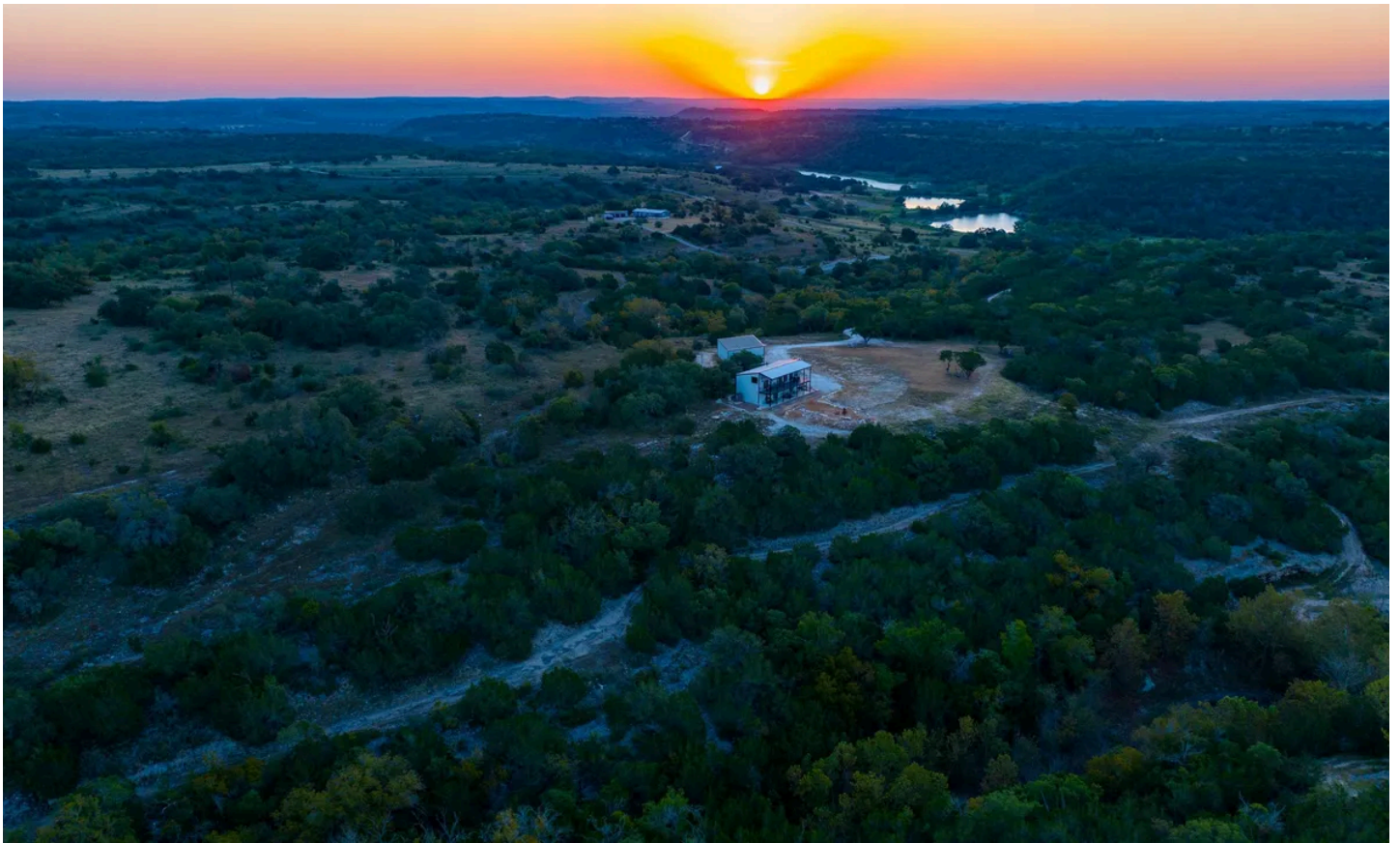


FinDelCamino Ranch
582 Delaware Creek Road
Blanco, TX 78606

\$1,790,000
53.940± Acres
Blanco County



FinDelCamino Ranch
Blanco, TX / Blanco County

SUMMARY

Address

582 Deleware Creek Road

City, State Zip

Blanco, TX 78606

County

Blanco County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

30.077966 / -98.644526

Dwelling Square Feet

2080

Bedrooms / Bathrooms

5 / 2.5

Acreage

53.940

Price

\$1,790,000

Property Website

<https://capitalranchsales.com/property/findelcamino-ranch-blanco-texas/95978/>



PROPERTY DESCRIPTION

Executive Summary

Welcome to FinDelCamino Ranch, a stunning 53.94-acre ranch with a beautiful 5 bed/2.5 bath metal home, barn, and unparalleled hill country views! Located at the end of the private and paved Delaware Creek Rd is the entrance to FinDelCamino Ranch where the resurfaced caliche road guides you to the heart of the ranch. The custom built, fully furnished metal home, was thoughtfully engineered and provides a central haven for gatherings surrounded by natural landscape.

HOUSE:

The house boasts 2,080 square feet of living space under A/C, complemented by a spacious 994 square-foot porch and balcony. This home provides ample space and comfort with 5 bedrooms (1 upstairs and 4 downstairs), 2 full baths, 1 half bath, and an outdoor shower with hot and cold water. The property is equipped with an aerobic septic system, a 760-foot water well and covered well house. In addition, there is a water softener and carbon filter, and a propane tank for the stove. All premium appliances are included, ensuring convenience and modern living. The house is offered fully furnished (except one bed set), giving the next owner a move in ready experience.

BARN:

The property also features a 40 times 30 shop with two 12-foot roll-up doors and a concrete floor, perfect for storage, tractors, buggies or projects.

LAND:

The land itself offers unlimited 360-degree views and includes a spring-fed pond and an internal road system ideal for ATV rides or walking trails. Large neighbors surround this tract providing long unobstructed views. Two hunting blinds are included with the property, while an additional blind and three feeders are available for sale. Additionally, a 2023 Lonestar Edition HD 10 is available for purchase.

WILDLIFE:

Along with the unobstructed views and physical characteristics of the land is the vibrant wildlife inhabiting the area. FinDelCamino Ranch hosts a diverse range of wildlife, including whitetail deer, turkeys, hogs, aoudad, and occasional axis and fallow deer. The owners attention to detail and wildlife management practices allows for the proper wildlife support thriving in their natural environment. Notably, this property borders large neighbors enhancing the sense of space.

Property Tax- Wildlife Valuation:

The property is currently in Wildlife Valuation with the county, causing tremendous cost savings for annual property taxes. The owners have a biologist, who wrote the wildlife management plan and have been following it for over 3 years. FinDelCamino Ranch is more than just a home; its a private retreat where luxury meets the great outdoors and an opportunity to make memories for a lifetime.

FEATURES LIST:

- Ranch Listing: Fin Del Camino
- Location: 582 Delaware Creek Road, Blanco, Tx 78606
- Total Land Area: 53.94 Acres
- Private Gated Entrance: Yes, with resurfaced Caliche road upon entry

Main House:

- Size: 2,080 sq. ft. under A/C
- Porch & Balcony: 994 sq. ft.



- Bedrooms: 5 (1 upstairs, 4 downstairs)
- Bathrooms: 2 full, 1 half
- Outdoor Shower: Hot and cold water

Utilities:

- Aerobic septic system
- 760 water well with water softener and carbon filter
- Propane tank for stove
- All premium appliances included

Barn:

- Size: 40 x 30
- 2 roll-up doors (12 each)
- concrete floor

Land Features:

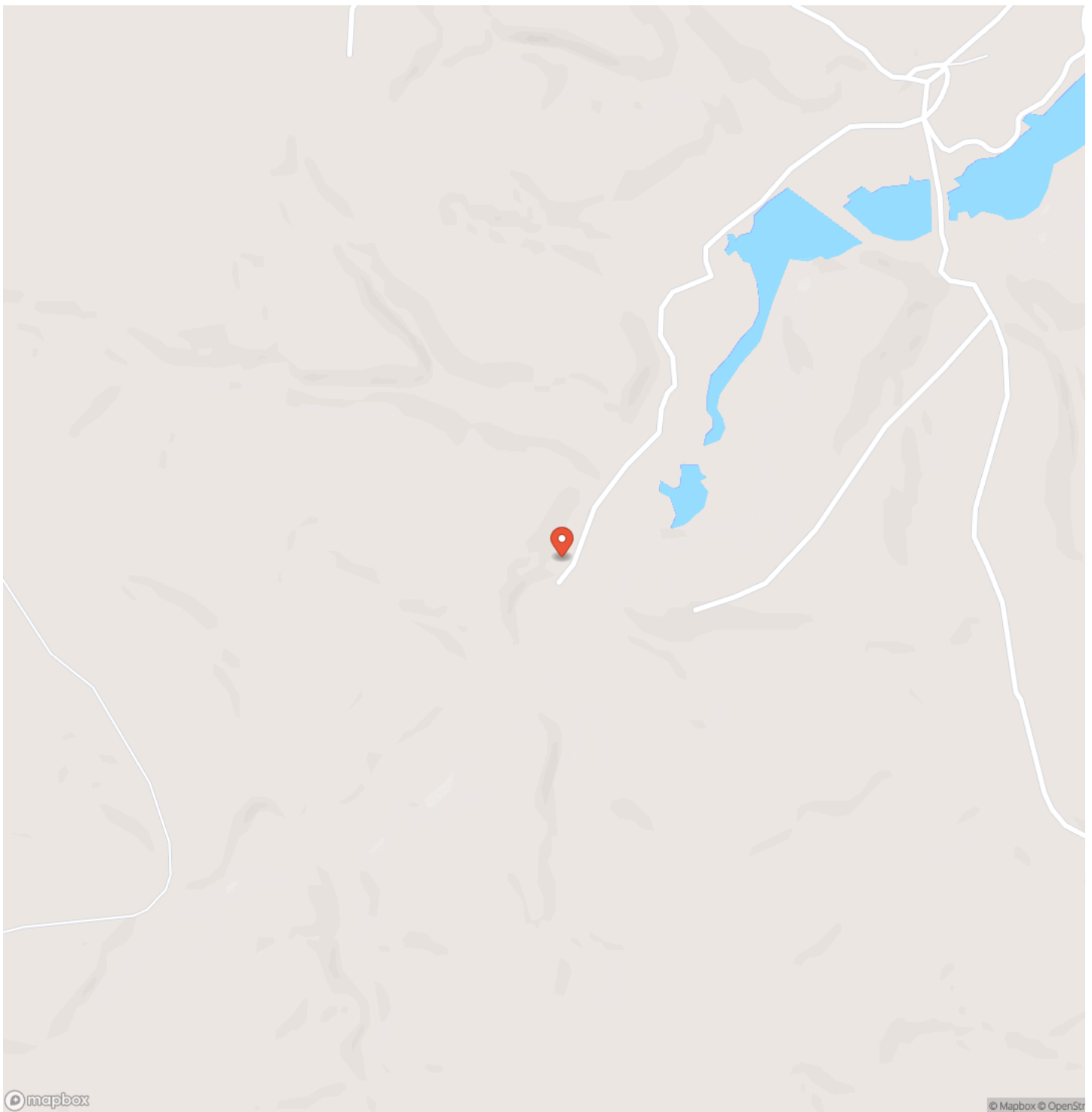
- Views: Unlimited 360-degree panoramic views
- 2 Ponds: one Spring-fed pond
- Internal Road System: Ideal for ATVs or walking trails
- Property Tax Benefit: Wildlife Valuation
- Additional for Sale separately:
- Blinds: 1 tower blind
- 3 feeders available for sale
- 2023 Lonestar Edition HD 10: Available for sale



