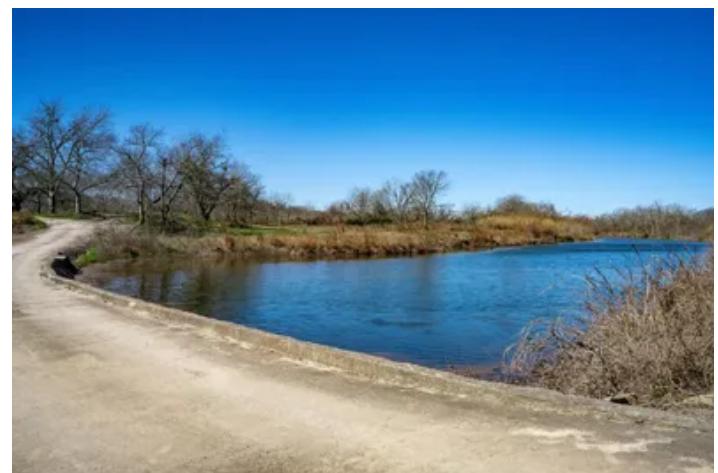


**Blanco River Oasis**  
TBD Lost Acres Loop  
Blanco, TX 78606

**\$1,190,000**  
10.830± Acres  
Blanco County



**Blanco River Oasis**  
**Blanco, TX / Blanco County**

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**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**

\$1,190,000

**Property Website**

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



**Blanco River Oasis**  
**Blanco, TX / Blanco County**

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**PROPERTY DESCRIPTION**

**Executive Summary:**

Do not miss this rare opportunity for a Riverfront property! This 10.83 acre Unrestricted property boasts approximately 465 feet of beautiful Blanco River frontage and a variety of hardwood trees, including pecan and oak. It has been cleared and has many potential build sites complimented with native vegetation while being located out of the floodplain. You can enjoy the luxury of being minutes from town while owning a private riverfront oasis. The property can be accessed from FM165 and enter in on the drive-over dam. Located less than 5 minutes from downtown Blanco and under an hour from both San Antonio and Austin, this property offers both convenience and seclusion. This truly is a must-see property.

