

DEER PASTURE RANCH

37± Acres | Blanco County, Texas



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CONVENIENT TO BLANCO & WIMBERLEY

AUTOMATIC GATED ENTRANCE OFF FM 2325

FULLY FURNISHED CUSTOM FARMHOUSE

ELECTRIC WATER WELL WITH WELL HOUSE, SEPTIC, & PROPANE

DEER BREEDING PENS & CHICKEN COOP

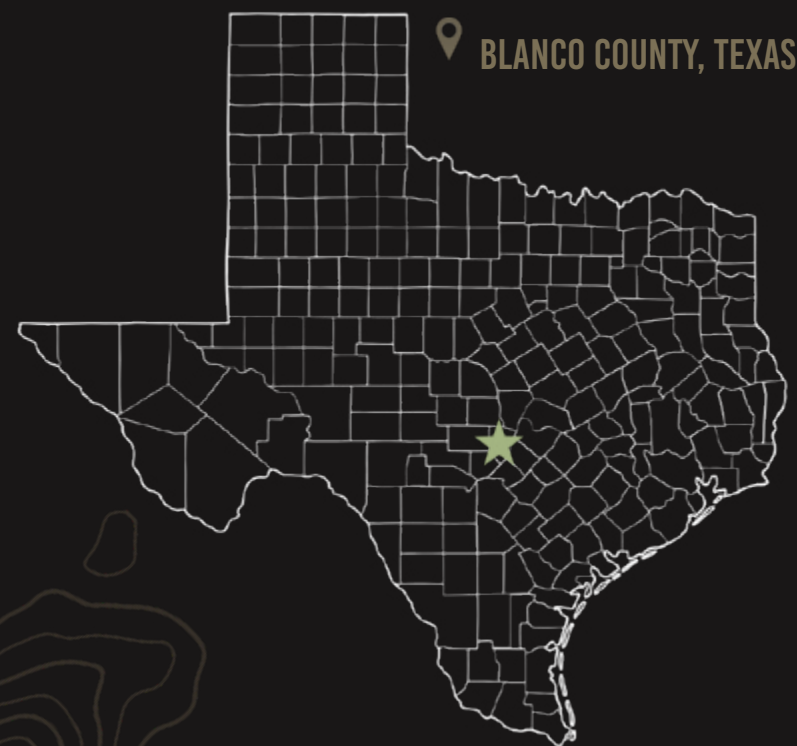
LOW FENCED PERIMETER

WILDLIFE VALUATION IN PLACE

HIGHLIGHTS

OVERVIEW

Deer Pasture Ranch is a fully furnished, turnkey Hill Country ranch in Blanco County, Texas, offering a rare combination of custom residential finishes, established hunting, and active wildlife management — all in one of the Hill Country's most desirable corridors. Located 10± miles from Blanco and 15± miles from Wimberley, the ranch features a one-of-a-kind farmhouse that conveys completely furnished. This property is ready to enjoy from day one.



