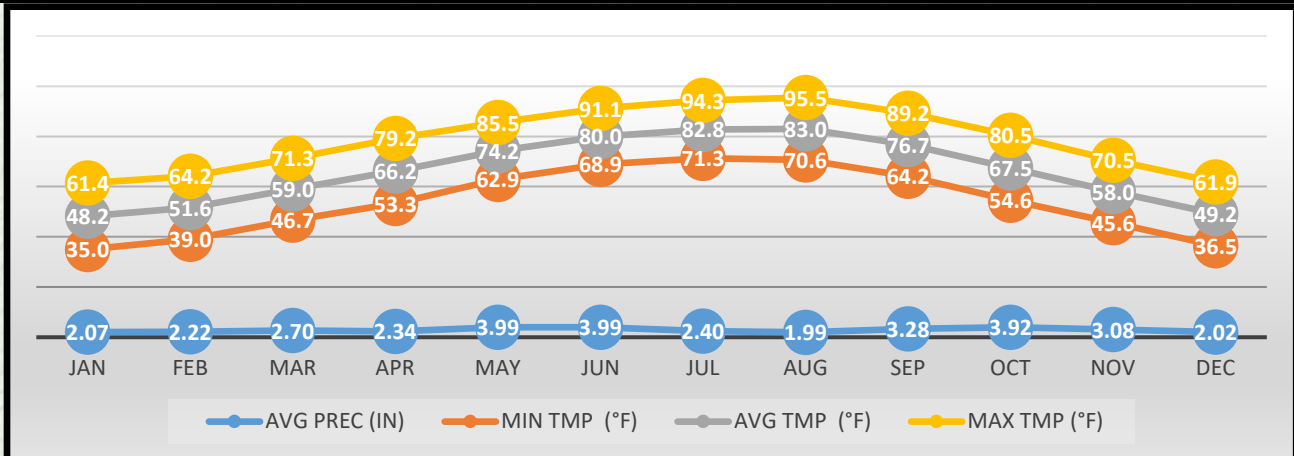


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CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Johnson City, Texas** from the National Climate Data Center (NCDC)

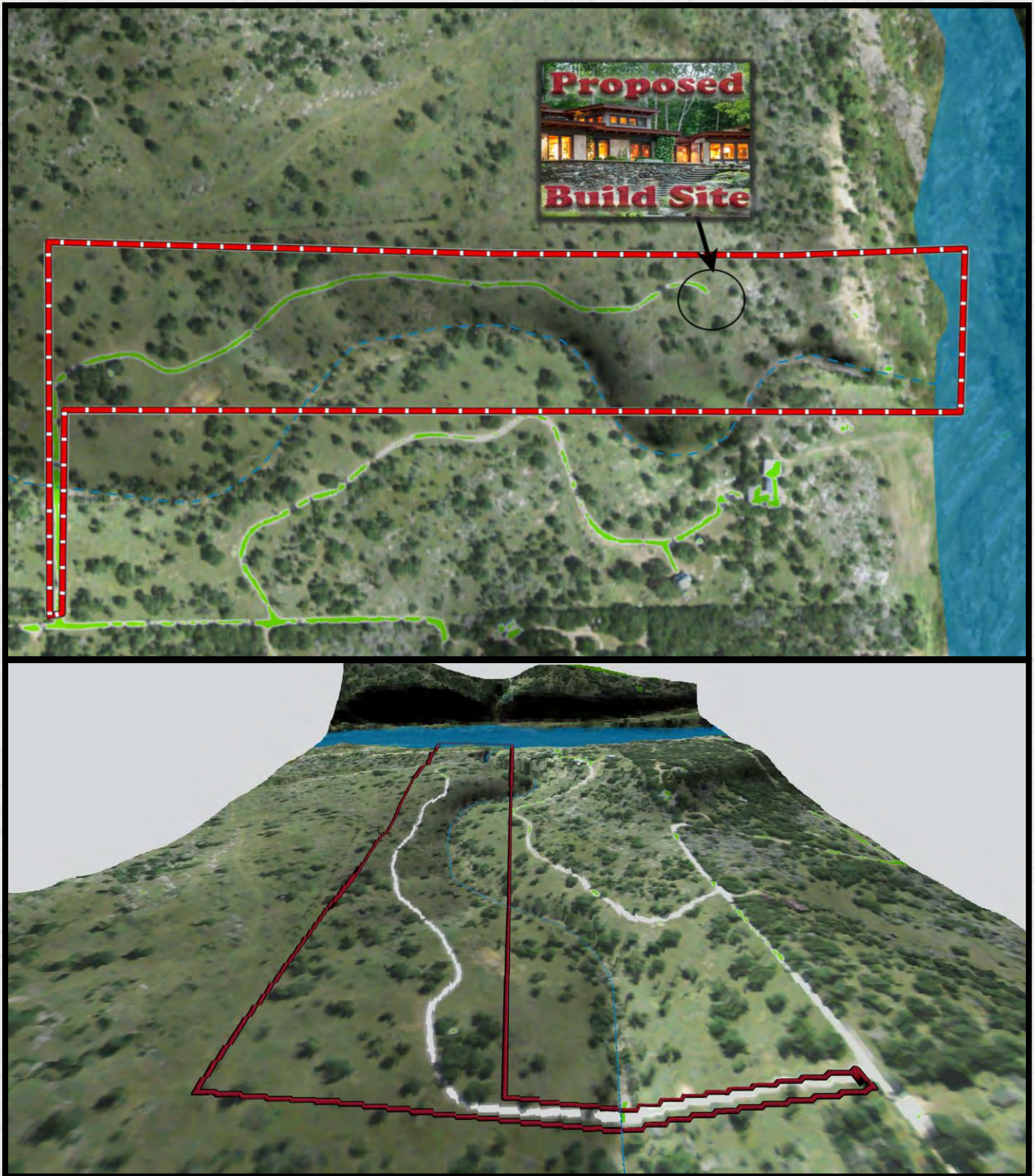
MONTH (1981-2001)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	2.07	35.0	48.2	61.4
Feb	2.22	39.0	51.6	64.2
Mar	2.70	46.7	59.0	71.3
Apr	2.34	53.3	66.2	79.2
May	3.99	62.9	74.2	85.5
Jun	3.99	68.9	80.0	91.1
Jul	2.40	71.3	82.8	94.3
Aug	1.99	70.6	83.0	95.5
Sep	3.28	64.2	76.7	89.2
Oct	3.92	54.6	67.5	80.5
Nov	3.08	45.6	58.0	70.5
Dec	2.02	36.5	49.2	61.9
Ann	34.00	54.1	66.4	78.7