**Utilities:**

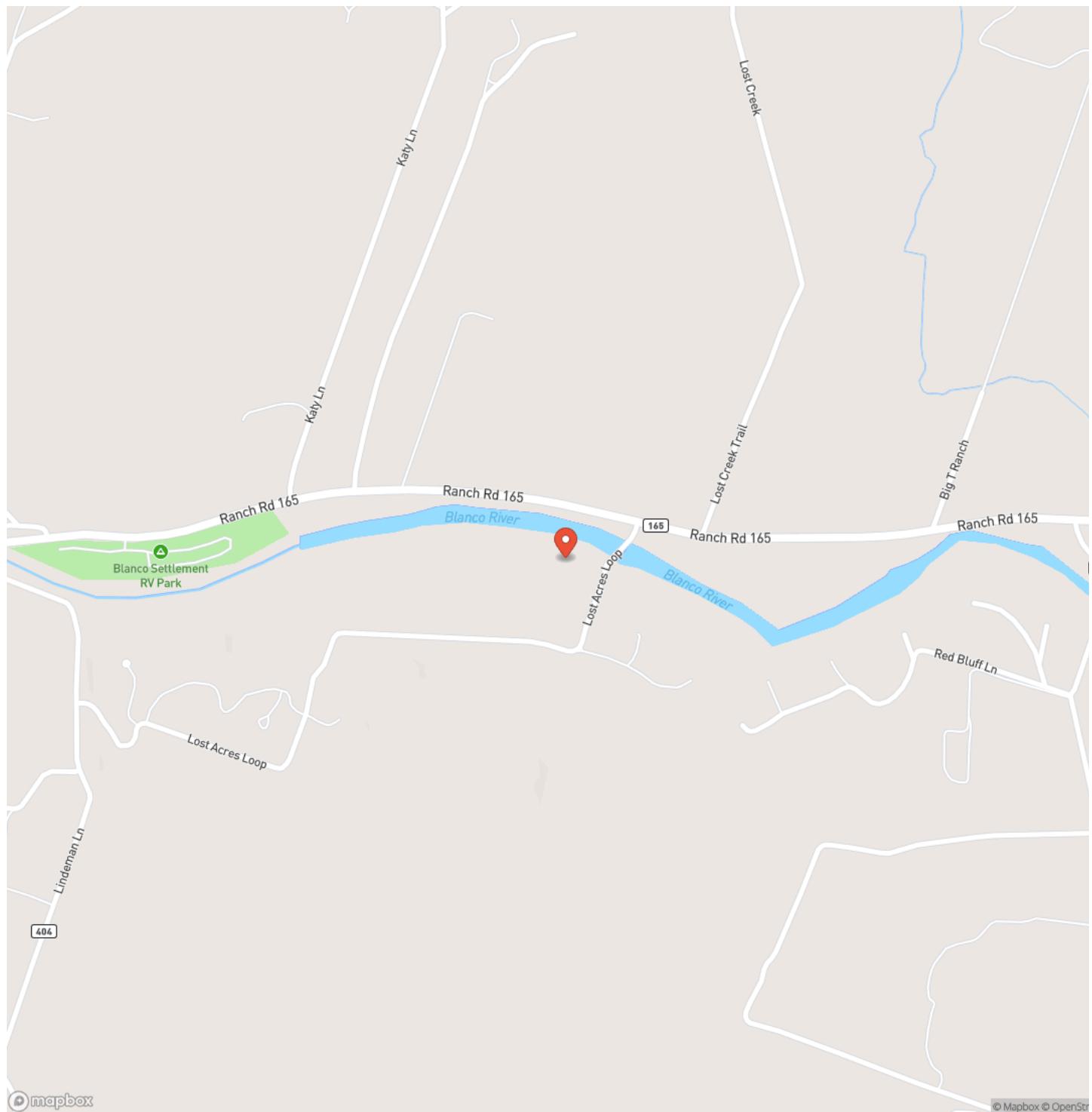
PEC Electric Available



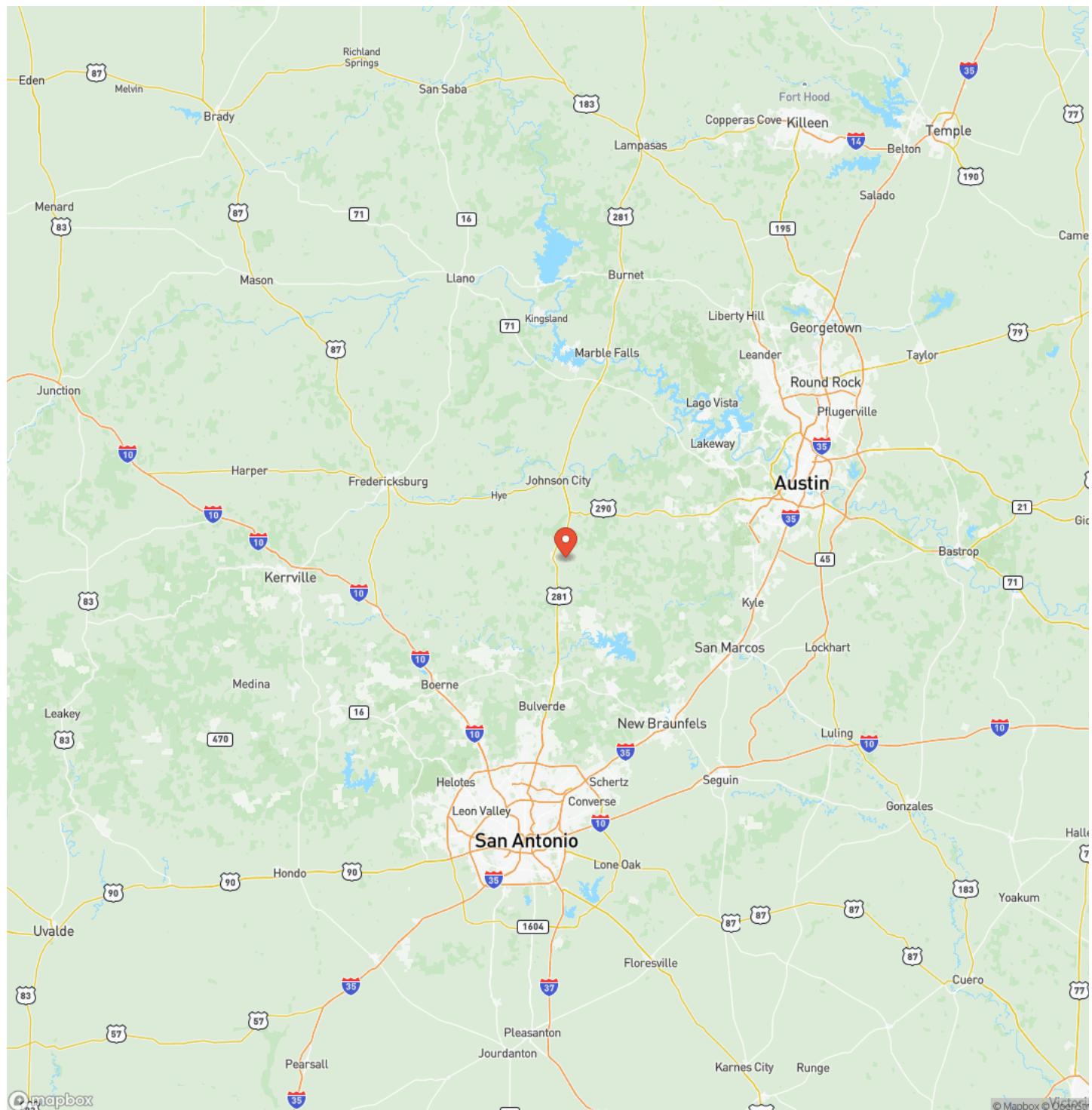
**Blanco River Oasis**  
**Blanco, TX / Blanco County**



