

440 Chimney Valley

Taxes & Improvements

Wildlife valuation

- 2013-2019: Agricultural use by previous owners
- 2020-2021: Wildlife valuation for 20.5 acres
- 2021 taxes: \$31.53 + \$12.10 (3.845% of park) = \$43.63 total
- Dec 2021: certified wildlife activities in Blanco County audit
- 2025 taxes: \$29.41

Driveway

- Completed in January 2021
- Approximately 3200 sq ft of Standartpark [Easypave](#) installed under sloped areas for erosion control. Even in heavy rains with washout events, the road will be drivable.
- Approximately 500 ft long, with 100 ft of concrete over a dry river bed. Another 500 ft of packed dirt parallels the river.

Rainwater tank

- 2500 gallon capacity
- Purchased new in January 2021

Community Agreements

- Property has already been subdivided. Cannot be divided again.
- Agreement with Texas Parks and Wildlife (TPWD) to spray annually for [arrundo](#) (i.e, giant river cane) for free. Will need to be renewed by new owner.
 - There is an agreement in place with TPWD for the park area as well. Will also need to be renewed by new owner.

Property Description

- Less than 4% of tallgrass prairies survive in North America, making it one of the rarest and most endangered ecosystems in the world. Some of

these grasses and forbs include: side oats gramma, switchgrass, eastern gammagrass, sea oats, bushy bluestem, little bluestem, big bluestem, indian grass, goldenrod, buttonbush, sunflowers, 3 varieties of milkweed, zexmenia, firewheel, turk's cap, red sage, twistleaf yucca, and more.

- Tallgrass prairies are home to a diverse group of animals, in particular insects and birds. Wildlife is abundant on the property and includes whitetail deer, axis deer, turkey, and dove for hunting. Foxes, herons, owls, native pollinators, various songbirds, small fish and lizards have been observed as well.
- Wildlife valuation is already in place, significantly lowering taxes.
- Beautiful rock croppings and ledges on the south side of the property.
- A great mix of trees, including several large mature hardwood trees that provide great shade along the river's edge. Large pecans, soapberry, little walnuts, false willows, sycamore, and more. Variety of new oaks and cypress planted as part of a 2-year land restoration project.
- Private 5 acre park next door makes the land feel even more open.
- Fenced on 3 sides; fence in good condition.
- New 16' gate installed in Nov 2020.
- Electric easement in place.
- About 600 ft of Blanco River frontage. Own both sides of water!
- Sitting by the river and listening to the little waterfalls offers the perfect place to relax and stargaze at night.
- Easy access to several nice building sites.
- Pipeline easement is in place currently but will be released by the company. There is no actual pipeline on the property.
- Located in the heart of the Texas Hill Country. Only an 8 minute drive from Blanco State Park and 45 minutes from San Antonio and Austin.
- Downtown Blanco has a historic town square that includes antique and gift shops, restaurants, and the courthouse. There are Market Days each month. Breweries, distilleries, wineries, and more are a short drive away.
- Very light restrictions.
- Paved roads to property are maintained by the county.
- About 600 ft all-weather driveway, made of road base and concrete, completed in Jan 2021.