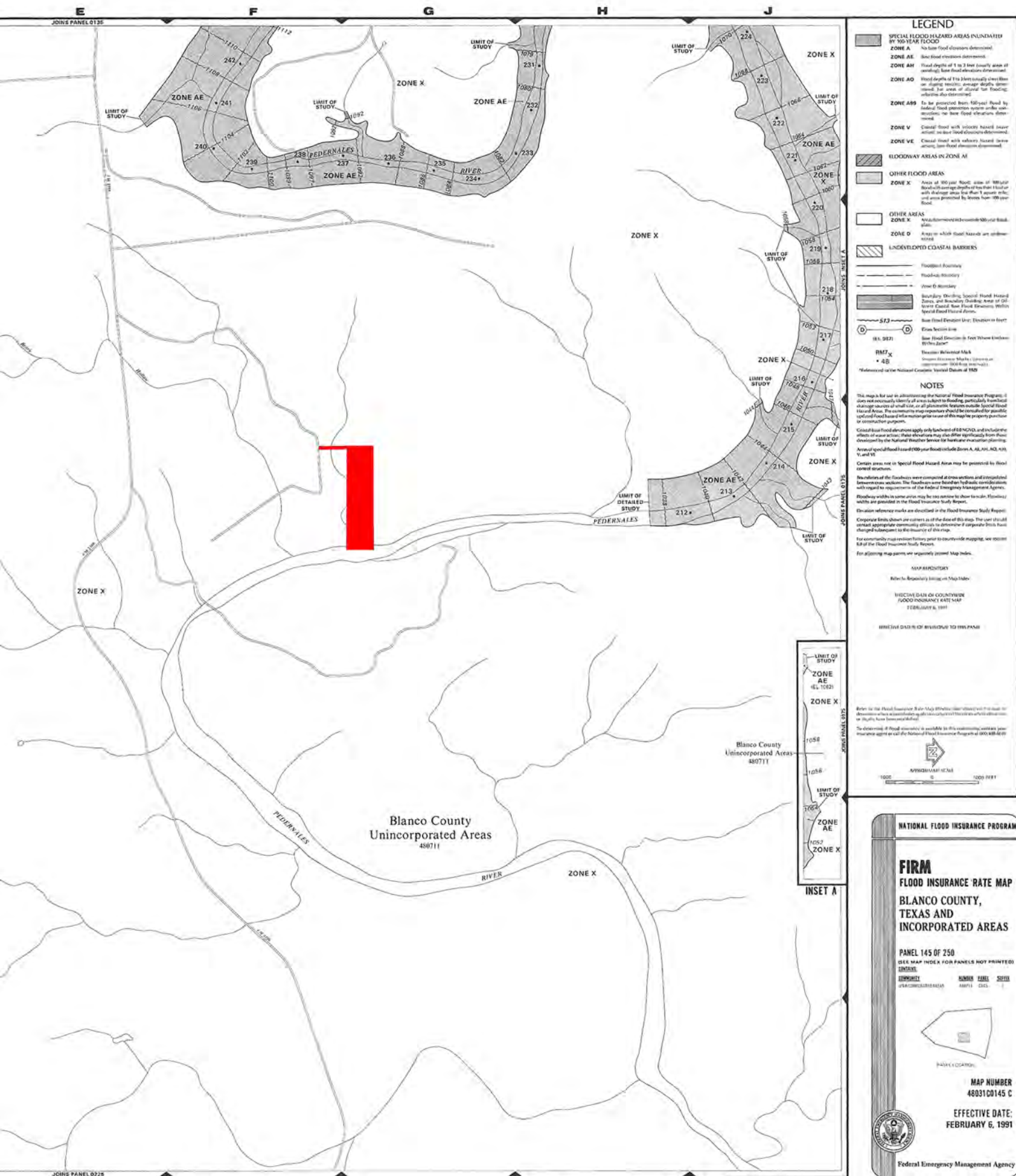
Zip: 78636	Days Where Temp Exceeds 86°F:	121 - 150 Days
	Freeze Date (Avg First Frost):	Nov 11th – 20th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecoregion:	30a – Edwards Plateau Woodland
	Palmer Drought Index:	Moderately Moist

