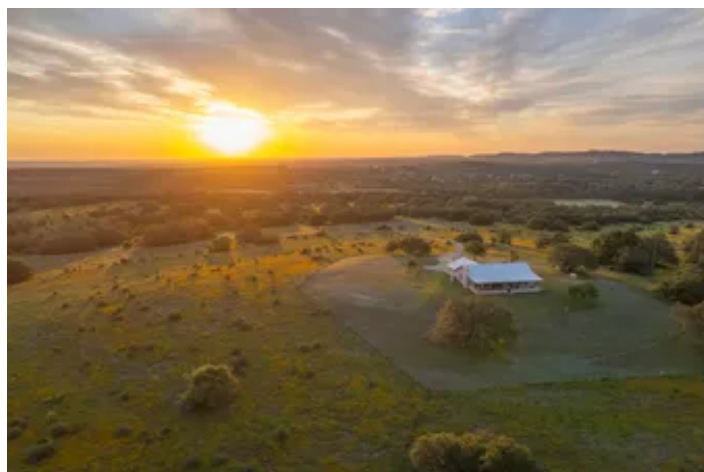
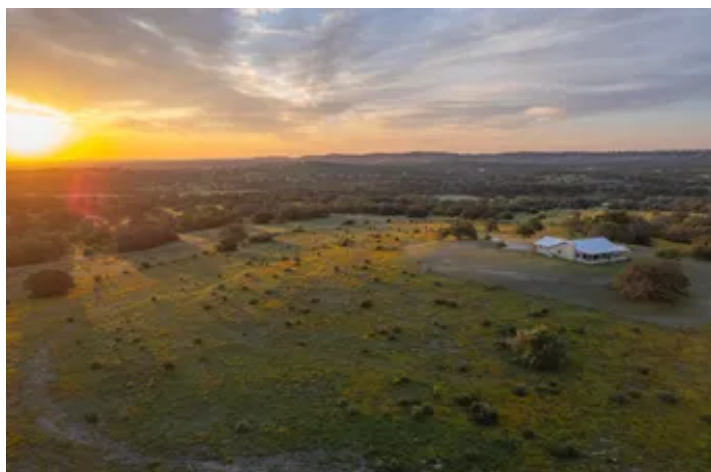


Hye Agarita Ranch  
5271 US Hwy 290 W  
Hye, TX 78635

**\$5,980,000**  
189.920± Acres  
Blanco County



**Hye Agarita Ranch**  
**Hye, TX / Blanco County**

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**SUMMARY**

**Address**

5271 US Hwy 290 W

**City, State Zip**

Hye, TX 78635

**County**

Blanco County

**Type**

Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

**Latitude / Longitude**

30.2493 / -98.4898

**Dwelling Square Feet**

1650

**Bedrooms / Bathrooms**

1 / 1.5

**Acreage**

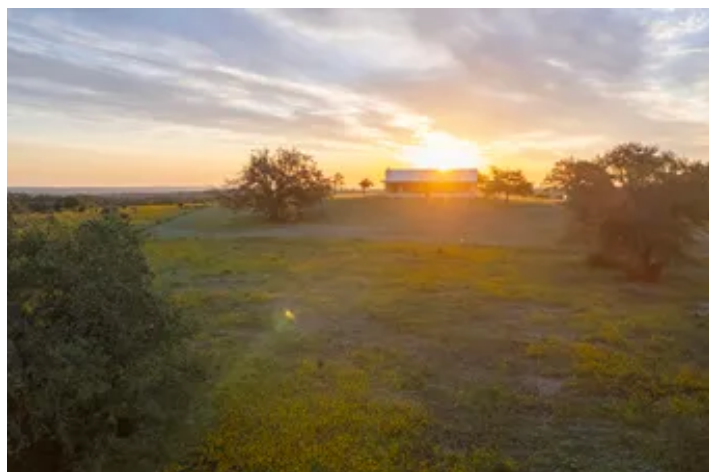
189.920

**Price**

\$5,980,000

**Property Website**

<https://kwland.com/property/hye-agarita-ranch-blanco-texas/55454/>



**PROPERTY DESCRIPTION**

**Hye Agarita Ranch**

**Absolutely gorgeous ranch in the heart of the Texas Wine Country!**

**Hye, Texas**

**Features:**

**189 acres on the outskirts of booming Johnson City, Texas**

**Breathtaking Incredible Views and Topography**

**Beautiful Weekend Home**

**Abundant Oaks and Trees**

**Beautiful Pastures and Great Soils**

**Agricultural Tax Valuation**

**No Deed Restrictions**

**Welcome to the Hye Agarita Ranch! A little over 189 Acres of sheer paradise make up this amazing property located right in the perfect part of the Texas Wine Country! Hilltop views, giant live oaks, pretty pastures, and a super nice cozy home are all available with this ranch. You will notice the pictures are amazing, but it truly is better in person!**