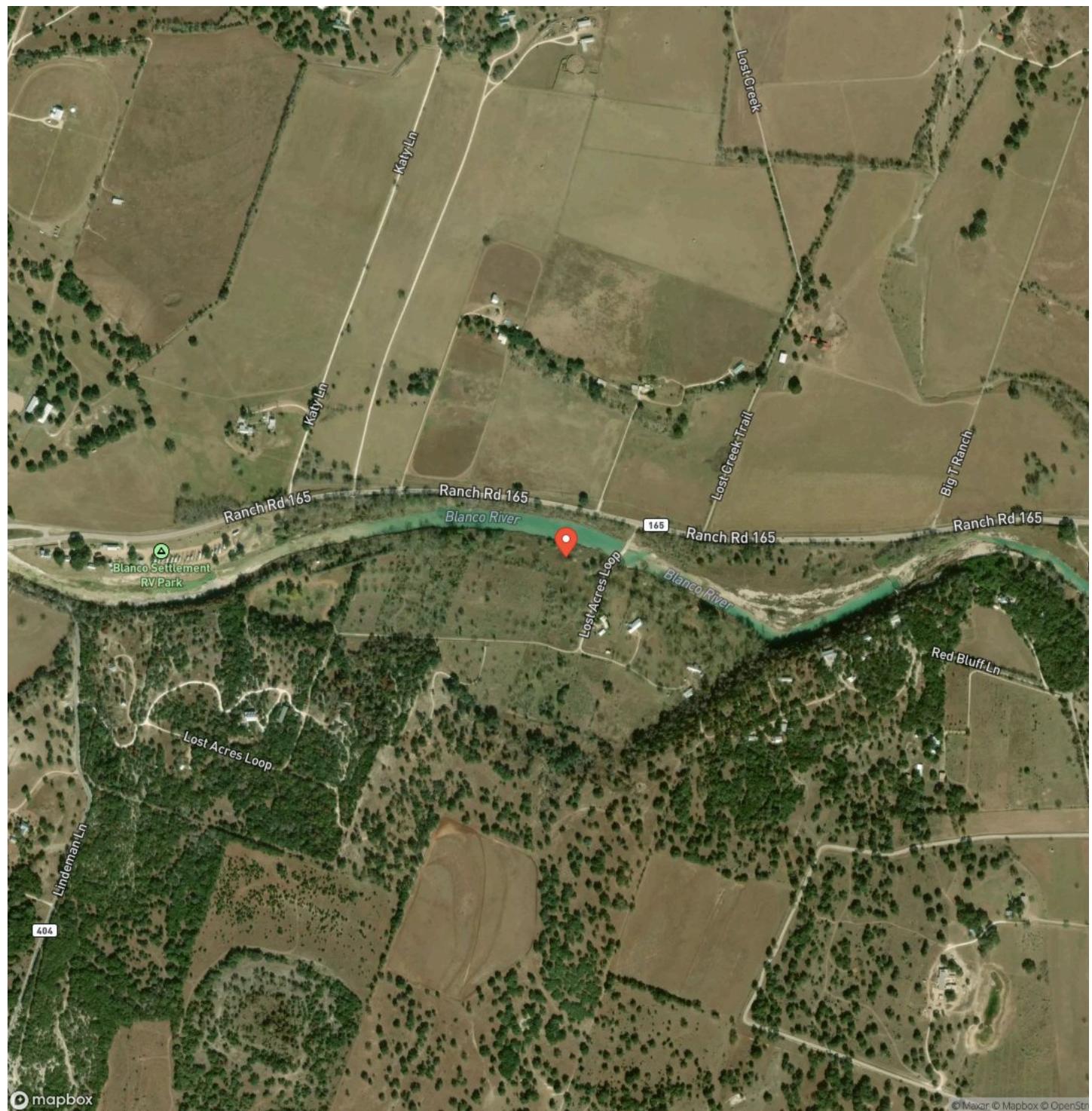
## Locator Map



## 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



## NOTES



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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