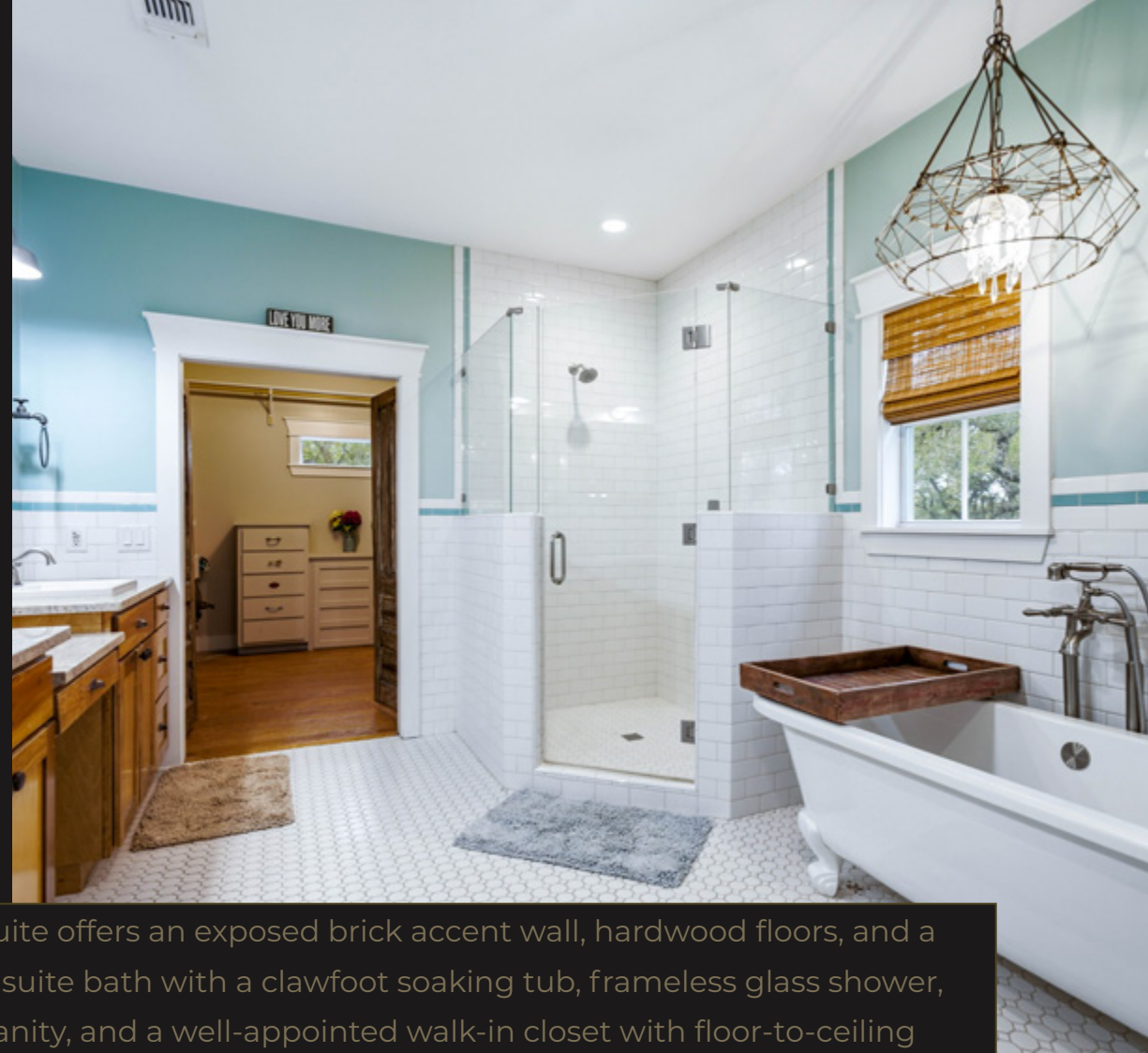


FARM HOUSE



The fully furnished 1,650± sq ft single-story farmhouse was built in 2017 and features soaring vaulted ceilings, natural wood beams, floor-to-ceiling shiplap, and a full-height brick fireplace — all flowing together in an open-concept layout that's as functional as it is striking. The kitchen centers on a brick island with granite top, bar seating, and copper pendant lights, complemented by white shaker cabinetry, granite countertops, and stainless appliances.



