

1151 BROCK

Hollow

23.37± Acres | Blanco County

Johnson City, Texas



Anders Realty

PURVEYORS OF FINE TEXAS RANCHES





1151 BROCK HOLLOW

23.37± AC · JOHNSON CITY, TEXAS

*EXCLUSIVE PEDERNALES RIVER RETREAT
ONLY 9 MINUTES FROM JOHNSON CITY*

OVERVIEW & LOCATION

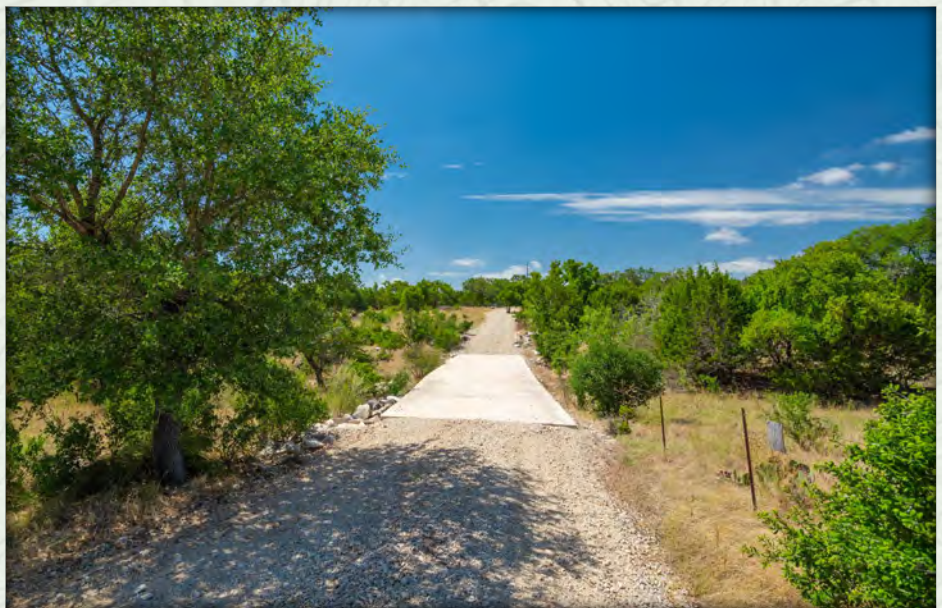
A rare opportunity to own 23+ acres unspoiled beauty with direct Pedernales River frontage. This exceptional property, thoughtfully cleared of cedar while preserving the grandeur of Live Oaks and Spanish Oaks, offers a harmonious blend of open space and native landscape. The land's gentle topography ensures effortless access to the river—no steep descents, just a



natural, inviting shoreline perfect for peaceful reflection or water recreation. Ideally positioned in Eastern Blanco County, just nine miles from the charm of Johnson City's renowned dining, live music, and boutique shopping, this private riverfront haven is the perfect setting for your dream estate.

Property Address: 1151 Brock Hollow Dr., Johnson City, TX 78636.

- ❖ 17.8± miles to Austin
- ❖ 96.2± miles to San Antonio
- ❖ 160± miles to Houston
- ❖ 183± miles to Dallas







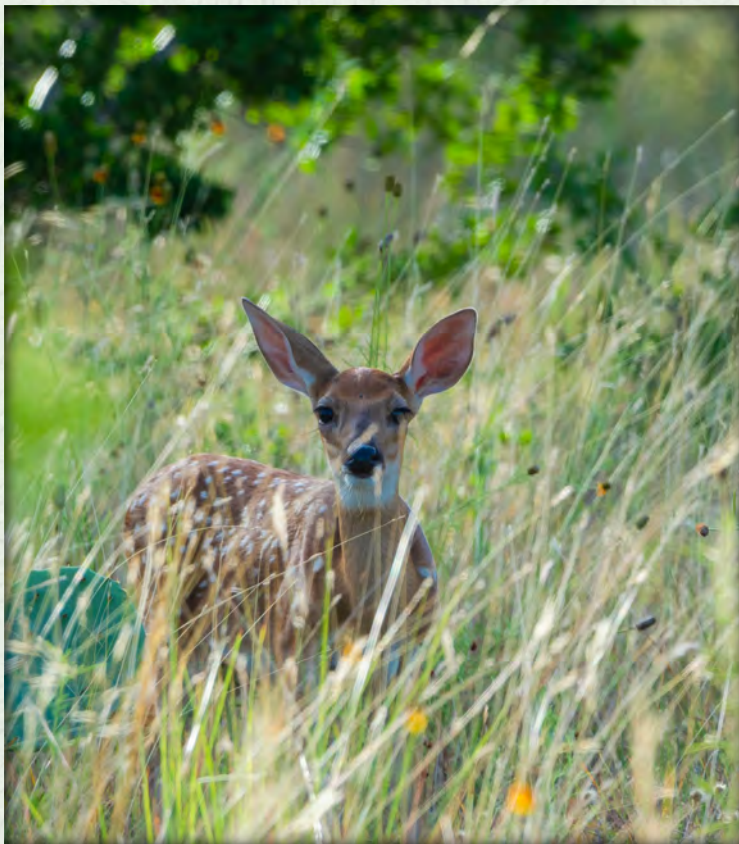




WATER

This property boasts easily accessible Pedernales River frontage, recently cleared and maintained to enhance usability. Recently a portion of the river frontage was shredded and maintained, allowing for effortless access to the water, with no rock bluff along this section of the river.





LAND & WILDLIFE

Spanning 23.37 surveyed acres, this raw property showcases a thoughtfully cleared landscape, with majestic Live Oaks, Cedar, Elm, and Sycamore trees providing a striking canopy. The land gently slopes toward the Pedernales River, offering a diverse topography with elevations ranging from approximately 990' to 1,056'. Two sides of the property (North and West) are fenced, and a small dry pond sits at its center, enhancing the natural appeal. Rich in native wildlife, including abundant White-tailed deer, the land maintains a wildlife exemption. The terrain is predominantly rocky, with dense foliage creating a haven for wildlife. A well-constructed all-weather crushed limestone

and caliche road winds down to the river, where a concrete low-water crossing ensures seamless access.

natural beauty + effortless waterfront = endless possibilities















FINANCIAL / TITLE

1151 BROCK HOLLOW, as previously described herein (23.37±ac), is offered at \$985,000 Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account.
2. The Sellers will provide and pay for a basic owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
3. The Sellers will deliver an existing survey.
4. Inventory of any personal property will be transferred via Bill of Sale at Closing.
5. The property sits in FEMA Zone X (*unshaded*) area: Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.
6. Buyers' Brokers are welcomed and invited to contact Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
7. The property lies in the Johnson City ISD.
8. The estimated 2024 wildlife-exempt property taxes paid were \$32.47 (per BCAD).



