

# VALLEY VIEW *L ranch*

101.21± Acres | Blanco County

Johnson City, Texas



*Anders*  *Realty*  
PURVEYORS OF FINE TEXAS RANCHES

# VALLEY VIEW RANCH

101.21± AC · JOHNSON CITY, TEXAS

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*UNRESTRICTED HILL COUNTRY RETREAT  
INCOME PRODUCING POTENTIAL  
ONLY 19 MINUTES FROM JOHNSON CITY*

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## OVERVIEW

101 unrestricted acres close to the Blanco/Hays County line between Johnson City and Dripping Springs. Elevated Hill Country retreat with valley views. Totaling about 7,000-sqft, the property includes 9 bedrooms, 7 full baths, and 1 half bath—across well-appointed structures that transition seamlessly from intimate stays to event hosting. Commanding valley vistas set the scene for an exceptional Hill Country venue. A ready canvas for weddings, corporate retreats, or an attractive STR portfolio.



## LOCATION & ACCESS

From Austin US 290 West through Dripping Springs, right on 3232 towards Pedernales Falls State Park, Right on 2766 to left on Ulrich Road to subject property on right. **Property Address:**

1941 Ulrich Road, Johnson City, Texas 78636.

## IMPROVEMENTS

Upon entering the property is a cute 1 bedroom 1 bath cabin on the right. Moving up the hill is a 3 bedroom 2 bath modular home with covered front porch. Next is a 2 story recreation barn structure with a 2 bedroom 1 bathroom upstairs and 2 bunks and half bath downstairs. There are large covered bays off the front and back of this structure in addition to an exterior RV hookup. There is additional closed workshop/storage on the West end of this structure. The 4th structure is another 3 bedroom 2 bathroom modular home with covered porch.



The 5th structure is a recreation barndo with half bath and open concept for parties & gatherings. Set between these structures is a covered parking area, hot tub and fire pit with chairs offering impressive views. Additional improvements include a fenced chicken coup, children's outdoor playscape, wildlife feeders & blinds.

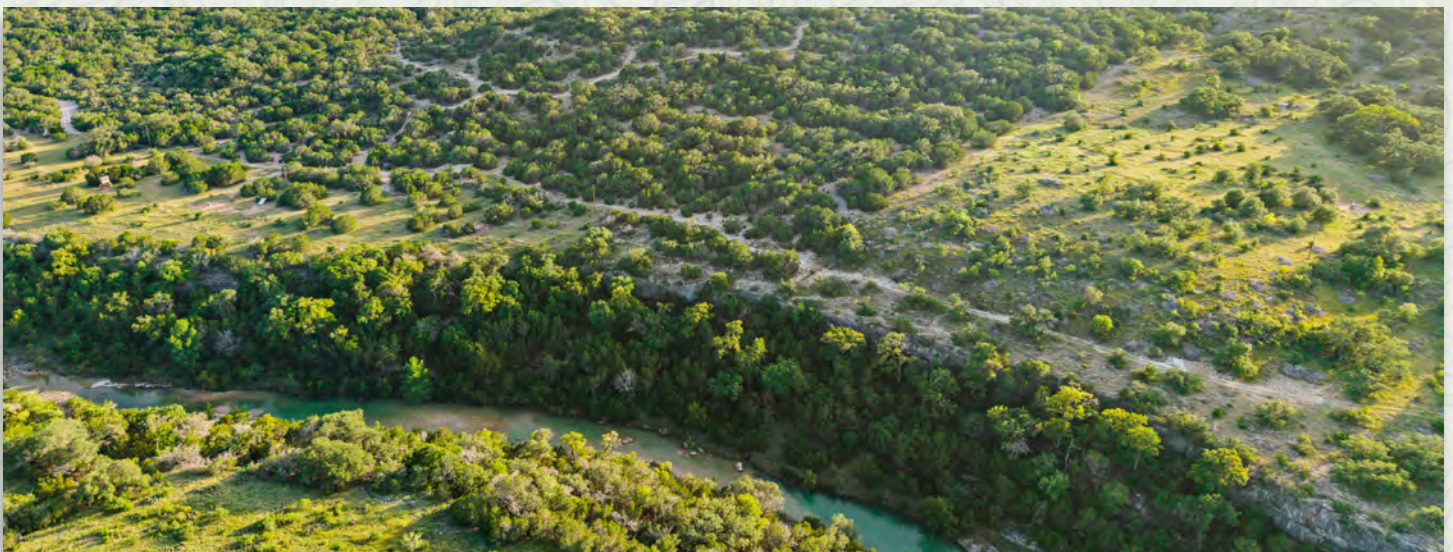


## LAND

The property is oriented East/West with nice valley views and a combination of cleared/groomed acreage and native habitat for wildlife. There is an improved crushed limestone all weather road leading into the property with granite topper around the improvements. The dominant hard wood cover are oak varieties.











## UTILITIES/INFRASTRUCTURE



PEC power is run on to the property. In the event of a power outage, there are 2 Generac generators on site with propane tank which will run the entire improvement compound except the small 1-1 cabin. An oversized septic system rated for 12 bathrooms (7 in use) services the improvements while the 1-1 cabin has its own septic. There is one water well in addition to rainwater collection system consisting of (3) 2,500-gallon tanks.



## SUMMARY

This property is ready for your immediate enjoyment, family gathering, wedding or could be an attractive income producing rental offering. With close proximity to Dripping Springs/Austin, Pedernales Falls State Park, this property is well thought out and would be a great investment.

## FINANCIAL / TITLE

VALLEY VIEW RANCH, as described herein (101.21ac), is offered at \$3,500,000 in Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

1. All Prospective Buyers must demonstrate to the satisfaction of the Seller, absolute financial capability to purchase the Ranch prior to scheduling an inspection of the Ranch.
2. The Sellers will offer 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. Ulrich Road is maintained by voluntary road maintenance with the sellers indicating there is participation amongst its users.
5. Buyers' Brokers are welcomed and invited to contact Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
6. The property lies in the Johnson City ISD.
7. Property Address: 1941 Ulrich Drive, Johnson City, TX 78636.
8. The estimated 2024 wildlife-exempt property taxes paid were \$3,059.43 (per BCAD).



