

## Johnson City 10 Acre Ranch with Homes and Pond

For sale: 1859 North US Highway 281, Johnson City, Texas 78636

1859 North US Highway 281, Johnson City, Texas 78636 - Perfect ranch-live-work opportunity just 1.25 miles North of the Pedernales River in Johnson City, Texas. Structures include: a 1998 Schult 2,300 SF 3 bedroom 2 bathroom manufactured home with many luxury features; a 225 SF efficiency unit and a separate 150 SF living area with bathroom ( shower only ) - both structures stay cool under a 60' X 60' pole barn; a horse shed. Improvements are on a septic system with a 20 GPM well. Total monthly rental income from homes is \$1,125 + utilities. Land size is 10.01 acres with 400' of frontage on US Highway 281 North. 9.01 acres are ag exempt. Land features 2 pastures and a 50' X 50' pond. Kids attend Johnson City Schools. To visit the property, take 281 1.25 miles North of the Pedernales River. Property has a green automatic entry gate. Asking price is \$250,000. Call RE Broker Mark D. Blake at 512-293-1041 today for additional information and a property tour.

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