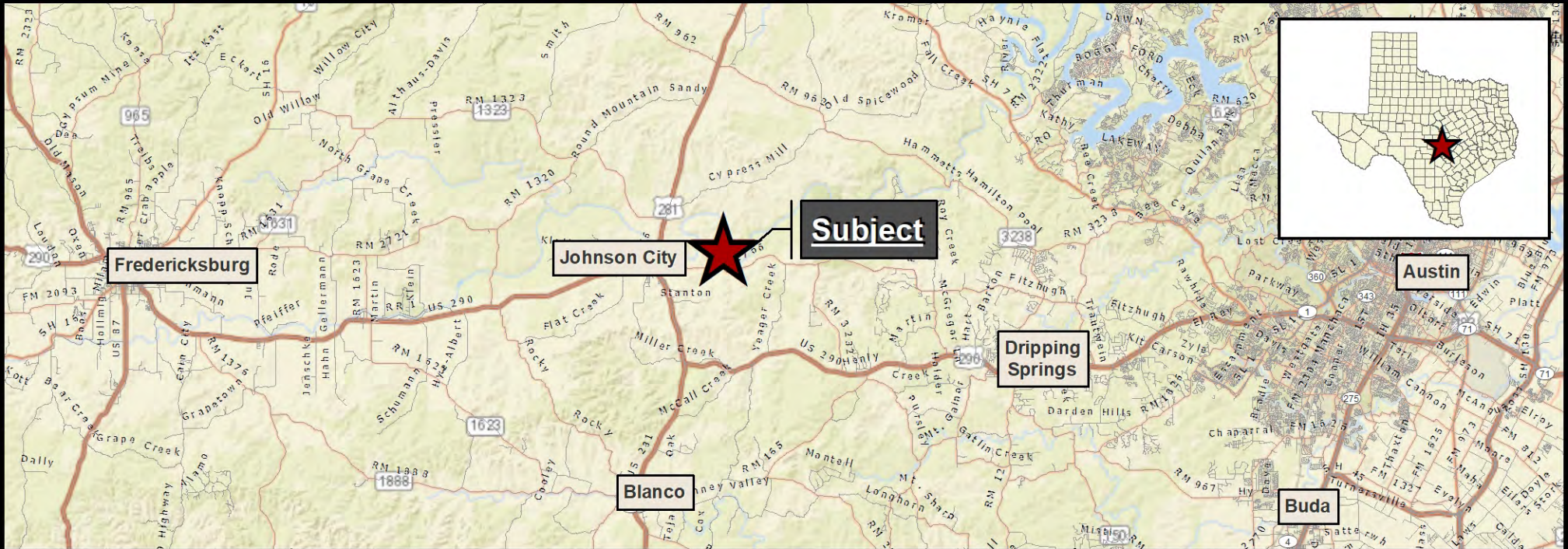
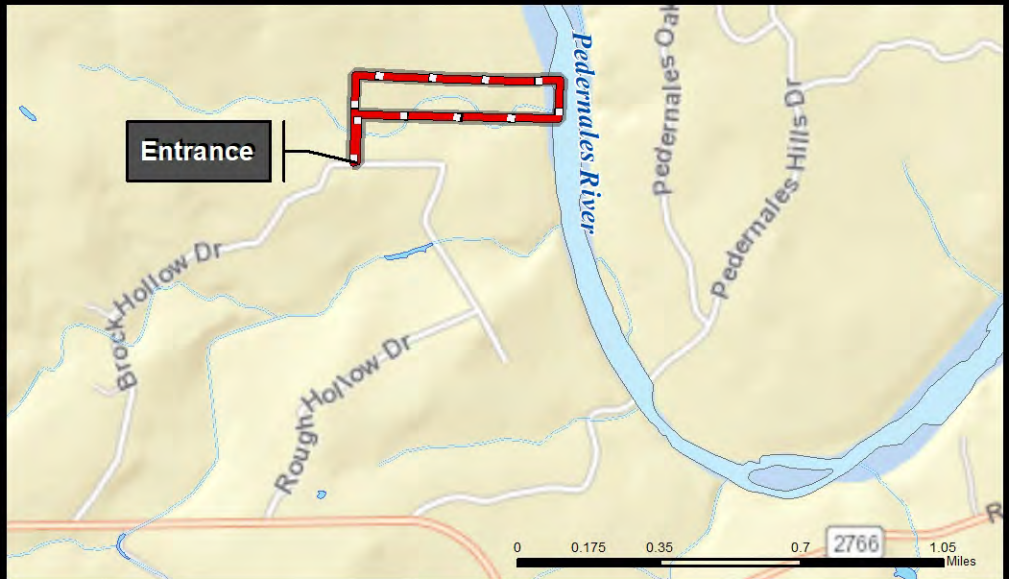
This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Seller. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Ranch Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.**

Buyer's brokers/agents must be identified on first contact, and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

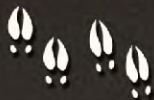
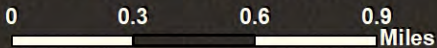