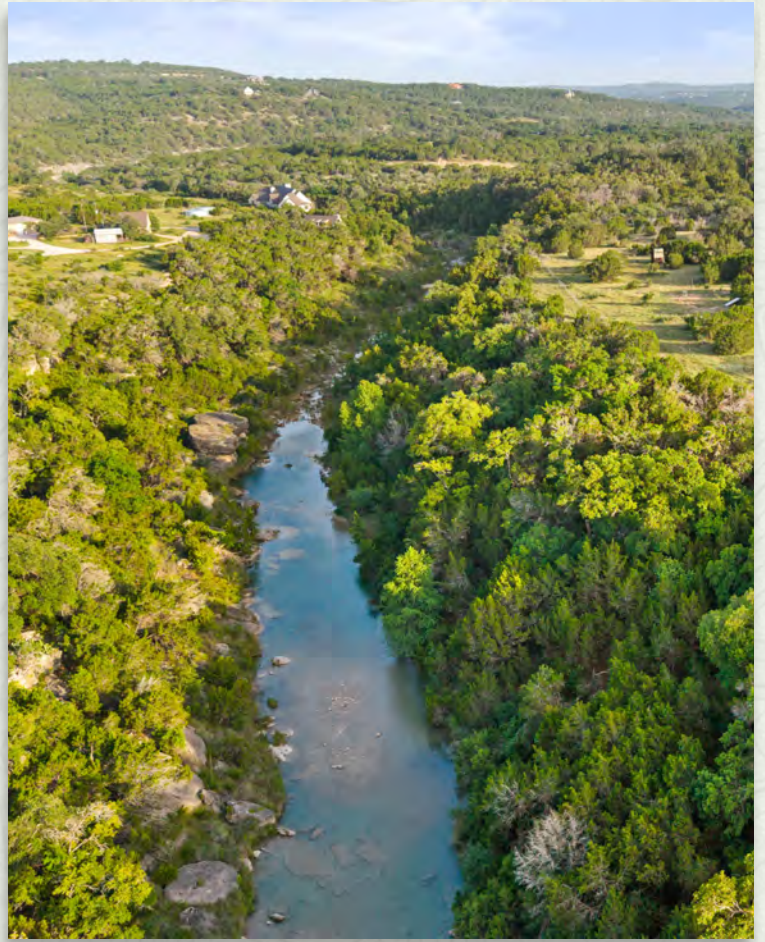
This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy 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.