**The Hye Agarita is located a mere 5 miles west of Johnson City, just a touch off Hwy 290 via paved private road. It is also 5 miles east of its namesake Hye, Texas, which puts it right in the middle of somewhere awesome! This is exactly the area that is so popular and in high demand. Tracts this size have become more increasingly rare as the area has grown in popularity. Additionally, the ranch is only 25 miles from famed Fredericksburg. If you need to travel by air, it is only 60 miles to the San Antonio airport and 58 miles to the Austin International airport. This perfect location affords many amenities such as the fine dining and entertainment of multiple wineries located near Johnson City and Fredericksburg.**

**The property itself is such a jewel! The pastures are clean, and the trees are perfect. There is a nice perimeter fence with multiple cross fences offering three separate pastures. The land features a significant high point with forever 360-degree hill country views of the Pedernales River valley. There is abundant grass and wildflowers indicating great soils and a wet-weather creek traverses the rear portion of the ranch offering springs/seeps during moist periods. There are scattered oak groves and other hardwoods that are just beautiful. The land has been stewarded nicely and kept clean of major cedar overgrowth. Wildlife is abundant with many whitetail deer, axis deer, wild turkey, songbirds, and many other species of wildlife. If it sounds like a park, well it truly is!**

**Located on the highest point, with 360-degree views, is a super gorgeous +/- 1,650 sf home built in 2006. This above average home is immaculately built with the intended use of a weekend home but could also serve a primary residence or guest home to a future residence. Built with white Texas limestone, a two-car garage and a metal roof, the home sits on the highest point on the property and features amazing views in all directions.**

**The home features one primary suite/full bath, a full utility room, living/dining, office, guest half bath, and large galley kitchen with granite countertops. The primary bathroom features a sizeable luxury shower with two shower heads, a private water**

closet including bidet. There is also a separate makeup vanity with lots of built-ins and two large primary closets. Appliances are GE Monogram, with a built-in wine refrigerator and warming drawer as well. There is a spacious walk-in pantry. The floors are beautiful hickory wood and travertine tile. There is a central vacuum system and whole house water softener. There are spacious and covered extended porches on the front and back of the home for outdoor relaxation and enjoyment of the views. The home yard is protected with a cattle fence, has a concrete paver driveway, and drip irrigation for the yard and front planter pots.

There is also a metal barn that has 60'X40' enclosed with additional porch/shed awnings of 60'X 20' offering plenty of room for equipment. There are two 12' overhead doors and two personnel doors. The building has adjustable ridge ventilation, an insulated ceiling, three climate-controlled rooms, and a full bathroom with shower. The barn has its own septic system. Near the barn there is a utility light provided by Pedernales Electric Coop. The barn area is protected by an electric fence that can be activated if needed. Also, near the barn is a full size 50'-55' RV concrete pad, reinforced to accommodate a "bus size" RV, and includes all hook-ups.

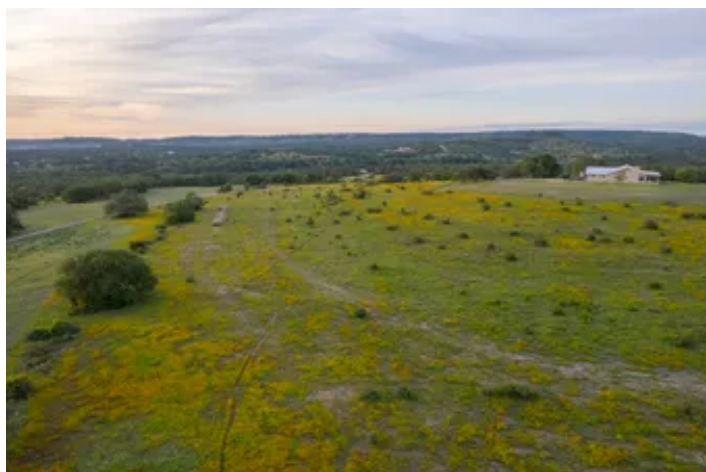
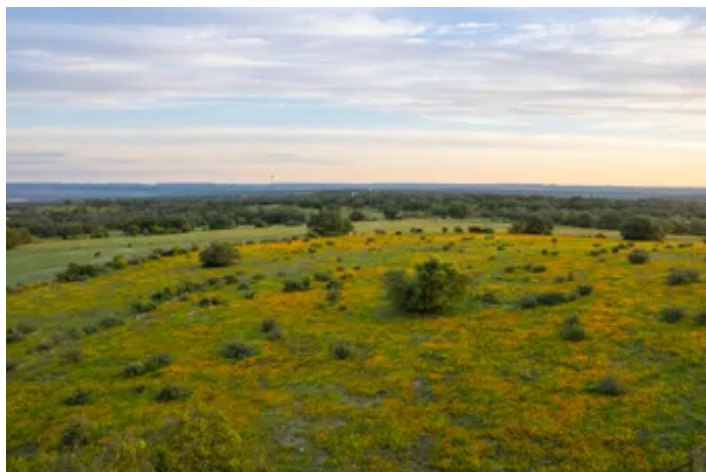
Groundwater is abundant with a 460' deep water well that produces 100GPM and a 3,000-gallon water storage tank and a well house. The water well's submersible pump is set at 342' and can be lowered should the water table ever drop. This water well produces water for the home, barn, and is plumbed to each of the pastures for livestock. This abundant water supply would sufficiently support an additional main residence if needed.

