

Blanco River Oasis
TBD Lost Acres Loop
Blanco, TX 78606

\$1,180,000
10.830± Acres
Blanco County



Blanco River Oasis
Blanco, TX / Blanco County

SUMMARY

Address

TBD Lost Acres Loop

City, State Zip

Blanco, TX 78606

County

Blanco County

Type

Riverfront, Undeveloped Land, Lot

Latitude / Longitude

30.090796 / -98.389123

Acreage

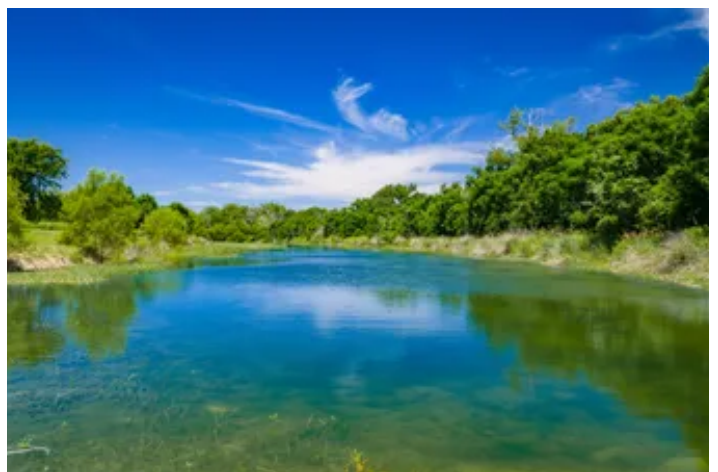
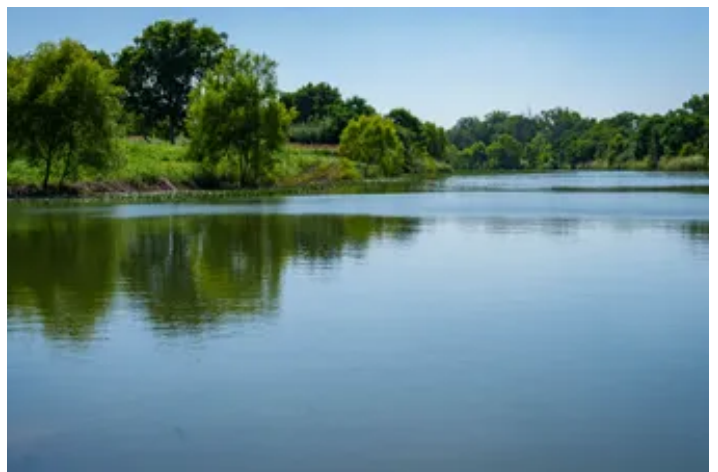
10.830

Price

\$1,180,000

Property Website

<https://capitalranchsales.com/property/blanco-river-oasis-blanco-texas/95976/>



PROPERTY DESCRIPTION

Overview:

Blanco River Oasis offers 10.3± acres of riverfront land for sale in Blanco County, Texas. This rare opportunity combines private Blanco River frontage with close proximity to town, making it ideal for a homesite, weekend retreat, or investment property. With clear water, mature trees, and multiple build sites, the property captures the best of Hill Country river living.

Location & Access:

The property is located just minutes from downtown Blanco, offering convenient access to local shops, dining, and amenities while maintaining a private setting. It is under an hour from both San Antonio and Austin, placing it in a highly desirable Central Texas corridor. Access is provided from FM 165, with entry via a drive-over dam, creating a unique and secure approach to the property.

Water & Land:

Blanco River Oasis features 465± feet of crystal-clear Blanco River frontage, providing excellent opportunities for swimming, fishing, and relaxation. The land includes a mix of cleared areas and native vegetation, along with mature hardwoods such as pecan and oak trees. The property offers multiple potential build sites and is located out of the floodplain, enhancing its usability and long-term value.