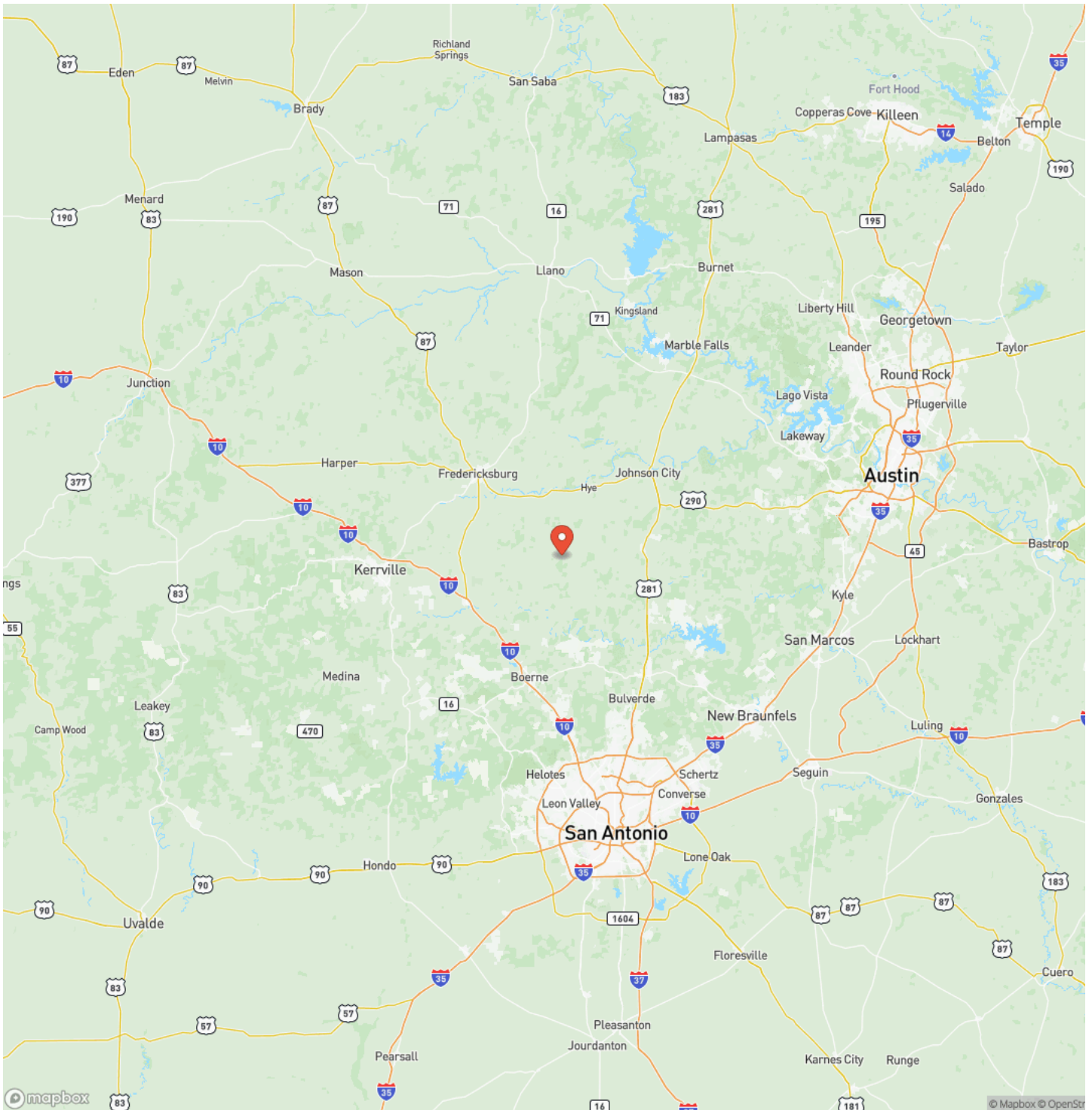
FinDelCamino Ranch
Blanco, TX / Blanco County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

J. Boyd Vaughan

Mobile

(830) 400-9108

Email

Jboyd@capitalranchsales.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.capitalranchsales.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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