

484
RANCH
JOHNSON CITY, TX

YOUR PLACE OUT WEST



Welcome to 464 Ranch

A THOUGHTFULLY PLANNED RANCHETTE COMMUNITY

464 Ranch is an exclusive, 72 ranchette community located in historic Johnson City, Texas. This private, gated community encompasses the natural beauty, abundant wildlife, and rolling topography of the Texas Hill Country. Come experience the full-time feel and second-home appeal of your place out west.



7-Acre Community Park



Stocked 2-Acre Pond



2-Mile Hike & Bike Trail



Fully Gated, High-Fenced



View & Waterfront Ranchettes



Reasonable POA & Restrictions



High-speed Fiber-optic Internet



Underground Utilities



REST, RECREATION & EXOTIC WILDLIFE AWAIT

Once a trophy hunting ranch, this wildlife tax-exempt community is home to Blackbuck Antelope, Fallow deer, Axis deer, wild turkeys, Gray fox, and more.



Fallow Deer



Largemouth Bass



Ringtail



Gray Fox

Blackbuck Antelope



Wild Turkey



Dove



Whitetail Deer



See more photos





We've looked for a place in the Hill Country for many years and we fell in love with the beauty of the property, the wildlife, and the planned amenities at 464 Ranch.

— PAUL
464 Ranch property owner



VIEW & WATERFRONT LOTS AVAILABLE

Whether you're looking for an available lot or a custom home build, 464 Ranch has 72 spacious ranchettes ranging in size from 5 to 11 acres.

Less than an hour from Austin and San Antonio, 464 Ranch's securely gated entry is just one turn off 281 onto RR 1323.



↑
ENTRANCE



Take a closer look at
the community park



CENTRALLY-LOCATED

7-ACRE COMMUNITY PARK

- Stocked two-acre pond
- Fishing access
- Picnic sites
- Trailhead for 2-mile trail
- Convenient parking
- Community restrooms



The gated entry just off 281 onto RR 1323 offers residents convenient access to everyday amenities and national attractions.



PICNIC'D



NICE N EASY



488 Ranch Road 1323
Johnson City, Texas 78636



Johnson City

Longhorn Cavern State Park

Scobee

Highland Haven

Cottonwood Shores

Horseshoe Bay
26 min.

Baylor Scott & White

Round Mountain

LBJ State Park

290 Wine Trail

290

281

Austin
55 min. →

← Fredericksburg
32 min.

San Antonio
84 min. ↓

BUYER TESTIMONIALS

“

When we learned about the location, amenities, and the wildlife tax exemption of 464 Ranch, it was a no brainer for us to come check it out. We fell in love with our lot instantly.

— LAUREL

“

The wildlife is stunning, the trees are fantastic and the landscape is gorgeous. The groundwater and strength of the 464 water wells were the icing on the cake.

— JEFF

“

We started looking for land a few years ago but struggled to find a property where both the location and the land were a good fit. We can't wait to end the day on our back porch enjoying the wildlife and scenery.

— KEENA

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JOHNSON CITY, TX



**5-11
ACRE**

RANCHETTES

**FULLY
GATED**

& HIGH-FENCED

**HIGH-SPEED
FIBER-OPTIC**

INTERNET

**COMMUNITY
PARK**

PONDS & TRAILS

**LOW
TAXES**

WILDLIFE TAX EXEMPT

HILL COUNTRY PRESS



Major grocer within 16 minutes of 464

\$130M Shopping Center Near Marble Falls Secures Incentives and Grocery Store close but just far enough away

CHRON.

[READ ARTICLE](#)



Johnson City the new, cooler Fredericksburg

While Fredericksburg is the bustling tourist anchor to Hill Country, one small TX town is raising its profile

CHRON.

[READ ARTICLE](#)



First TX winery to make top 100 world best list

The World's Best Vineyards ranked William Chris Vineyards 60th among the top global wine destinations

**WORLD'S BEST
VINEYARDS**

[READ ARTICLE](#)

MASTER PLANNED BY PEOPLE WHO LOVE LAND

The community developers of 464 Ranch take pride in practicing responsible land management. With a sense of stewardship and deep knowledge of the Texas terrain, they ensure minimal impact on the ecosystems and environment that define the region.



Balcones Land Co. is a Texas Land Developer who brings the ranch way of life forward for more people to enjoy.

For more info or to schedule a private showing, contact:



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