Improvements & Utilities

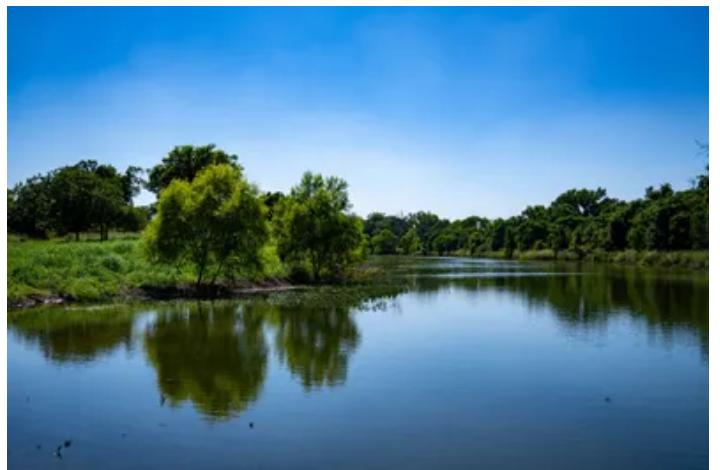
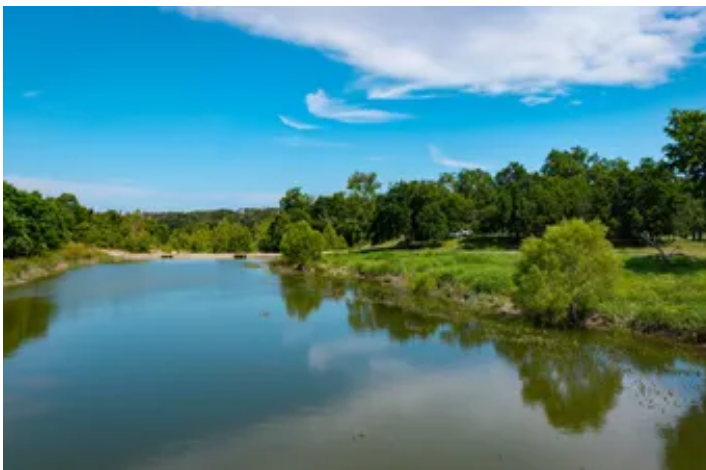
The property features recent improvements that enhance both accessibility and usability, including a newly paved entrance and recent land clearing along the river, creating improved access and enjoyment of the waterfront area. These updates help showcase the property's natural beauty while providing a more functional setting for recreation and future use. Electric service is available through PEC at the property, offering a convenient utility connection for future improvements or development.

Remarks:

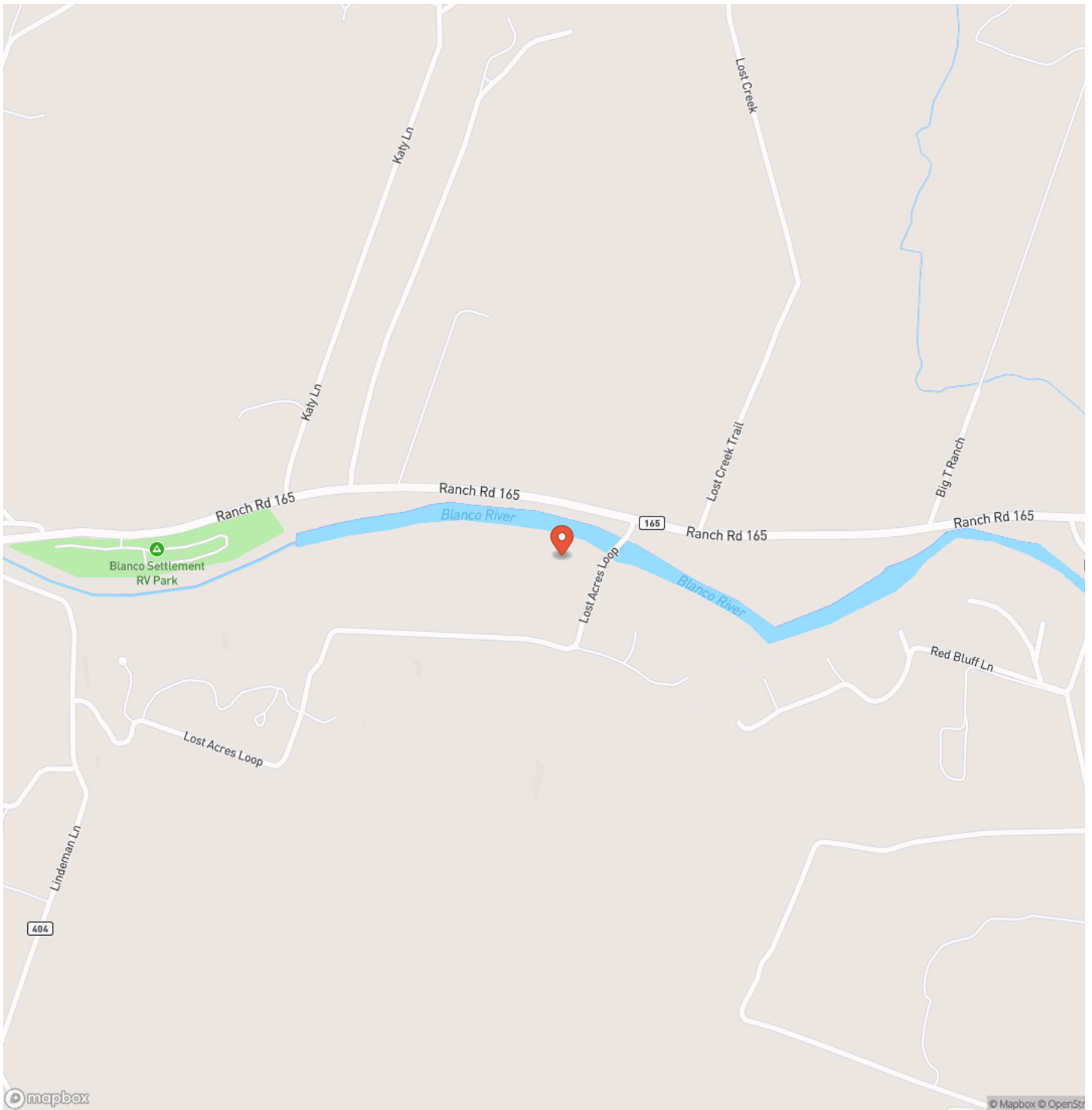
Blanco River Oasis presents a unique opportunity to own riverfront acreage near Blanco in the heart of the Texas Hill Country. With strong river frontage, usable land, and convenient access to both Austin and San Antonio, the property is well suited for residential, recreational, or investment use.