1151 BROCK HOLLOW | 23.37 ± AC | BLANCO



1 inch = 2,500 feet

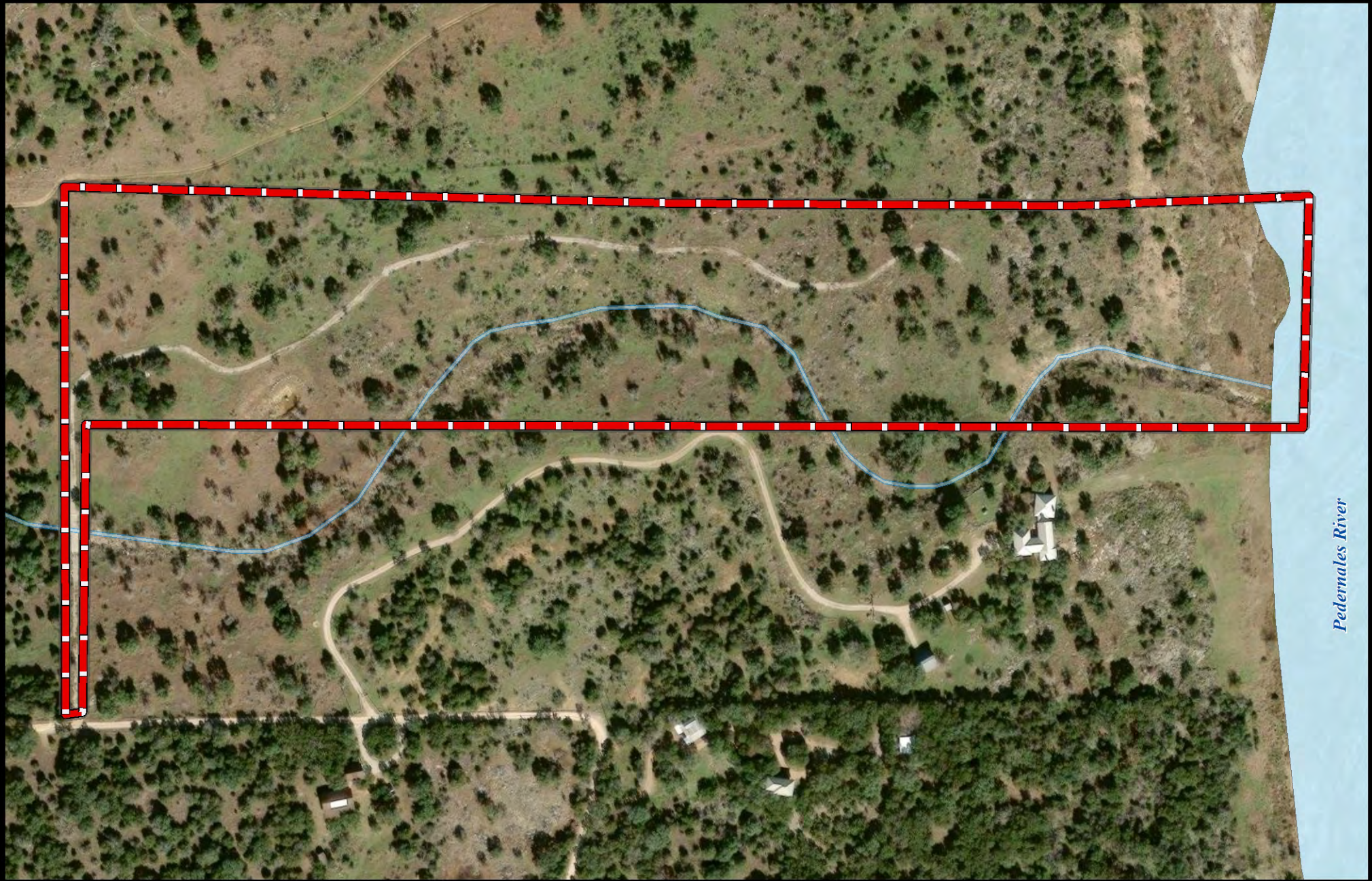


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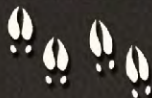
1151 BROCK HOLLOW | 23.37 ± AC | BLANCO