The Hye Agarita Ranch is a one-of-a-kind premium property that will please the most selective buyers. It is rare to find all these attributes in one property. Amazing views, gorgeous trees, lush pastures, a super nice home with barn, and the perfect location! Come see it before it is gone!

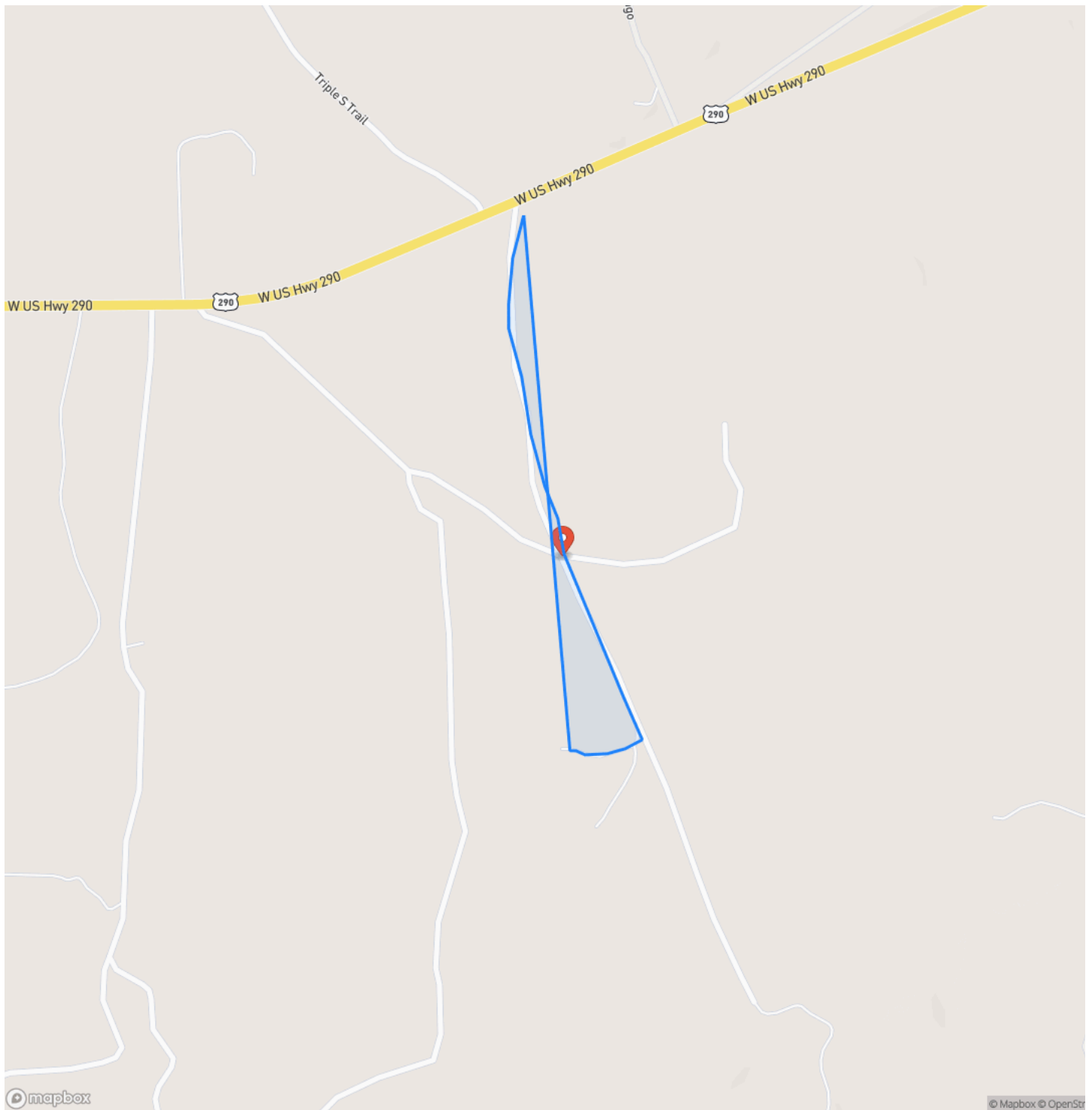
Hye Agarita Ranch is exclusively offered by West Pole Partners Team, Keller Williams Realty. All showings must be accompanied by Broker scheduled with advance appointment only. Please do not enter the property unaccompanied. For appointment or additional info please directly contact Sonny Allen, Broker Associate at [512-762-2563](tel:512-762-2563)