ADDENDA

- 3D OVERVIEW | PROPOSED BUILD SITE & 3D PROFILE (EASTWARD)



- FEMA FIRM W/ PROPERTY BOUNDARY



BROKERAGE INFORMATION



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

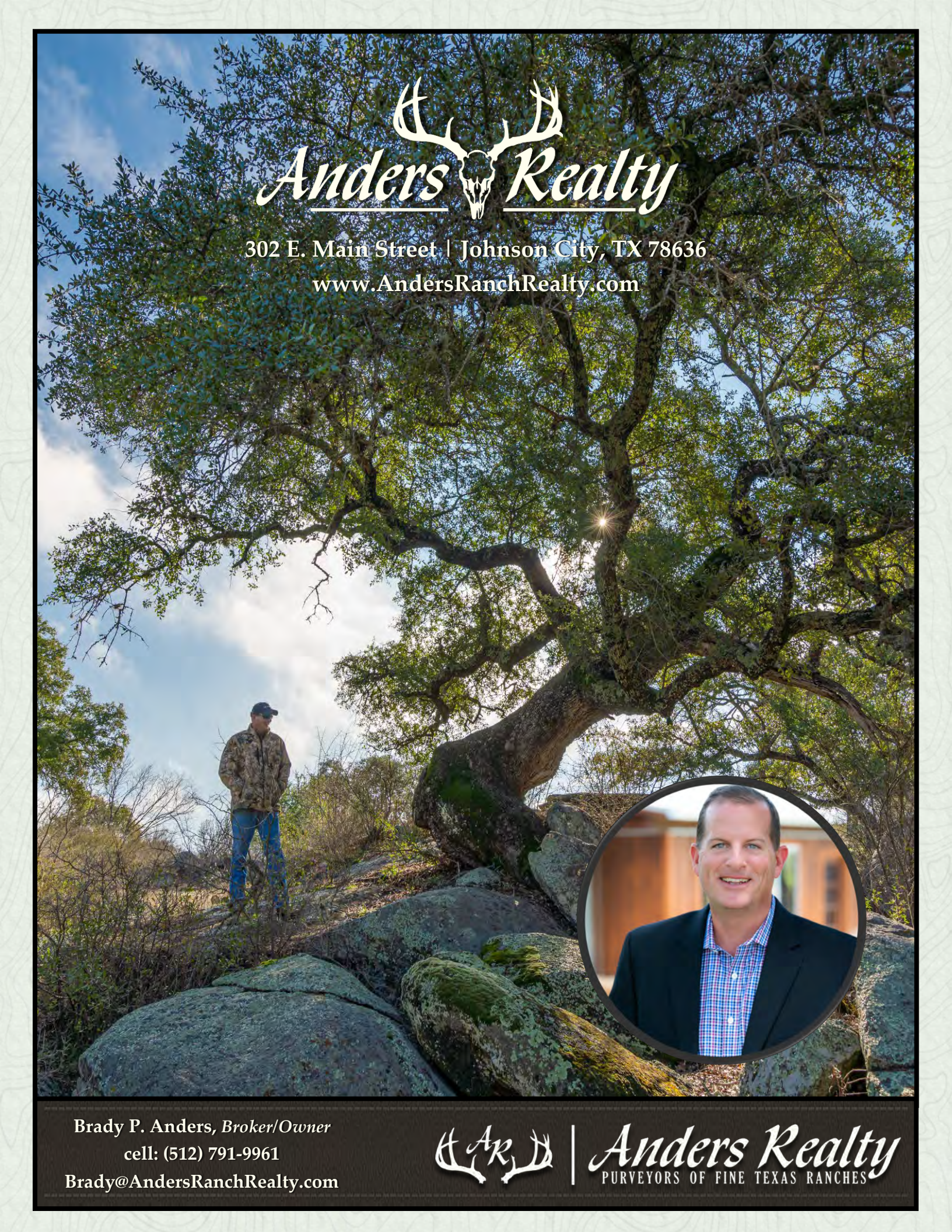
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Anders Realty	514096	Brady@AndersRanchRealty.com	512-791-9961
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Anders Realty

302 E. Main Street | Johnson City, TX 78636

www.AndersRanchRealty.com

Brady P. Anders, *Broker/Owner*

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Brady@AndersRanchRealty.com



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