Pedernales River

1 inch = 241.46 feet

0 0.025 0.05 0.075 Miles

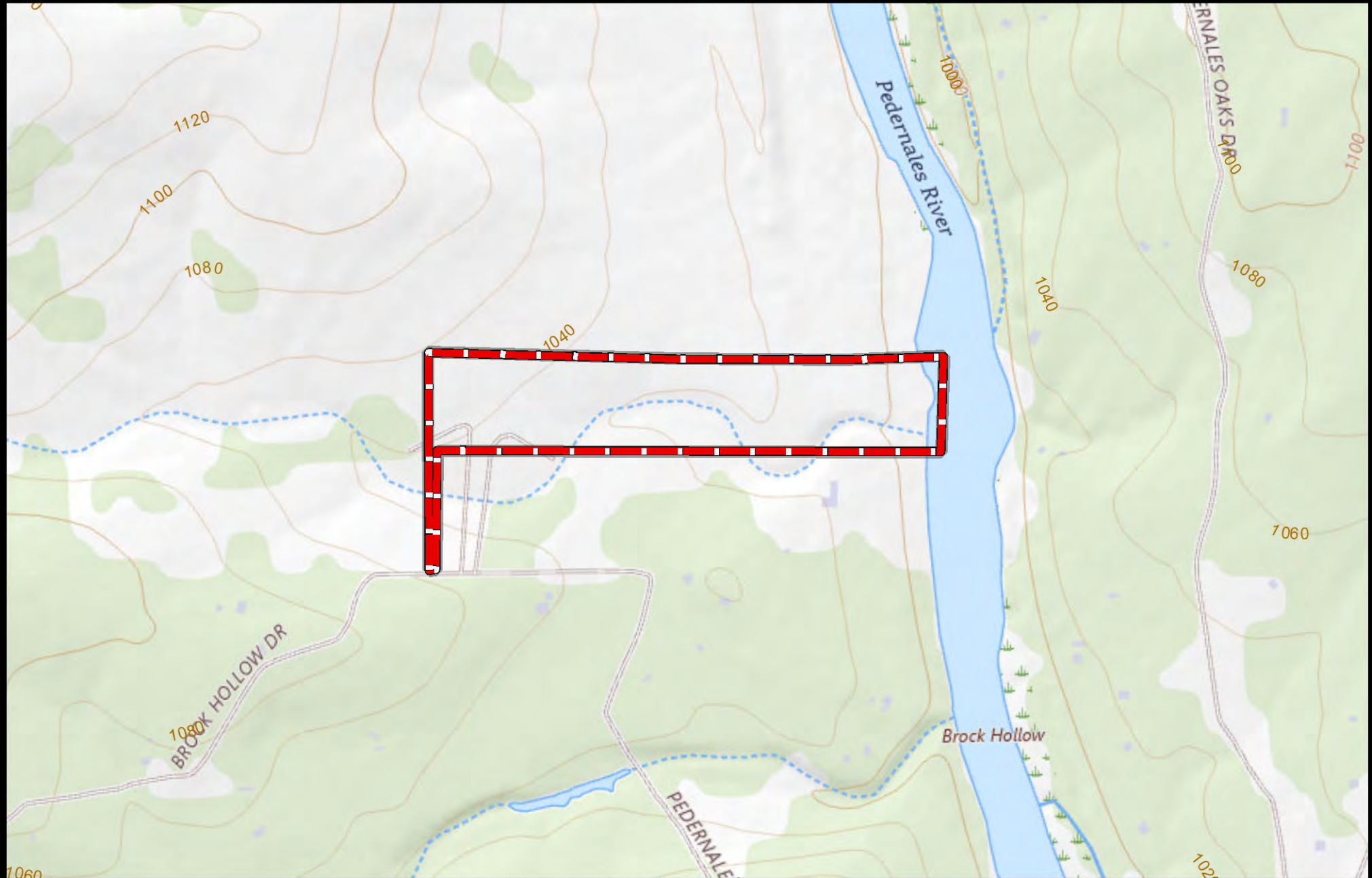


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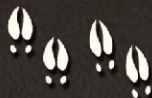


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1 inch = 583.33 feet



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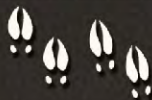
Highest Elevation
1056 ft