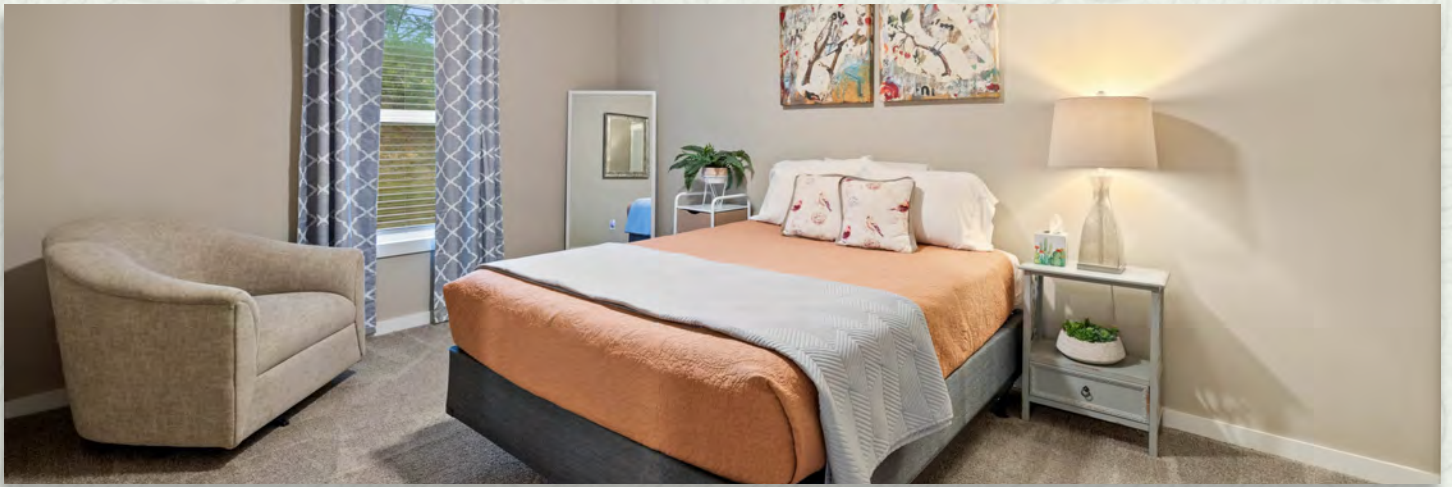
















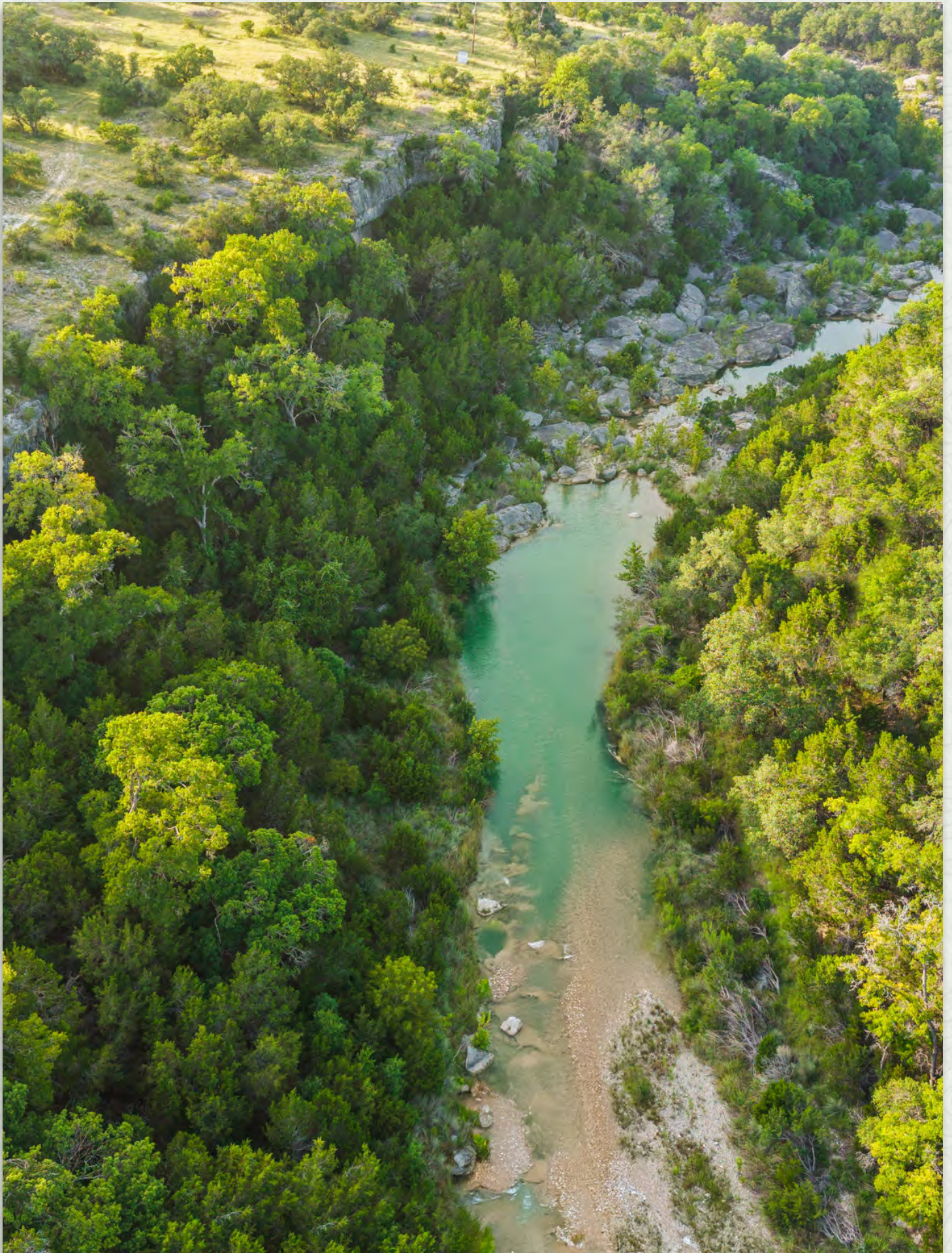




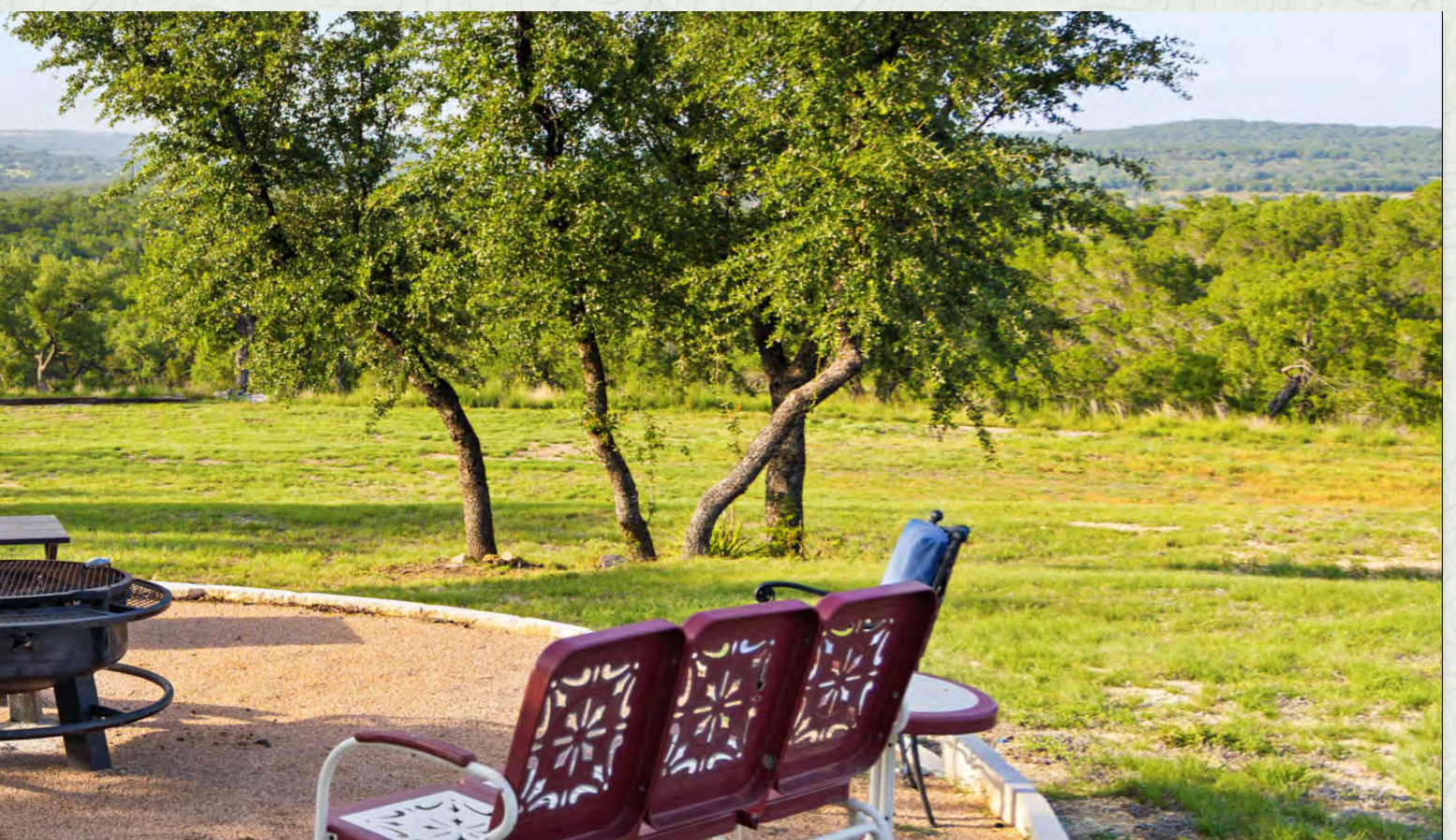