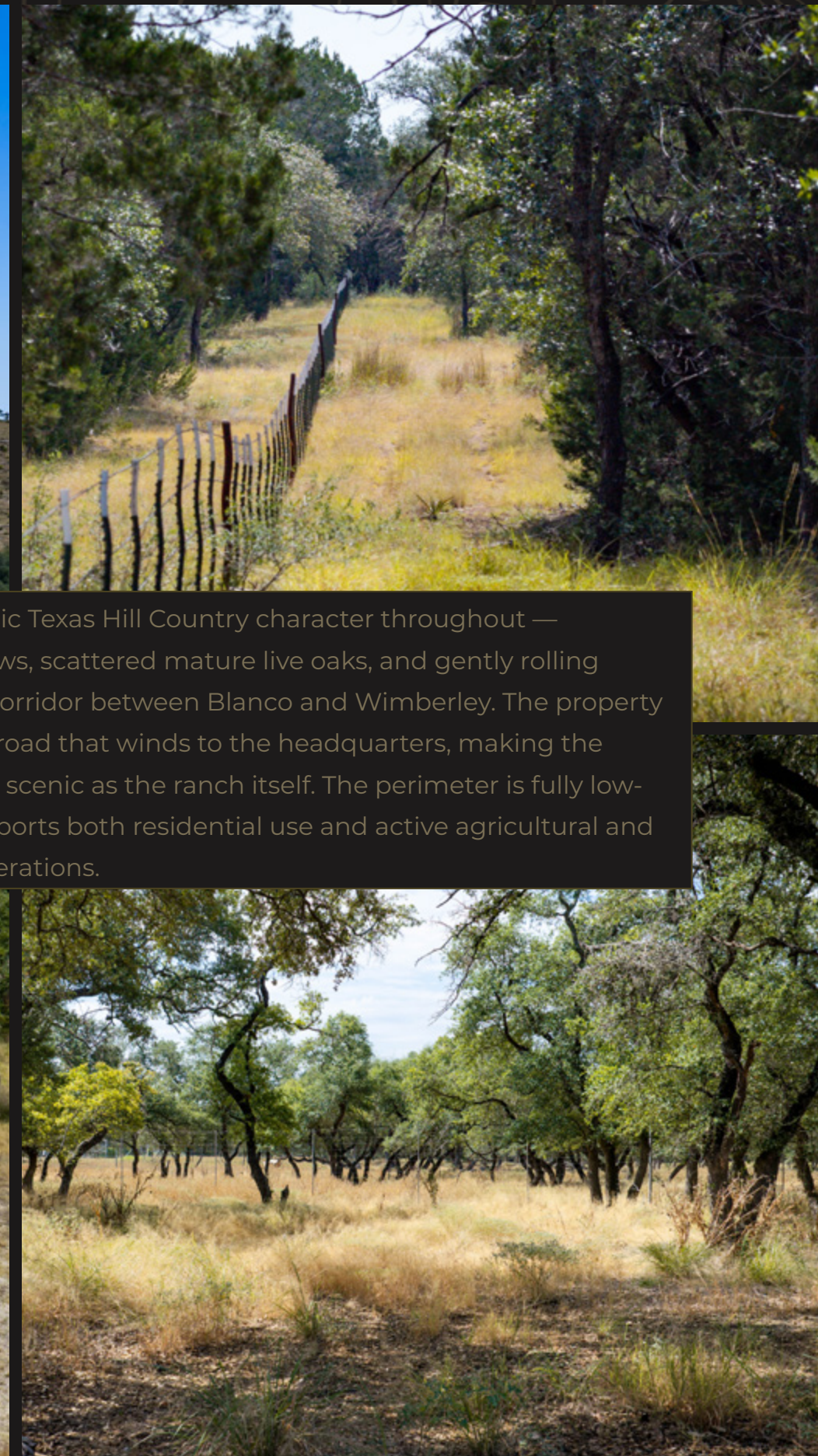


The primary suite offers an exposed brick accent wall, hardwood floors, and a spa-worthy ensuite bath with a clawfoot soaking tub, frameless glass shower, dual granite vanity, and a well-appointed walk-in closet with floor-to-ceiling built-ins. Covered front and back porches, a detached two-car garage with covered walkway, and one-of-a-kind decorative details throughout complete the package — and it all conveys fully furnished.