Lowest Elevation
991 ft

CONTOURS = 5 FT

1 inch = 241.46 feet

0 0.025 0.05 0.075 Miles

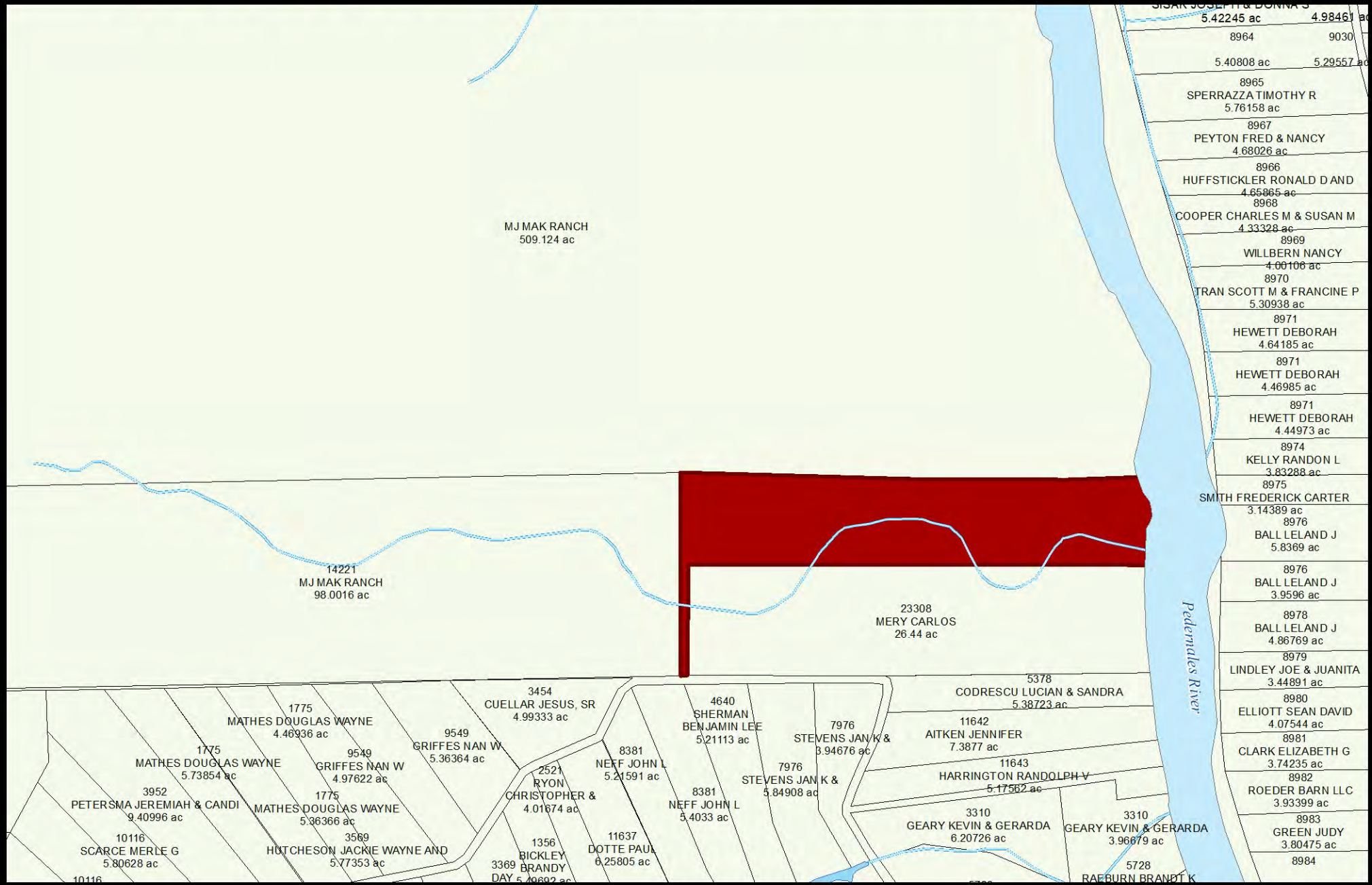


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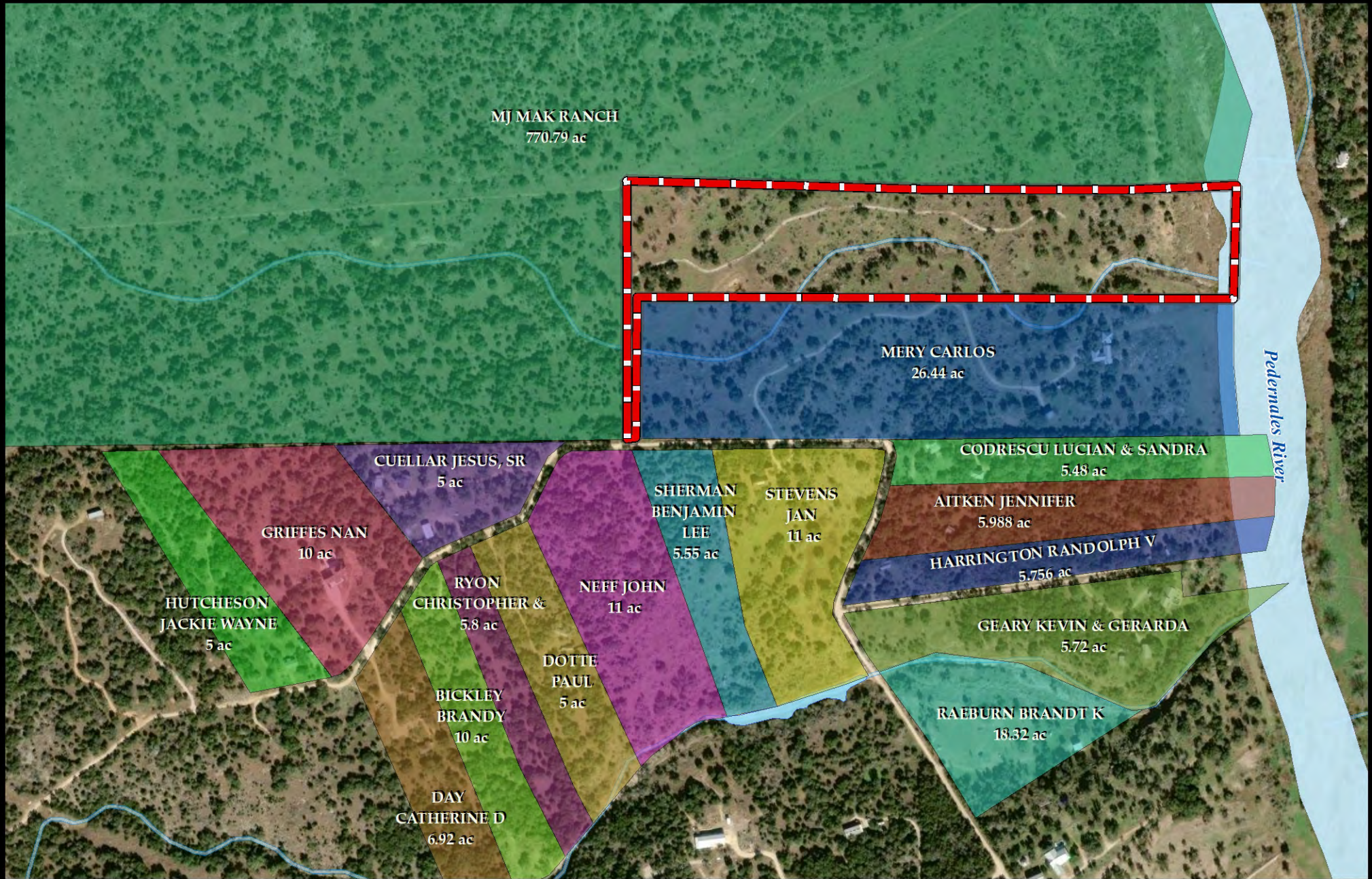


1 inch = 626.59 feet
 0 0.075 0.15 0.225 Miles

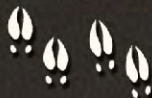
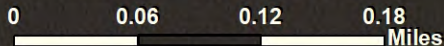
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1 inch = 493.21 feet

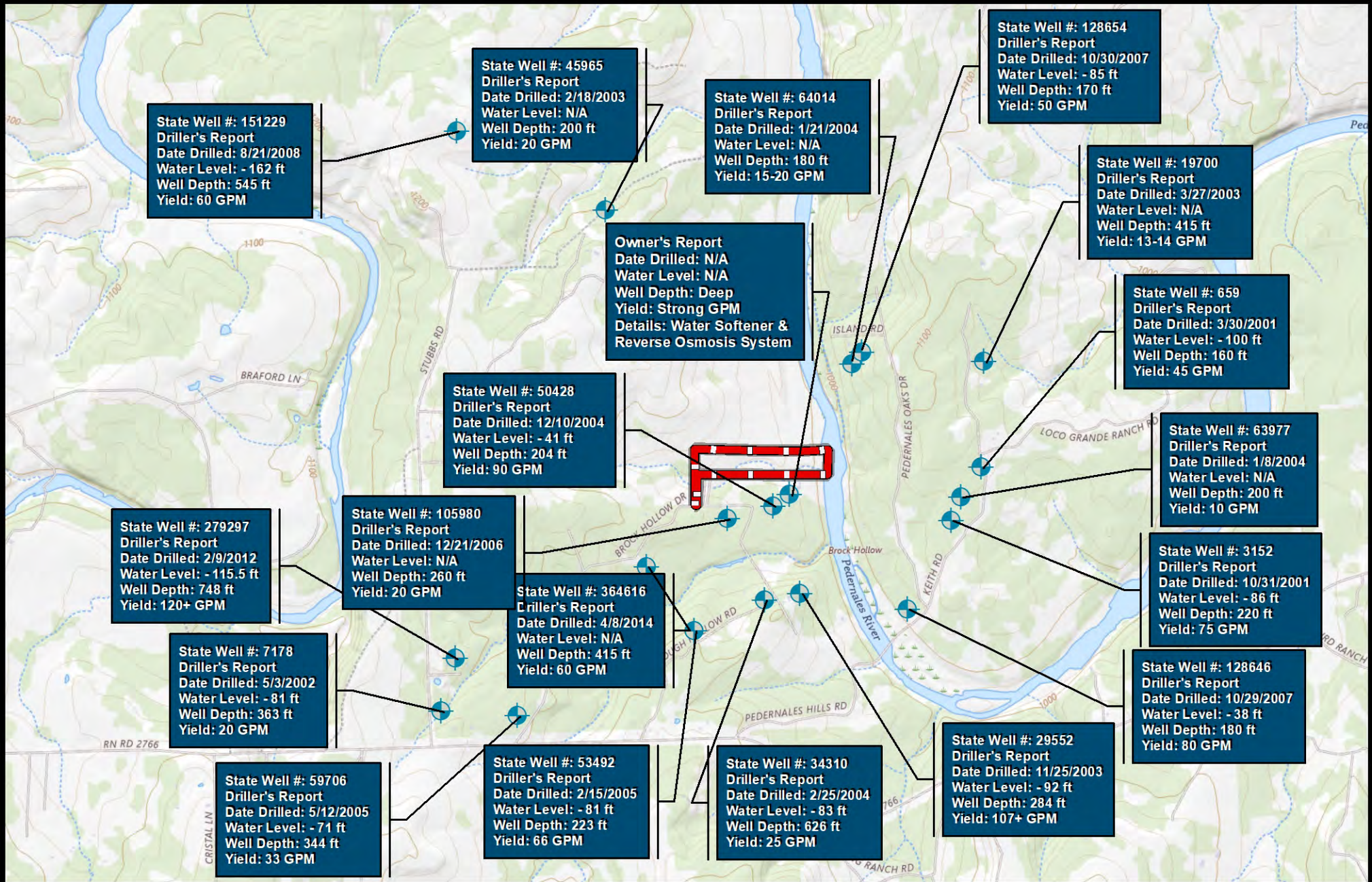


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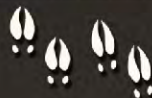
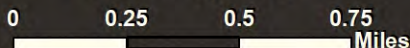