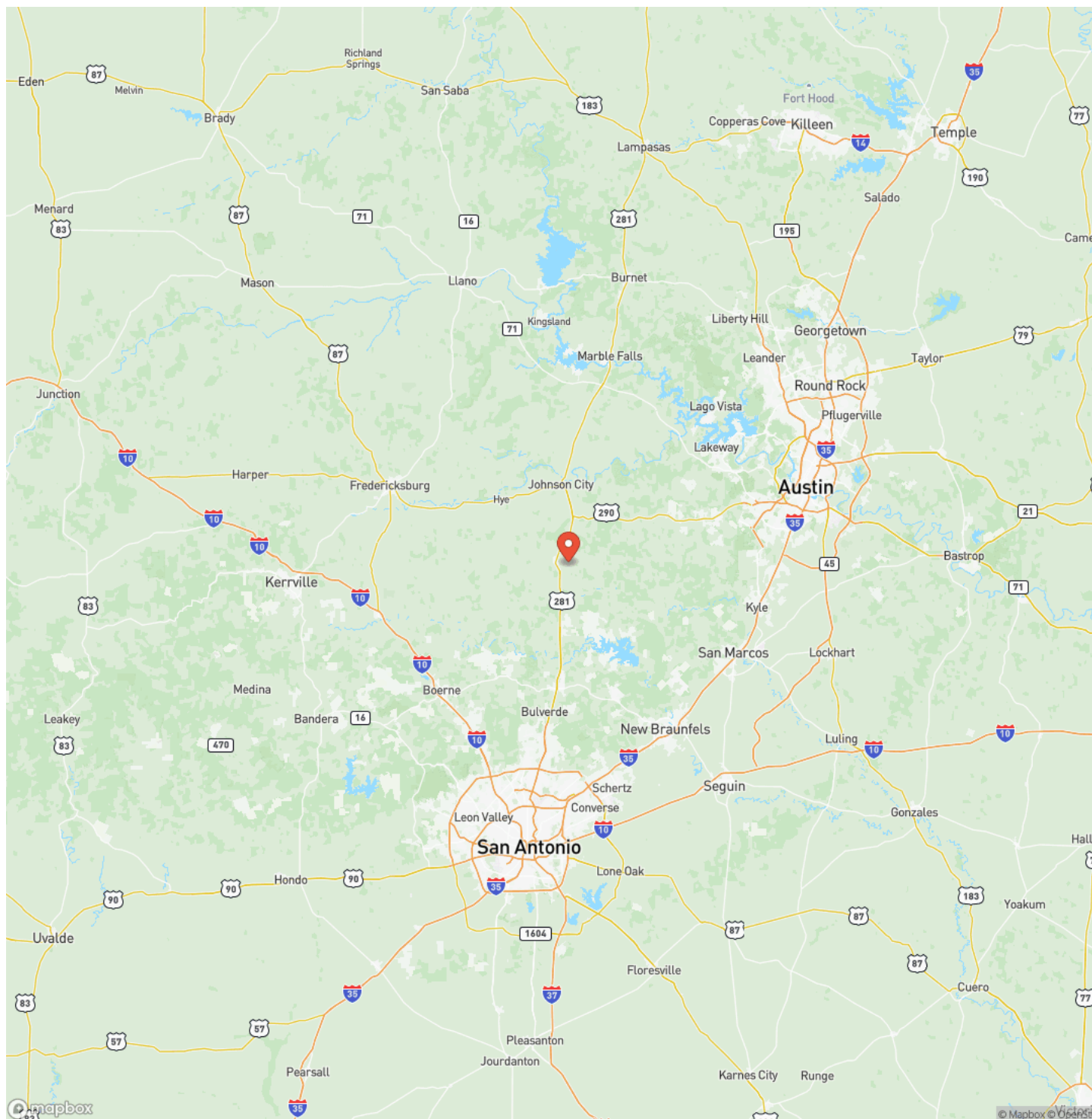
Blanco River Oasis
Blanco, TX / Blanco County



