

## 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** 





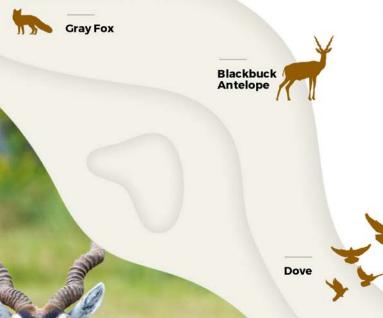


Once a trophy hunting ranch, this wildlife tax-exempt community is home to Blackbuck Antelope, Fallow deer, Axis deer, wild turkeys, Gray fox, and more.





Ringtail















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.

– PAUL464 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.













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























290 Wine Trail





Johnson City

281

LBJ State Park





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290





**Baylor Scott** & White

281

Round Mountain

Сур

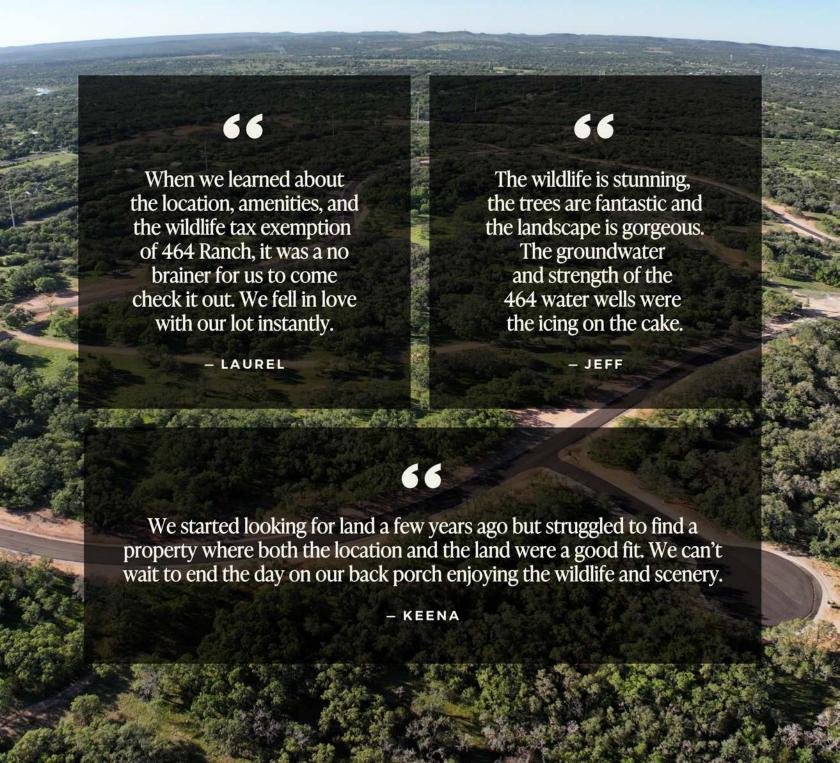
Austin 55 min.



290



#### **BUYER TESTIMONIALS**





5-11 ACRE

RANCHETTES

FULLY GATED

& HIGH-FENCED

HIGH-SPEED FIBER-OPTIC

INTERNET

COMMUNITY PARK LOW TAXES

PONDS & TRAILS

WILDLIFE TAX EXEMPT

### **HILL COUNTRY PRESS**



# Major grocer within 16 minutes of 464

CHRON.

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

**READ ARTICLE** 



# Johnson City the new, cooler Fredericksburg

CHRON

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

**READ ARTICLE** 



# First TX winery to make top 100 world best list



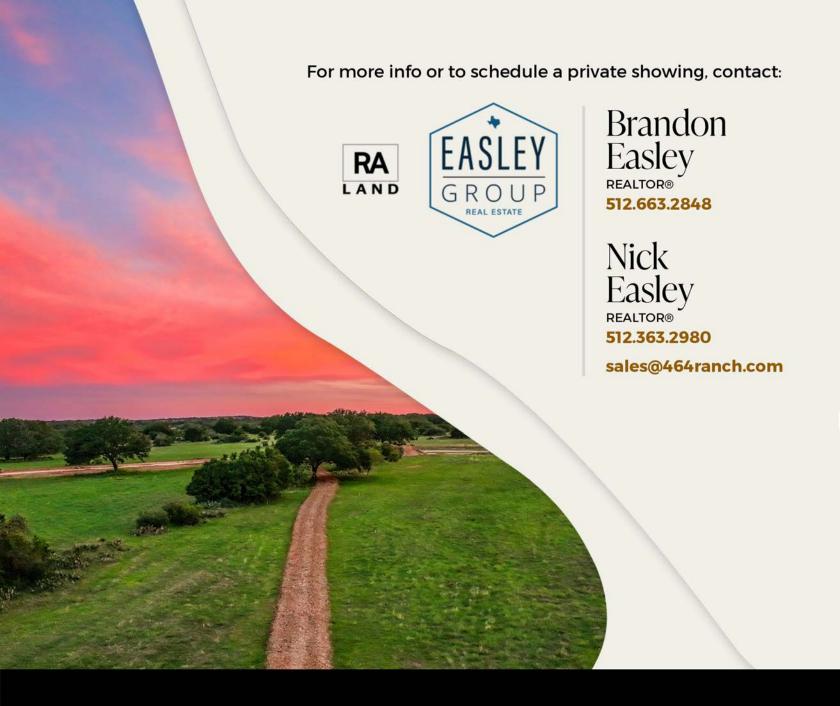
The World's Best Vineyards ranked William Chris Vineyards 60th among the top global wine destinations

**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.





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464Ranch.com

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