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1 inch = 2,250 feet







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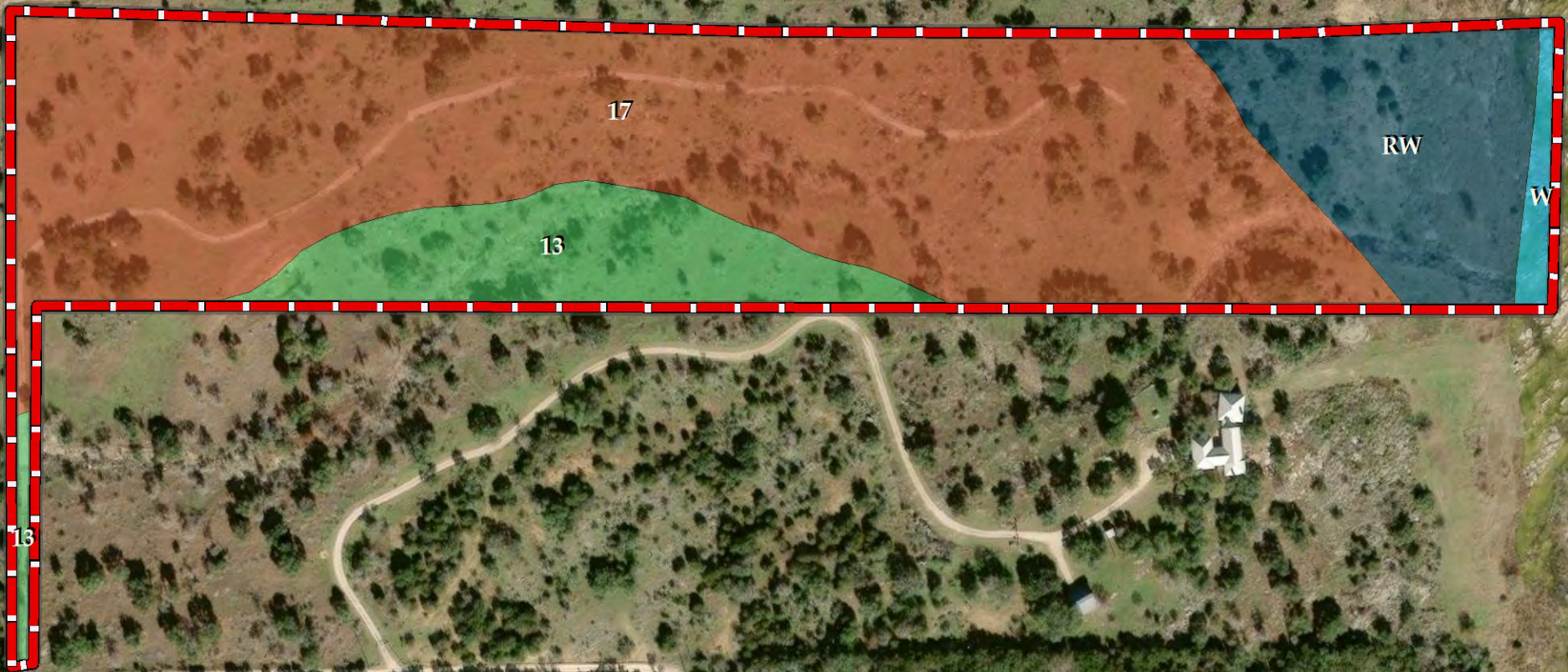


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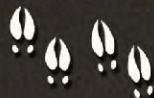
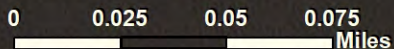
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SOIL DESCRIPTION

-  13 - Harper-Rock outcrop association, undulating (3.17± ac)
-  17 - Hensley association, undulating (15.57± ac)
-  RW - Riverwash, frequently flooded (3.39± ac)
-  W - Water (0.41± ac)



1 inch = 239.04 feet



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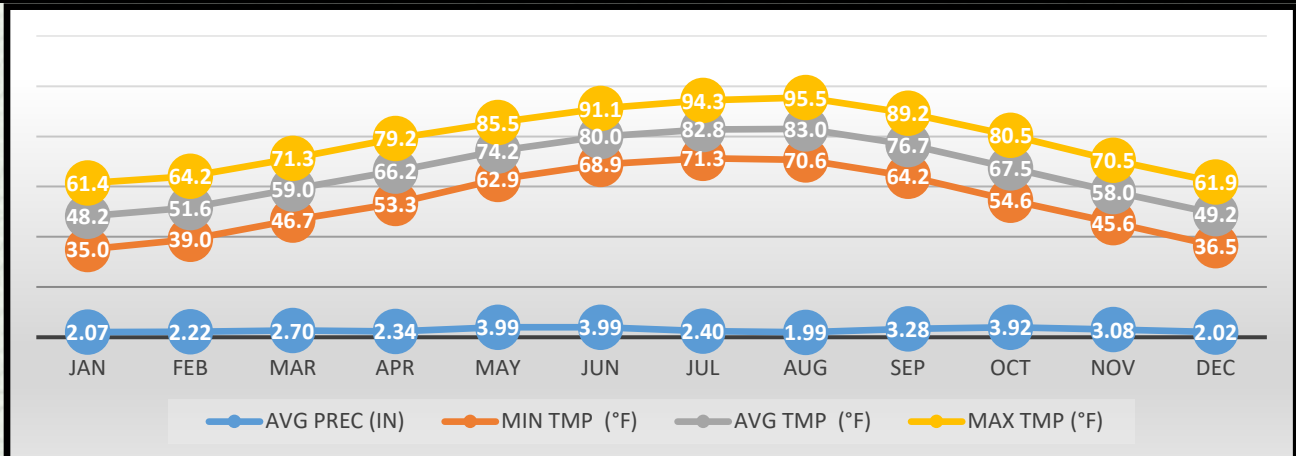