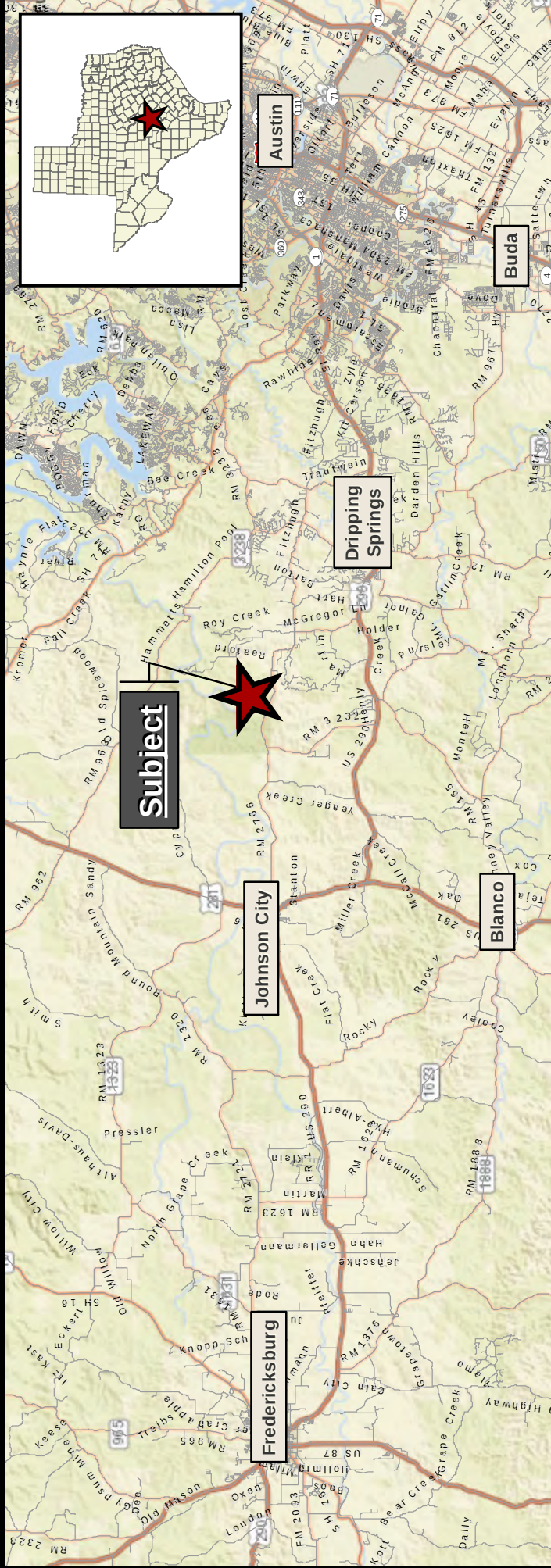
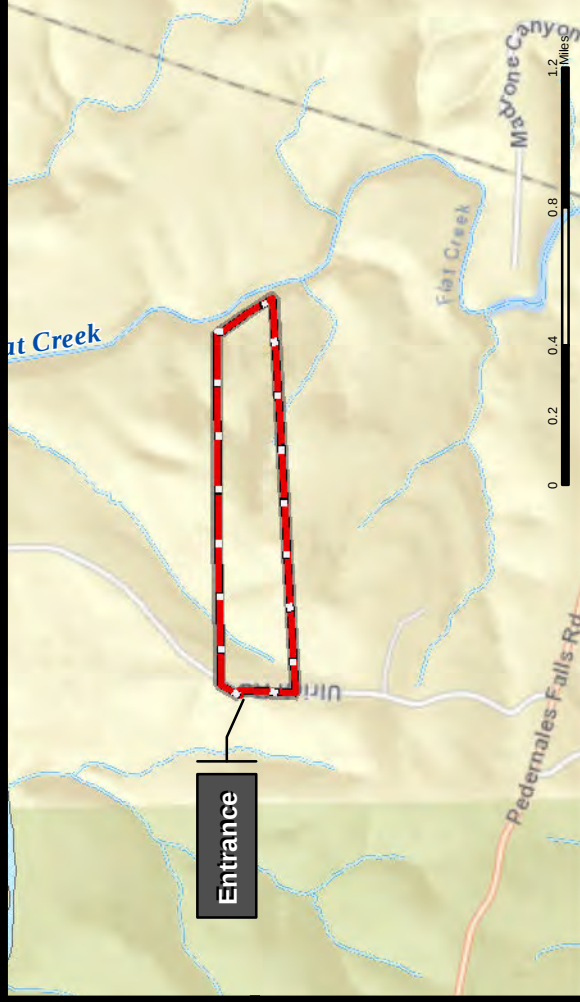
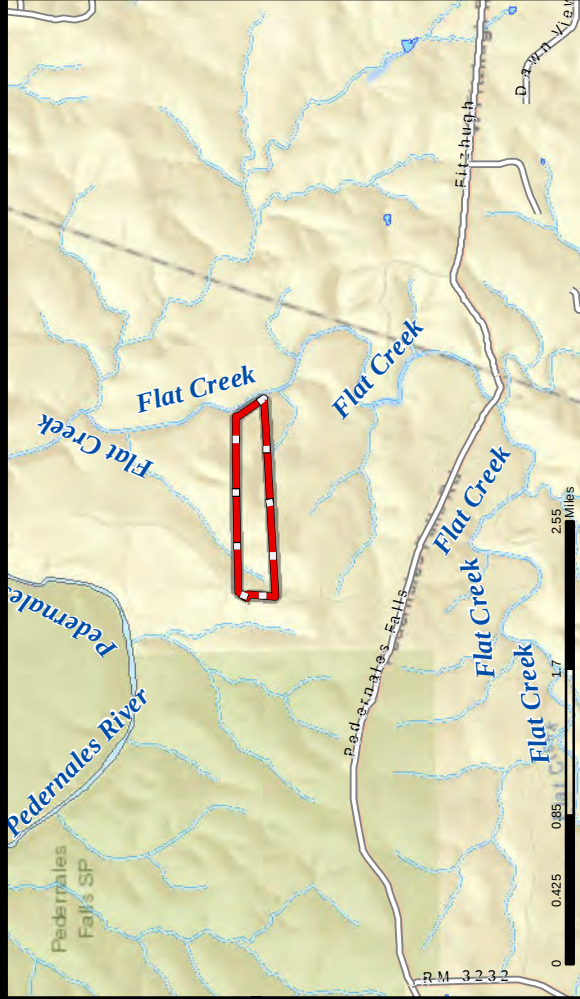