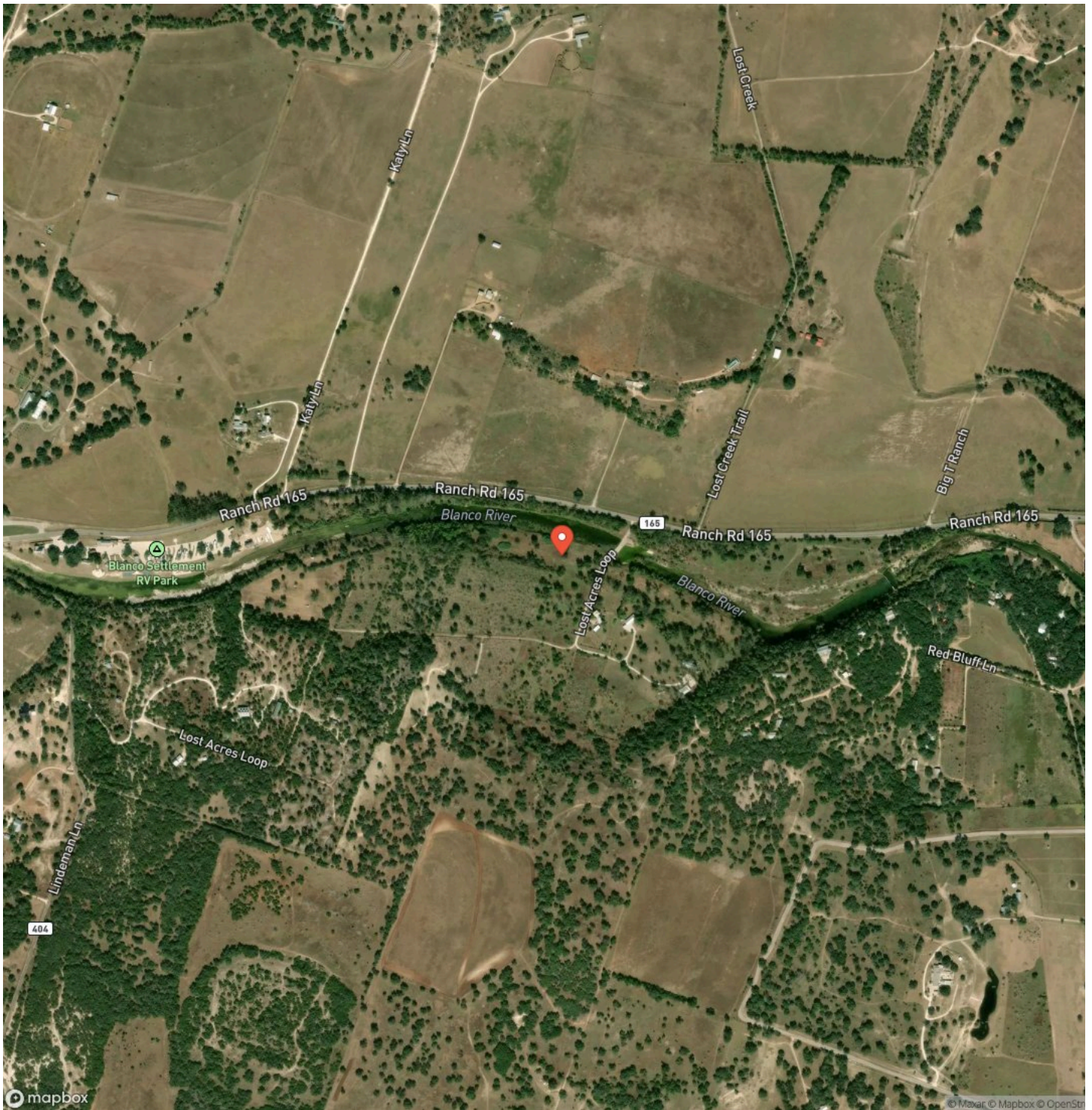
Locator Map



Locator Map



Satellite Map



Blanco River Oasis

Blanco, TX / Blanco County

LISTING REPRESENTATIVE
For more information contact:



Representative
Caresse Troppy

Mobile
(512) 749-2204

Email
Caresse@capitalranchsales.com

Address

City / State / Zip

NOTES

[illegible]

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.



<https://capitalranchsales.com/>

DISCLAIMERS

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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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