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CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Johnson City, Texas** from the National Climate Data Center (NCDC)

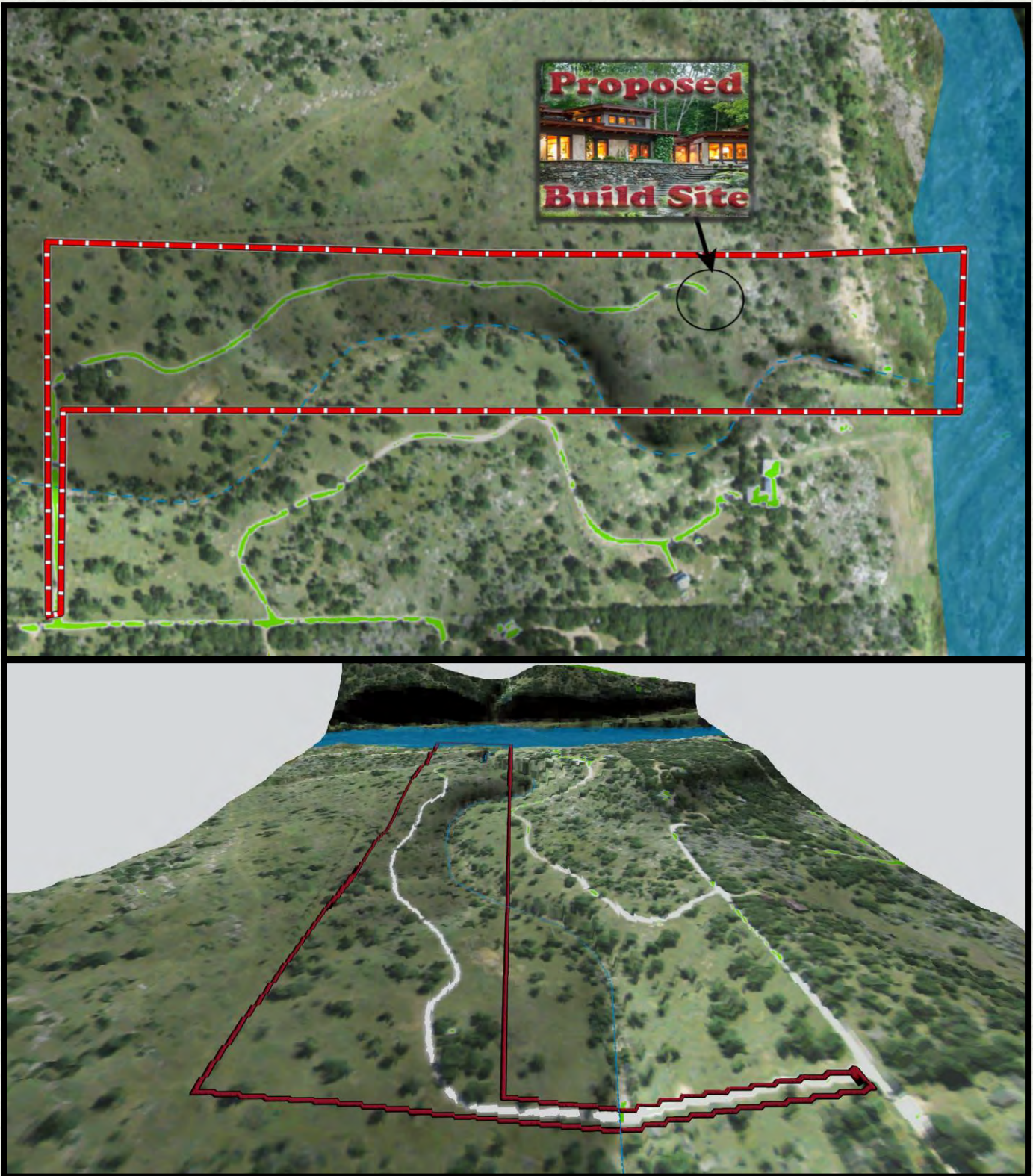
MONTH (1981-2001)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	2.07	35.0	48.2	61.4
Feb	2.22	39.0	51.6	64.2
Mar	2.70	46.7	59.0	71.3
Apr	2.34	53.3	66.2	79.2
May	3.99	62.9	74.2	85.5
Jun	3.99	68.9	80.0	91.1
Jul	2.40	71.3	82.8	94.3
Aug	1.99	70.6	83.0	95.5
Sep	3.28	64.2	76.7	89.2
Oct	3.92	54.6	67.5	80.5
Nov	3.08	45.6	58.0	70.5
Dec	2.02	36.5	49.2	61.9
Ann	34.00	54.1	66.4	78.7