# VALLEY VIEW RANCH | 101.21 ± AC | BLANCO



1 inch = 2,916.67 feet  
0 0.35 0.7 1.05 Miles

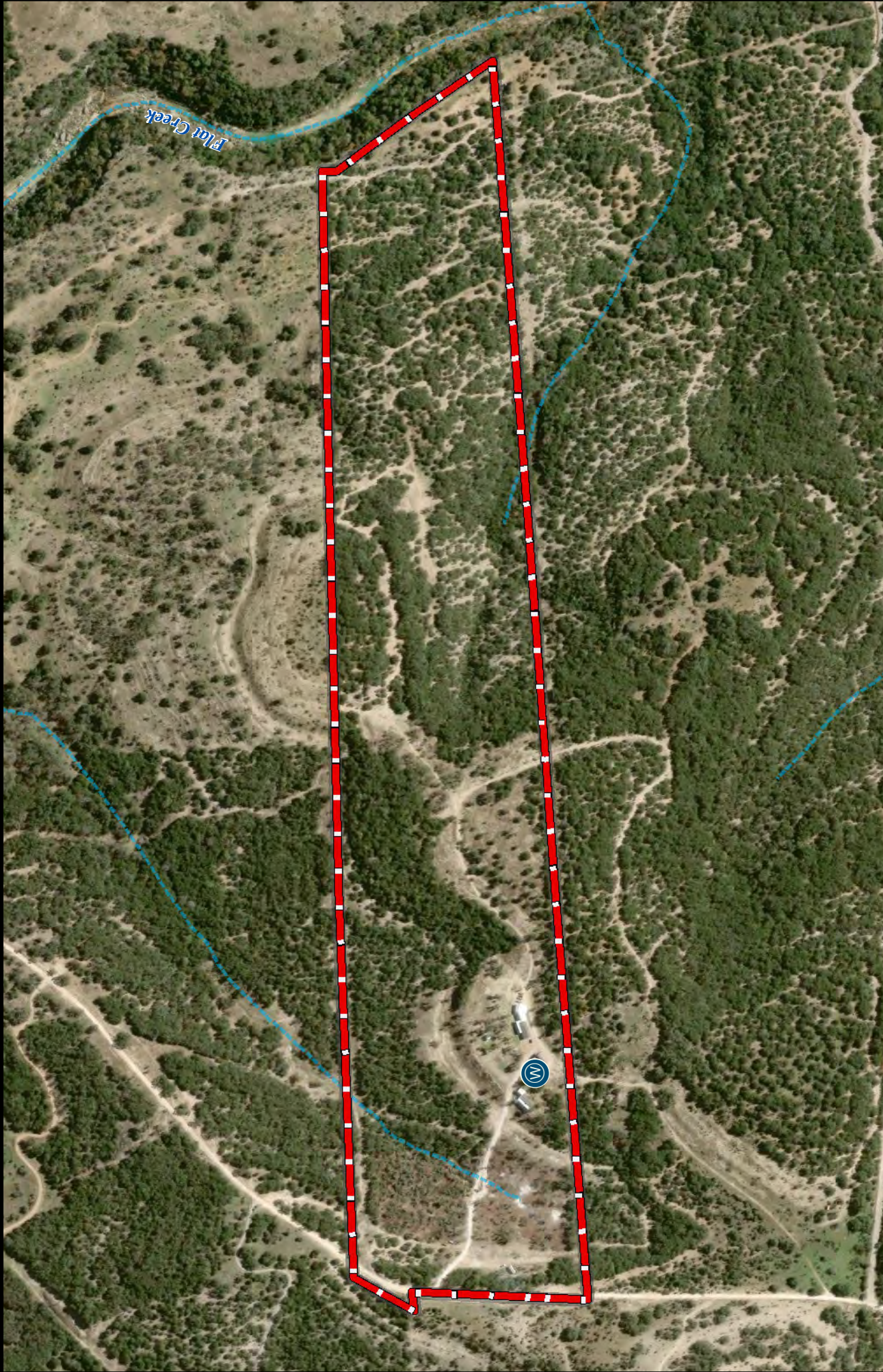


P.O. Box 377, Johnson City, Texas 78636  
Office (830) 481-4444  
[www.AndersRanchRealty.com](http://www.AndersRanchRealty.com)

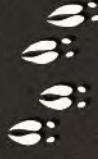


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# VALLEY VIEW RANCH | 101.21 ± AC | BLANCO



1 inch = 549.23 feet  
0 0.065 0.13 0.195 Miles



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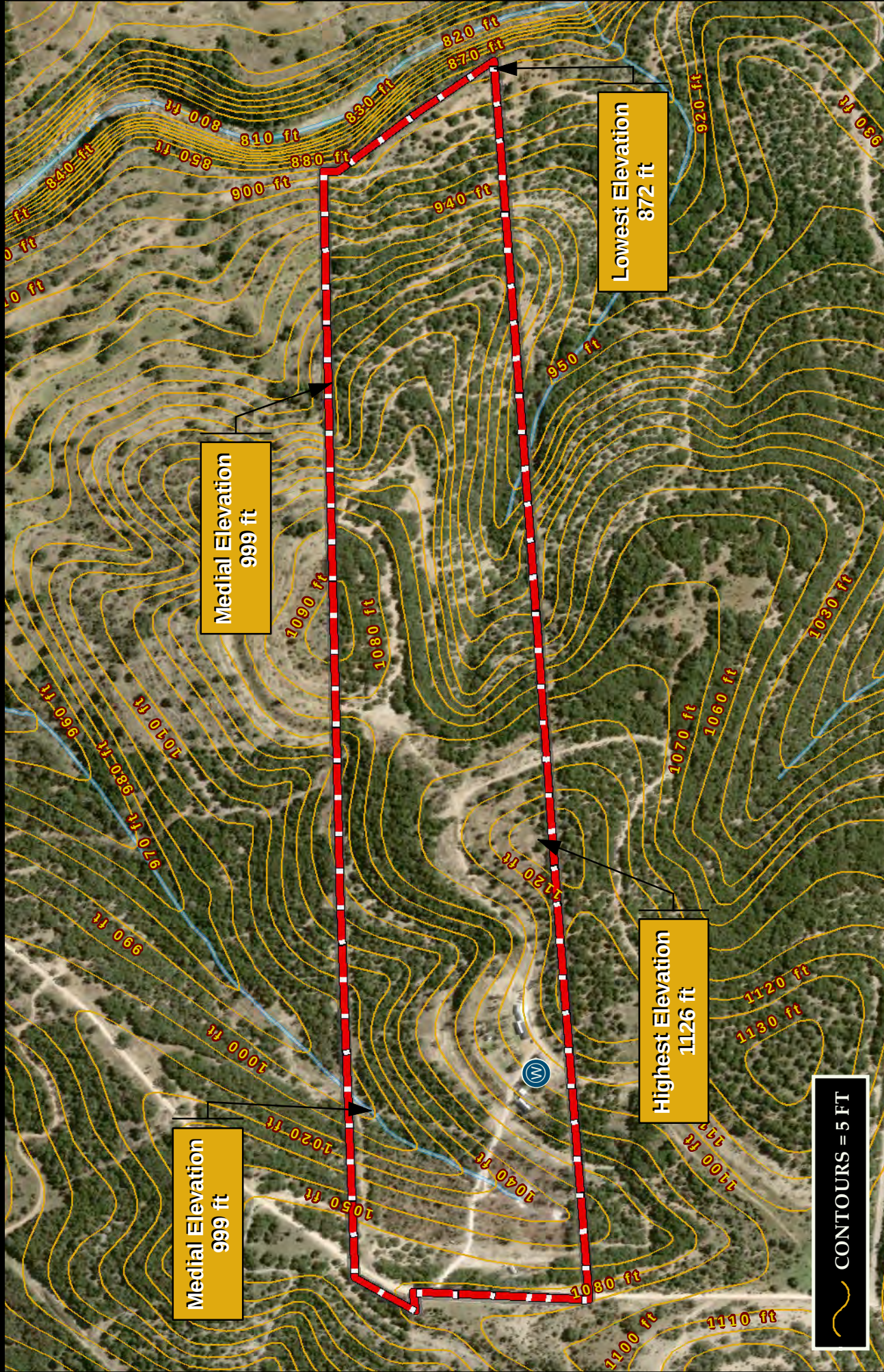
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1 inch = 625 feet

