

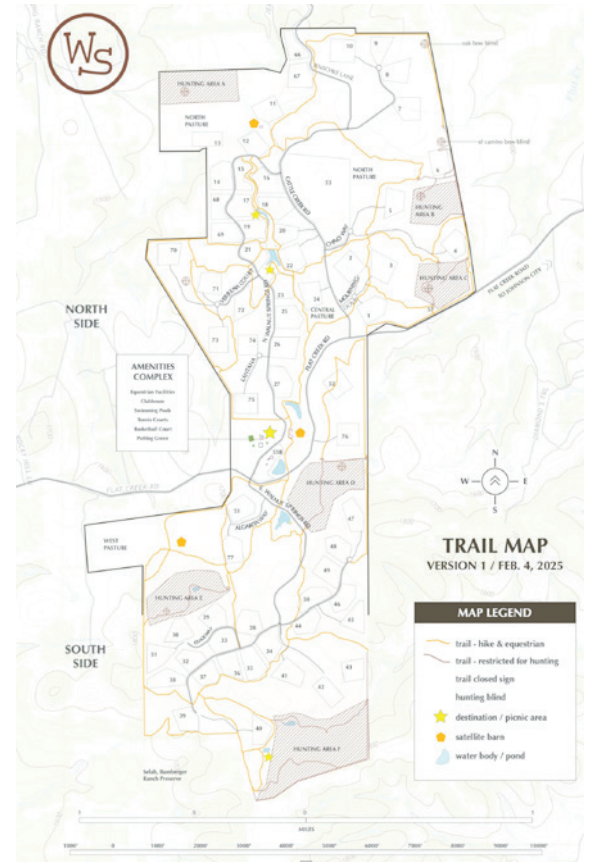
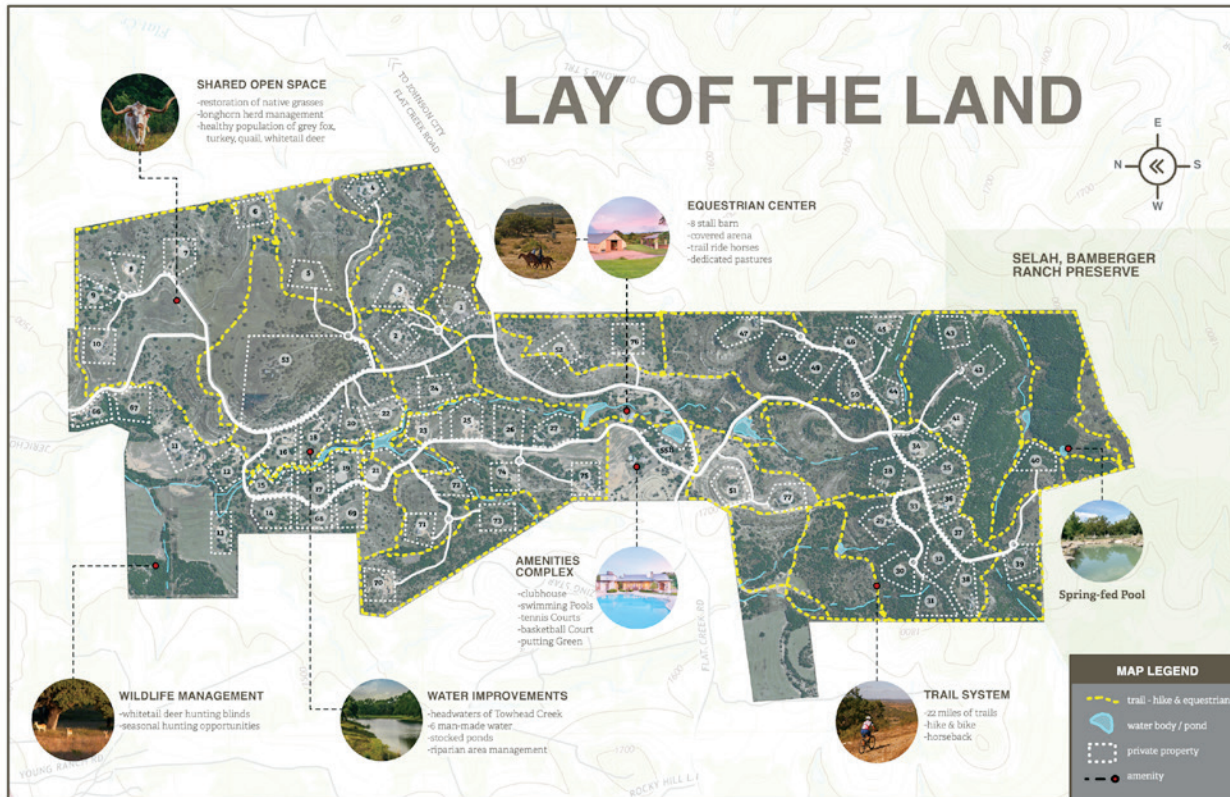


PRESERVE AT WALNUT SPRINGS, LOT 68

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F | **FREDERICKSBURG
REALTY**







PRESERVE AT WALNUT SPRINGS, LOT 68

JOHNSON CITY, TEXAS | BLANCO COUNTY | 5.08± ACRES

Set within the exclusive 2,000-acre Preserve at Walnut Springs, Lot 68 offers a rare opportunity to build your Hill Country retreat in one of the most thoughtfully planned communities in Texas. This 5.08± acre homesite combines privacy with convenience, featuring its own private well, electric service, and a natural driveway already in place. Perched on a gentle slope with a partially wooded hilltop, the property delivers sweeping views across 1,500 acres of protected ranchland — a setting that feels both expansive and intimate.

Life at Walnut Springs is defined by access to premier amenities paired with low-maintenance living. Residents enjoy full access to the clubhouse, which includes lap and recreation pools, a tennis court, a basketball court, and a recreational golf area. Miles of hiking, jogging, and equestrian trails wind through the community, leading to stocked fishing ponds, lush canyons, and the flowing waters of Towhead Creek. With on-site staff dedicated to upkeep and property support, every detail is managed so you can focus on relaxation and adventure.

The property also benefits from a wildlife exemption, keeping annual taxes remarkably low while encouraging a natural landscape rich with deer, birds, and native flora. And with its central location — just 6.6 miles from Johnson City, 29 miles from Fredericksburg, 56 miles from Austin, and 70 miles from San Antonio — you'll enjoy peaceful seclusion without sacrificing accessibility.

For those seeking a homesite that blends natural beauty, community amenities, and investment value, Lot 68 at Walnut Springs is an exceptional choice. Here, your vision for a Hill Country legacy can become reality, surrounded by pristine landscapes and supported by a community built for connection and ease.

PROPERTY HIGHLIGHTS

Located within the **EXCLUSIVE 2,000-ACRE PRESERVE AT WALNUT SPRINGS**

5.08± ACRE HOMESITE with private well, electricity, and natural driveway in place

HILLTOP SETTING with partially wooded terrain, gentle slope, and long-range views

WILDLIFE EXEMPTION in place

RESORT-STYLE AMENITIES:

- Clubhouse, lap & recreation pools
- BBQ pavilion, tennis and basketball courts
- Golf practice green, jogging trails
- Equestrian center
- Six Stocked ponds
- Two springs
- Private creek access
- On-site management

CONVENIENT LOCATION:

- 5 miles to Hwy 290
- 6.6 miles to Johnson City
- 14.7 miles to Stonewall
- 29 miles to Fredericksburg
- 56 miles to Austin
- 70 miles to San Antonio

SCHEDULE A SHOWING TODAY



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