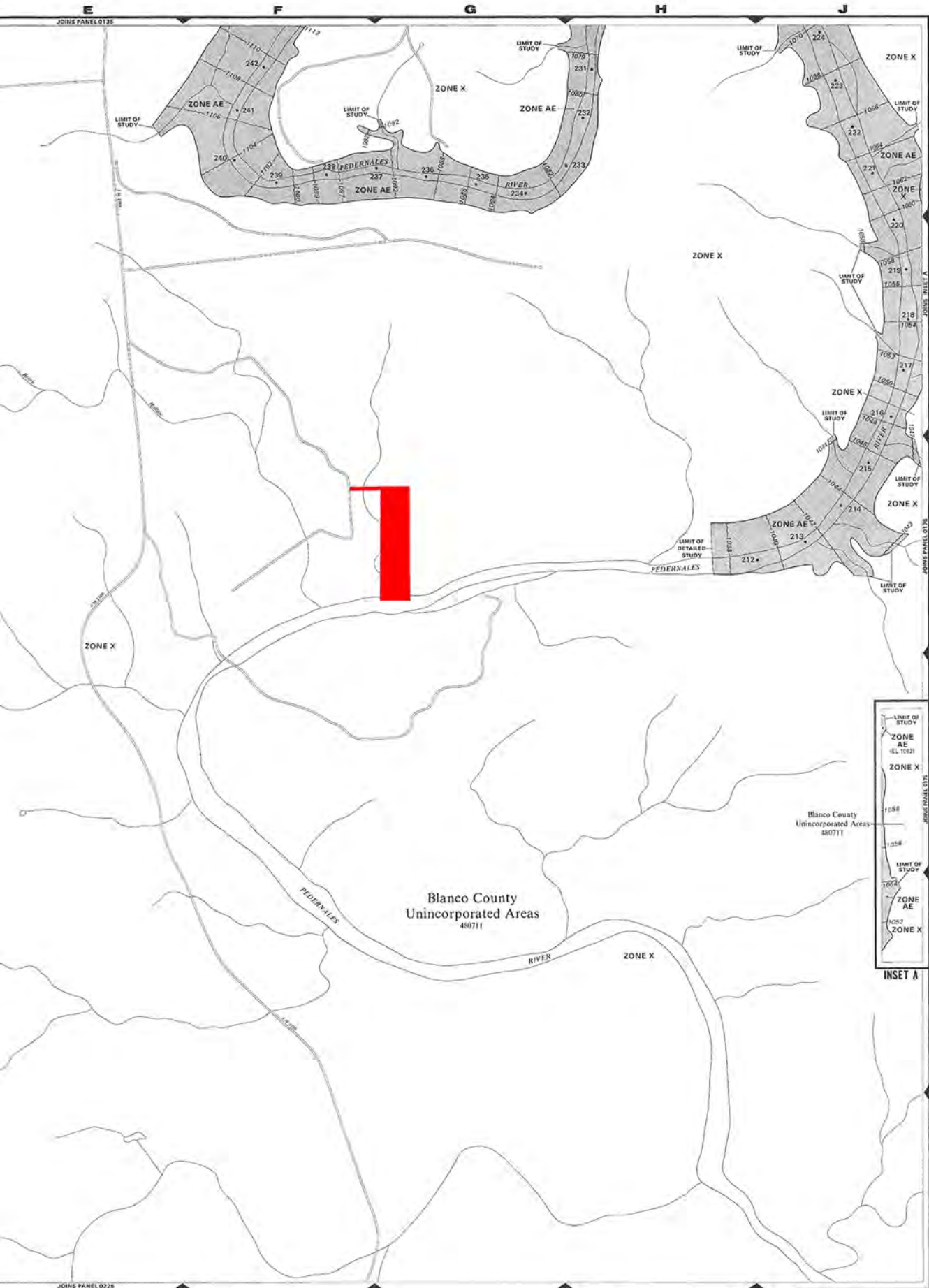
Zip: 78636	Days Where Temp Exceeds 86°F:	121 - 150 Days
	Freeze Date (Avg First Frost):	Nov 11th – 20th
	Freeze Date (Avg Last Frost):	Mar 21st – 31st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecoregion:	30a – Edwards Plateau Woodland
	Palmer Drought Index:	Moderately Moist

ADDENDA

- 3D OVERVIEW | PROPOSED BUILD SITE & 3D PROFILE (EASTWARD)



- FEMA FIRM W/ PROPERTY BOUNDARY



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** - No base flood elevation determined.
- ZONE AE** - Base flood elevation determined.
- ZONE AH** - Flood depths of 1 to 3 feet (county area of potential); base flood elevation determined.
- ZONE AG** - Flood depths of 3 to 6 feet (county area of potential); base flood elevation determined.
- ZONE AV** - Coastal flood with velocity hazard severe; actual base flood elevations determined.
- ZONE VE** - Coastal flood with velocity hazard severe; actual base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X** - Areas of 100 year flood; zone of 100-year flood with average depth of less than 1 foot and with average depth of less than 1 foot; zone of 100-year flood.
- ZONE D** - Areas in which flood hazards are undetermined.

OTHER AREAS

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UNDEVELOPED COASTAL BARRIERS

- Floodway Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Between Special Flood Hazard Zones and Boundary Between Areas of 100-Year Coastal Base Flood Elevation Within Special Flood Hazard Zones
- Base Flood Elevation Line; Elevation in Feet
- Elevation in Feet
- Base Flood Elevation in Feet Where Elevation is "Not Specified"
- Boundary Between Maps
- County Boundary
- City Boundary
- 4B

NOTES

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify areas subject to flooding, particularly from tidal surge sources of small size, or all potential features outside Special Flood Hazard Areas. The community map preparer should be consulted for possible updated flood hazard information prior to use of this map for property purchase or construction purposes.

Coastal Flood elevations apply only to areas of 100-year flood, and include the effects of wave action. These elevations may differ significantly from those determined by the National Weather Service for hurricane evacuation planning.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, AH, AG, AV, VE, and V.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were compiled at cross sections and interpolated between cross sections. The floodway area boundary hydrology, correlations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show for scale. Floodway widths are provided in the Flood Insurance Study Report.

Elevation reference marks are described in the Flood Insurance Study Report.

Corporate limits shown are current as of the date of this map. The user should contact appropriate governmental officials to determine if corporate limits have changed subsequent to the issuance of this map.

For community map revision history prior to county-wide mapping, see section 4B of the Flood Insurance Study Report.

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For all map panels see separately printed Map Index.

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MAP IDENTIFICATION

Refer to Regulatory Agency on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

FEBRUARY 6, 1991

EFFECTIVE DATE OF REVISION TO THIS PANEL

FEBRUARY 6, 1991

Refer to the Flood Insurance Rate Map Effective Date History for details for determination of when a community map revision is effective for the entire community or for a specific area of the community.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 888-4299.

APPROXIMATE SCALE

1000 0 1000 FEET

INSET A

LIMIT OF STUDY
ZONE AE (EL. 1021)
ZONE X
1058
1056
1054
LIMIT OF STUDY
ZONE AE
1052
ZONE X

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

BLANCO COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 145 OF 250
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY	SHEET	PANEL	SHEET
UNINCORPORATED AREAS	145	145	1

MAP LOCATION

MAP NUMBER
48031C0145 C

EFFECTIVE DATE:
FEBRUARY 6, 1991

Federal Emergency Management Agency

BROKERAGE INFORMATION



11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Anders Realty	514096	Brady@AndersRanchRealty.com	512-791-9961
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Anders Realty

302 E. Main Street | Johnson City, TX 78636
www.AndersRanchRealty.com



Brady P. Anders, *Broker/Owner*

cell: (512) 791-9961

Brady@AndersRanchRealty.com



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