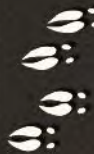
0 0.075 0.15 0.225 Miles

# VALLEY VIEW RANCH | 101.21 ± AC | BLANCO



CONTOURS = 5 FT

1 inch = 549.23 feet  
0 0.065 0.13 0.195 Miles

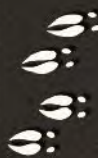
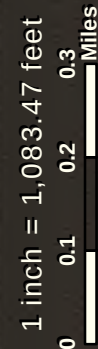
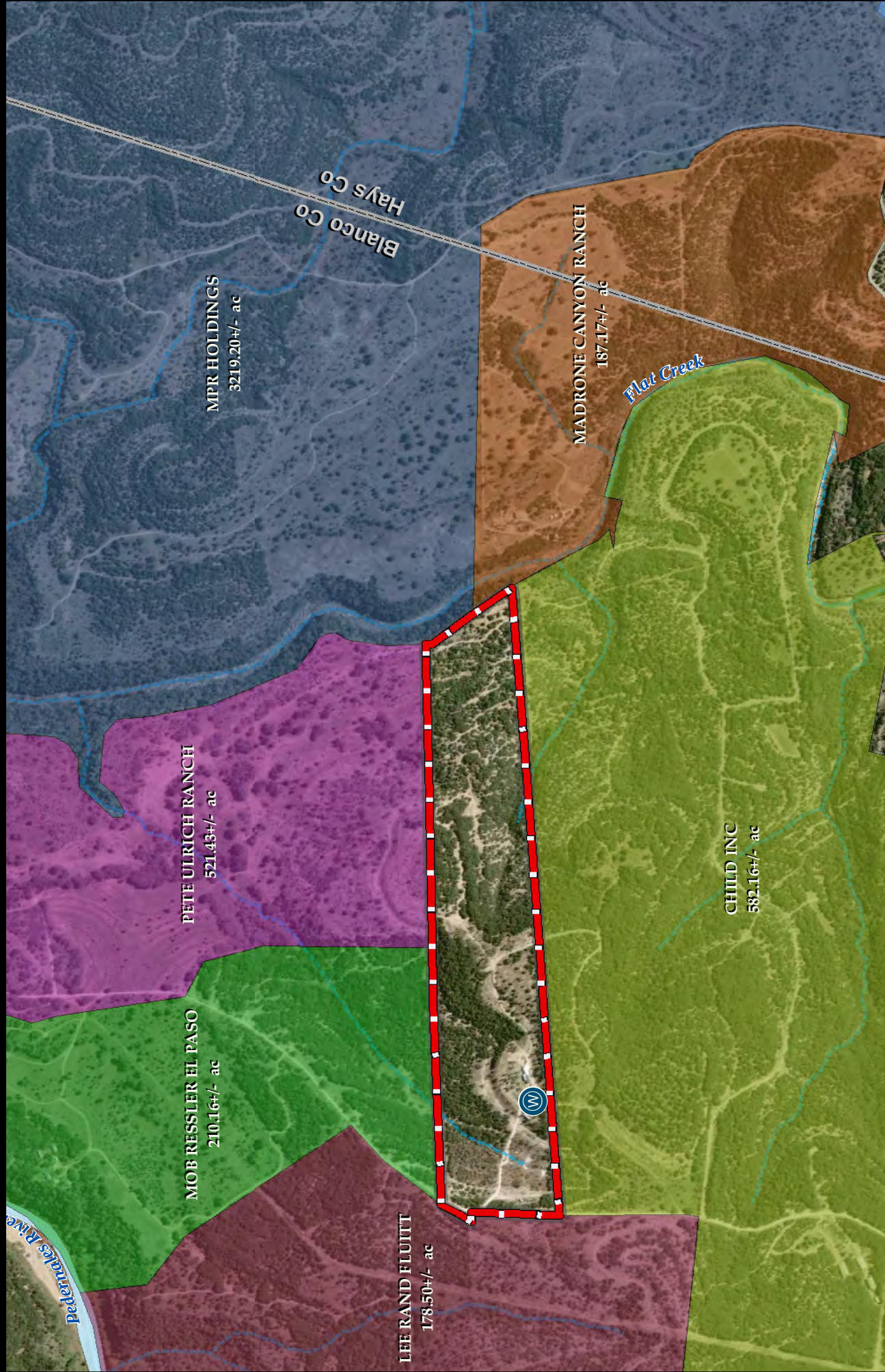


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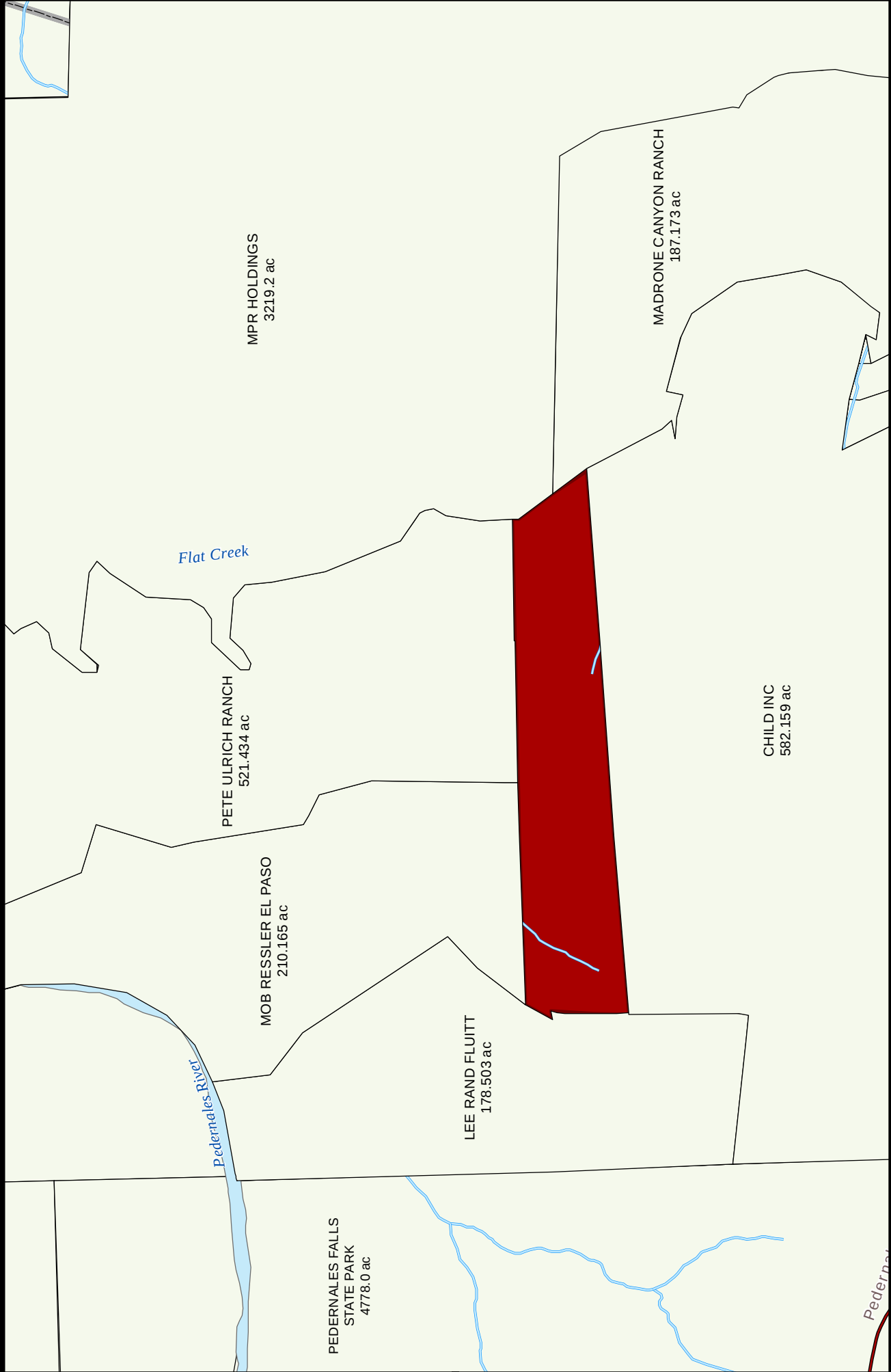