LAND & TOPOGRAPHY

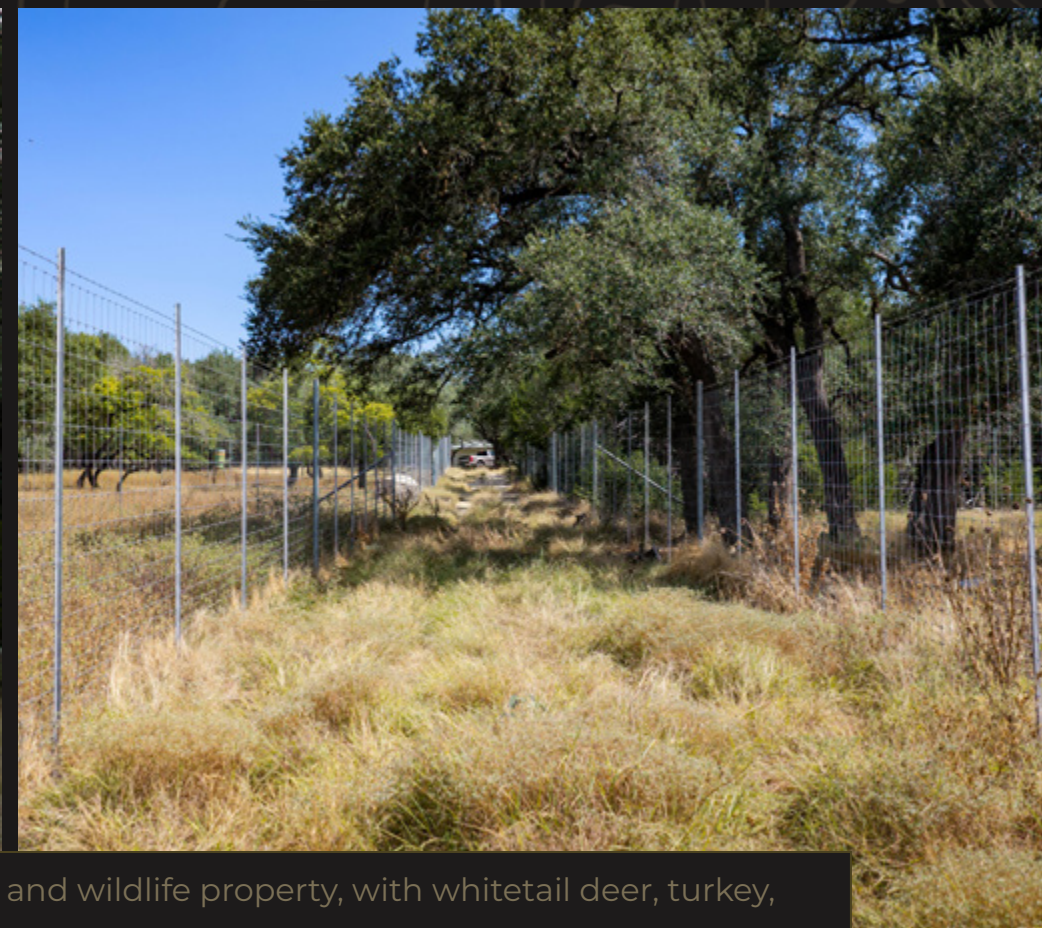


The land showcases classic Texas Hill Country character throughout — sweeping long-range views, scattered mature live oaks, and gently rolling terrain that defines this corridor between Blanco and Wimberley. The property features a paved interior road that winds to the headquarters, making the approach to the home as scenic as the ranch itself. The perimeter is fully low-fenced, and the land supports both residential use and active agricultural and wildlife management operations.





HUNTING & BREEDING



This is a proven hunting and wildlife property, with whitetail deer, turkey, and dove all present. The ranch also includes a deer breeding facility — offering a buyer the opportunity to continue a whitetail breeding operation.





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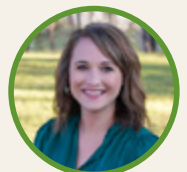
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