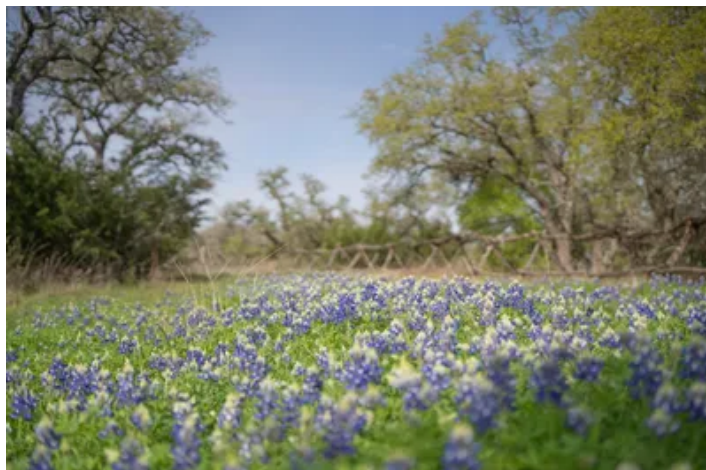


Hayn Ranch
TBD
Dripping Springs, TX 78620

\$3,750,000
100.01± Acres
Hays County



Hayn Ranch
Dripping Springs, TX / Hays County

SUMMARY

Address

TBD null

City, State Zip

Dripping Springs, TX 78620

County

Hays County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

30.2357 / -98.1329

Taxes (Annually)

\$67,137

Acreage

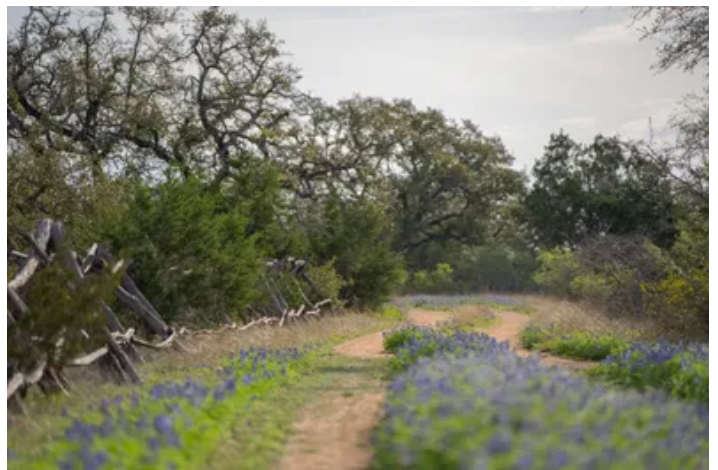
100.01

Price

\$3,750,000

Property Website

<https://www.gowestpole.com/property/hayn-ranch/hays/texas/54295/>



PROPERTY DESCRIPTION

The Hayn Ranch is a rare opportunity to own a gorgeous slice of preserved nature right on the edge of Dripping Springs, Texas! The natural beauty and setting for this ranch is unmatched for the area and part of 1,300 acres that will never be developed! You couldn't ask for a more ideal setting for a luxury ranch close to urban amenities!

This extraordinary +/-100-acre ranch offers a rare opportunity to own a sizeable piece of pristine natural beauty near the heart of Dripping Springs Texas. Surrounded by breathtaking panoramic views that stretch for miles, this secluded sanctuary is a blank canvas waiting to be transformed into your own private paradise. Featuring forever hilltop views, abundant oaks, a dream home building site, dramatic elevations, wet weather creek beds, grottos, and wildlife galore, all in one of the most desired areas just minutes outside of Dripping Springs and Austin. This ranch sets the standard for premium land properties in the Hill Country!

The land is mostly natural awaiting your dreams to be built however, there is an existing very sturdily built barn/storage building that is 25'X40' with overhead door and pre-wired for electricity. This "rock solid" masonry and steel structure offers the new owner utility for equipment storage or possibly could be finished for temporary living quarters. The structure has a rainwater catchment system that offers on-site water and is also utilized for wildlife at two gravity flow water troughs. Around the corner from the barn exists a large masonry firepit and an ideal area for camping with amazing Hill Country views.

Hayn Ranch was once part of the legendary Bleakley Ranch consisting of over 1,300 acres. This historic ranch was forever preserved in 2000 with a conservation agreement established by The Nature Conservancy and now stewarded by the Hill Country Conservancy, one of the most prevalent land trusts in the area. The Hayn Ranch is surrounded on three sides by preserved land. While the conservation easement forever protects this jewel of nature from development, it does not prohibit the owner from building and enjoying the land. There are abundant building allowances for a luxury residence and more for barns and outbuildings. With generous allowances and building envelope, the owner can build a sizable home/compound and barns, outbuildings etc. It's too much to unpack in this brief description so for specific details please refer to the attached Conservation Easement. (See link)

The acreage has beautiful rolling terrain with wonderful live oaks and other hardwoods covering and canyons with springs during wet weather. Hunting is allowed. Wildlife is abundant with whitetail and turkey in numbers; quail, fox, armadillo, porcupine, coyote, kestrel, red-tail hawk, great horned owl, badger, squirrel, painted bunting, dove, and even the occasional bobcat can be seen here. Nature's best display is on this property!

The property is accessed from Bell Springs Road via access easement. There are established roads to get around the property. This gorgeous acreage provides a blank canvas to build your dream home and amenities within an amazing setting! It's like being in the middle of nowhere but just outside of town!

Hayn Ranch is offered exclusively by West Pole Partners Team, Keller Williams Realty. All showings must be accompanied by Broker scheduled with advance appointment only. Please do not enter the property unaccompanied.

Features –

Excellent location close to Dripping Springs

Amazing home site with forever views

A very unique, natural setting but close to amenities

Bordered on multiple sides by preserved land

Incredibly well built barn/storage structure

Complete with perimeter fencing

Opportunity for +/- 100ac in Dripping Springs at an affordable price.

Hayn Ranch
Dripping Springs, TX / Hays County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Sonny Allen

Mobile

(512) 762-2563

Email

info@gowestpole.com

Address

1801 South Mo-Pac Expressway, Suite 100

City / State / Zip

Austin, TX 78746

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

The information contained herein is believed to be true and correct. However, Agent/Keller Williams Realty or Seller does not give any warranty for its accuracy. It is the buyer or buyers agent responsibility to do due diligence and verify all information.

West Pole Partners
Bee Cave, TX 78738
<https://www.gowestpole.com/>