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1 inch = 1,250 feet

0 0.15 0.3 0.45 Miles



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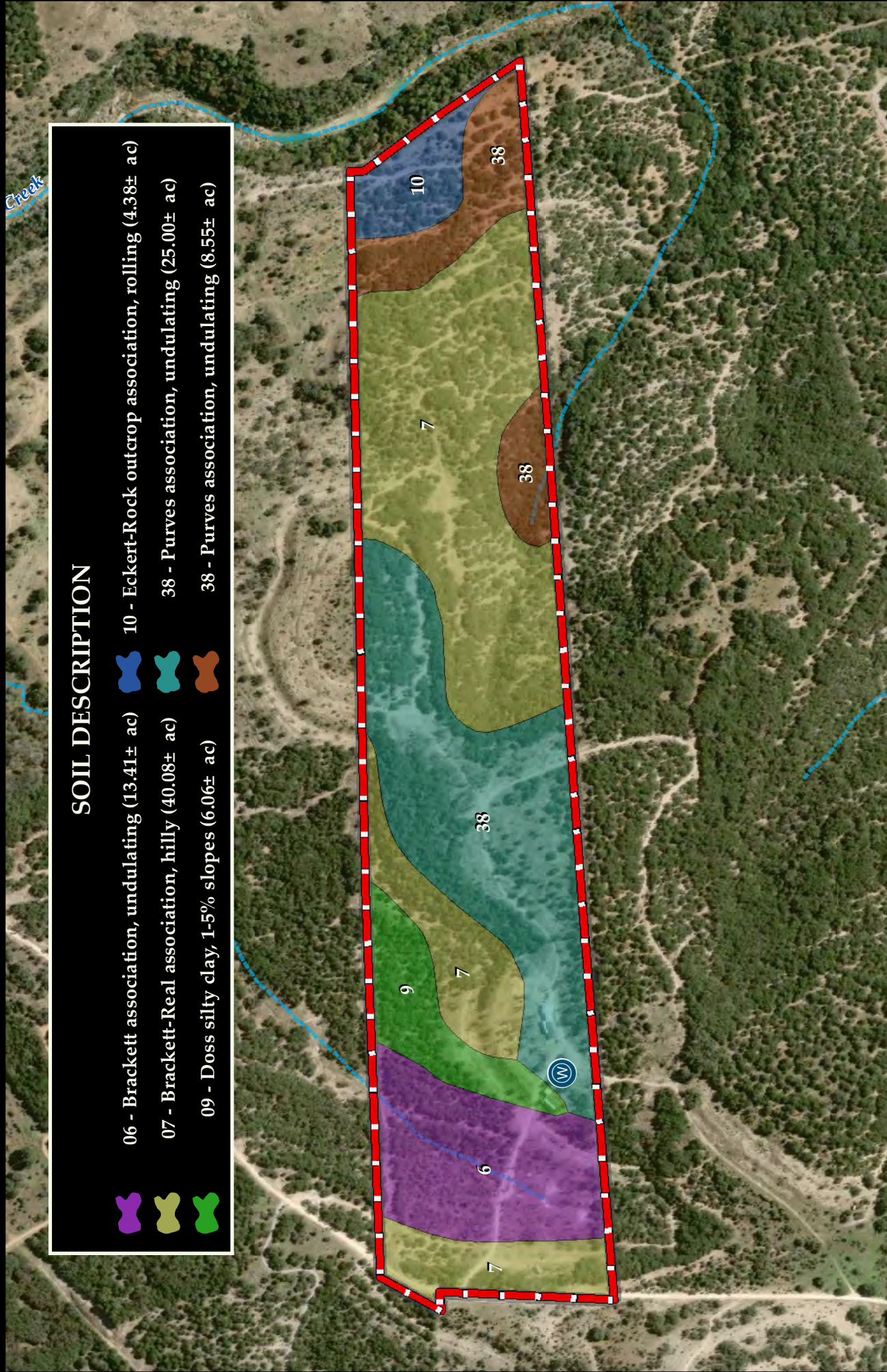
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## SOIL DESCRIPTION

- 06 - Brackett association, undulating (13.41± ac)
- 07 - Brackett-Real association, hilly (40.08± ac)
- 09 - Doss silty clay, 1-5% slopes (6.06± ac)
- 10 - Eckert-Rock outcrop association, rolling (4.38± ac)
- 38 - Purves association, undulating (25.00± ac)
- 38 - Purves association, undulating (8.55± ac)

1 inch = 549.23 feet  
0 0.065 0.13 0.195 Miles

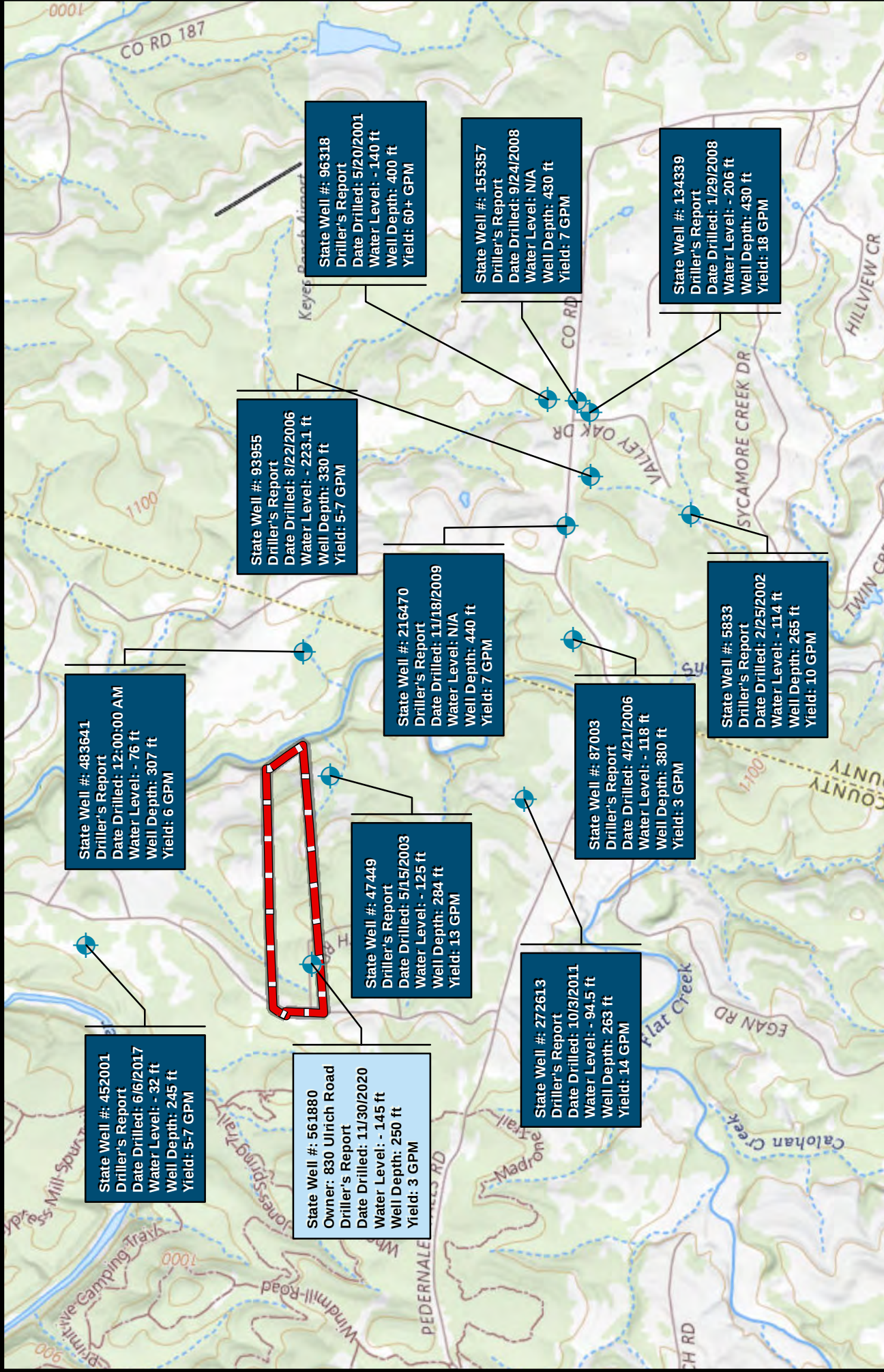


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1 inch = 2,531.55 feet  
0 0.3 0.6 0.9 Miles



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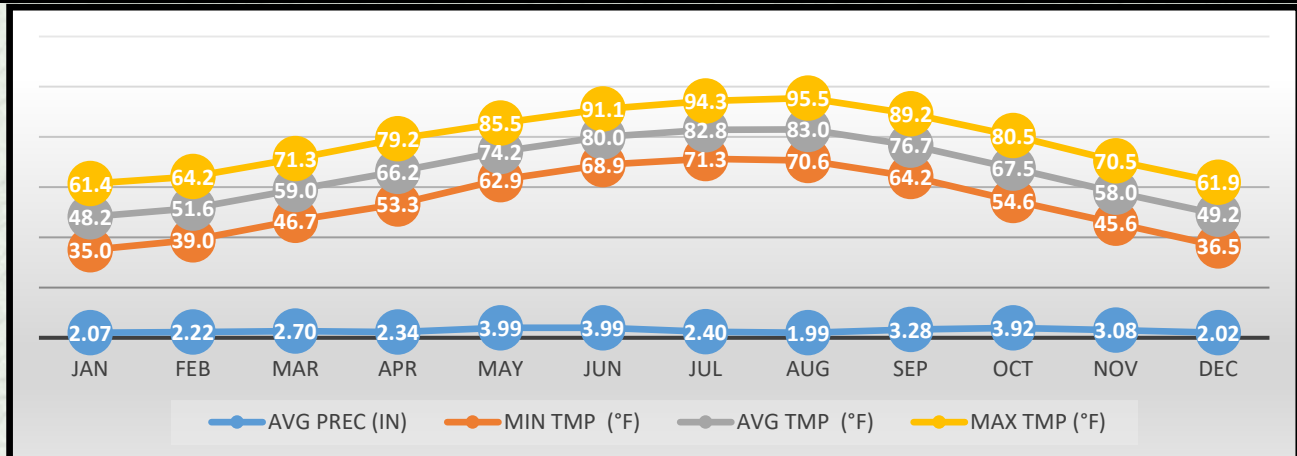


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## CLIMATE DATA

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

| MONTH<br>(1991-2010) | AVG PREC<br>(IN) | MIN TMP<br>(°F) | AVG TMP<br>(°F) | MAX TMP<br>(°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            |
| <b>Ann</b>           | <b>34.00</b>     | <b>54.1</b>     | <b>66.4</b>     | <b>78.7</b>     |



|            |                                |                                 |
|------------|--------------------------------|---------------------------------|
| 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 |
|            | Ecogregion:                    | 30a – Edwards Plateau Woodland  |
|            | Palmer Drought Index:          | Moderately Moist                |

# 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|                                                                    |               |                                    |                     |
|--------------------------------------------------------------------|---------------|------------------------------------|---------------------|
| <b>Anders Ranch Realty</b>                                         | <b>514096</b> | <b>Brady@AndersRanchRealty.com</b> | <b>512-791-9961</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                              | Phone               |
| <b>Brady P. Anders</b>                                             | <b>514096</b> | <b>Brady@AndersRanchRealty.com</b> | <b>512-791-9961</b> |
| 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](http://www.AndersRanchRealty.com)



Brady P. Anders, Broker/Owner

cell: (512) 791-9961

[Brady@AndersRanchRealty.com](mailto:Brady@AndersRanchRealty.com)



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