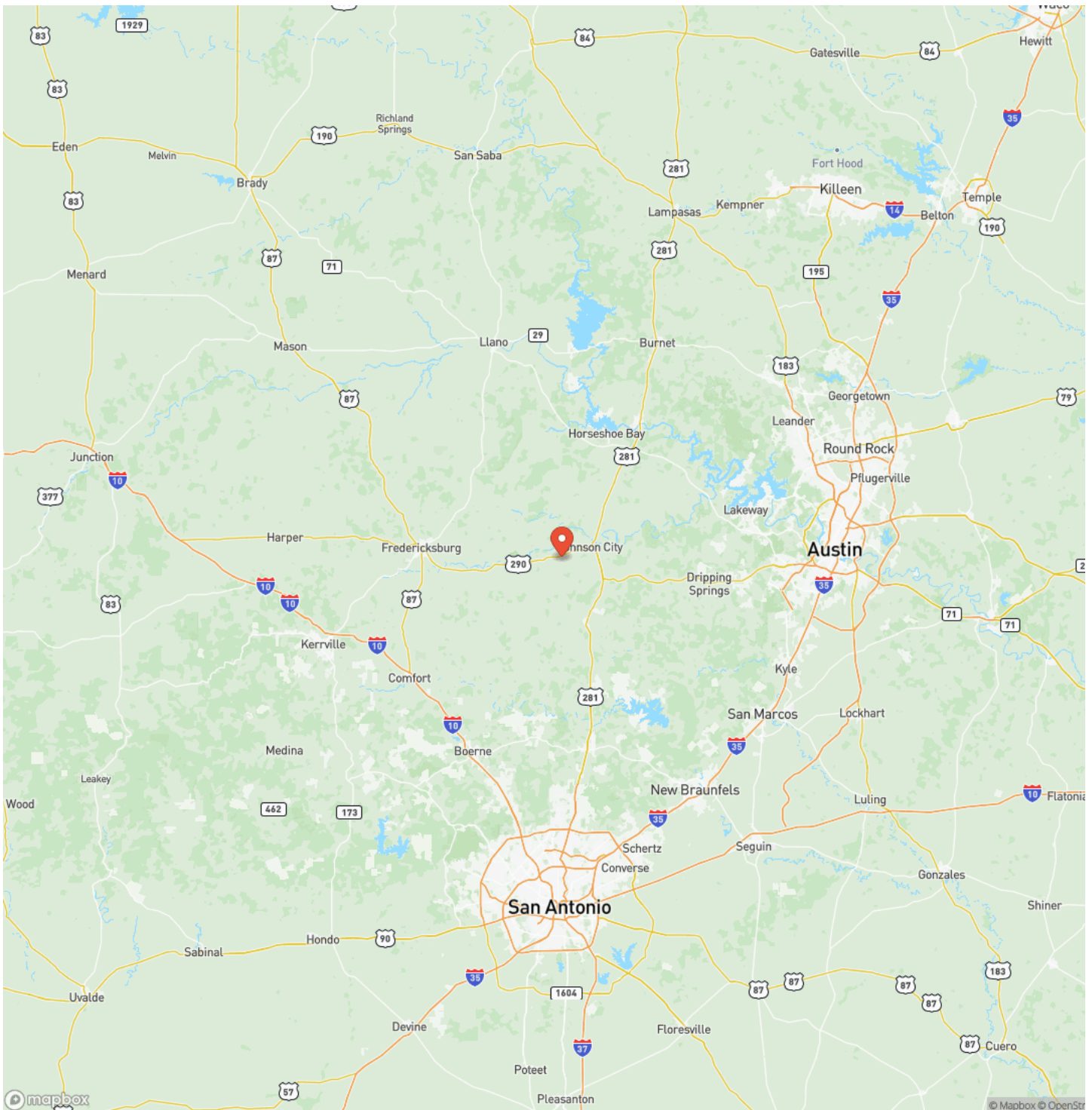
Hye Agarita Ranch  
Hye, TX / Blanco County



## Locator Map

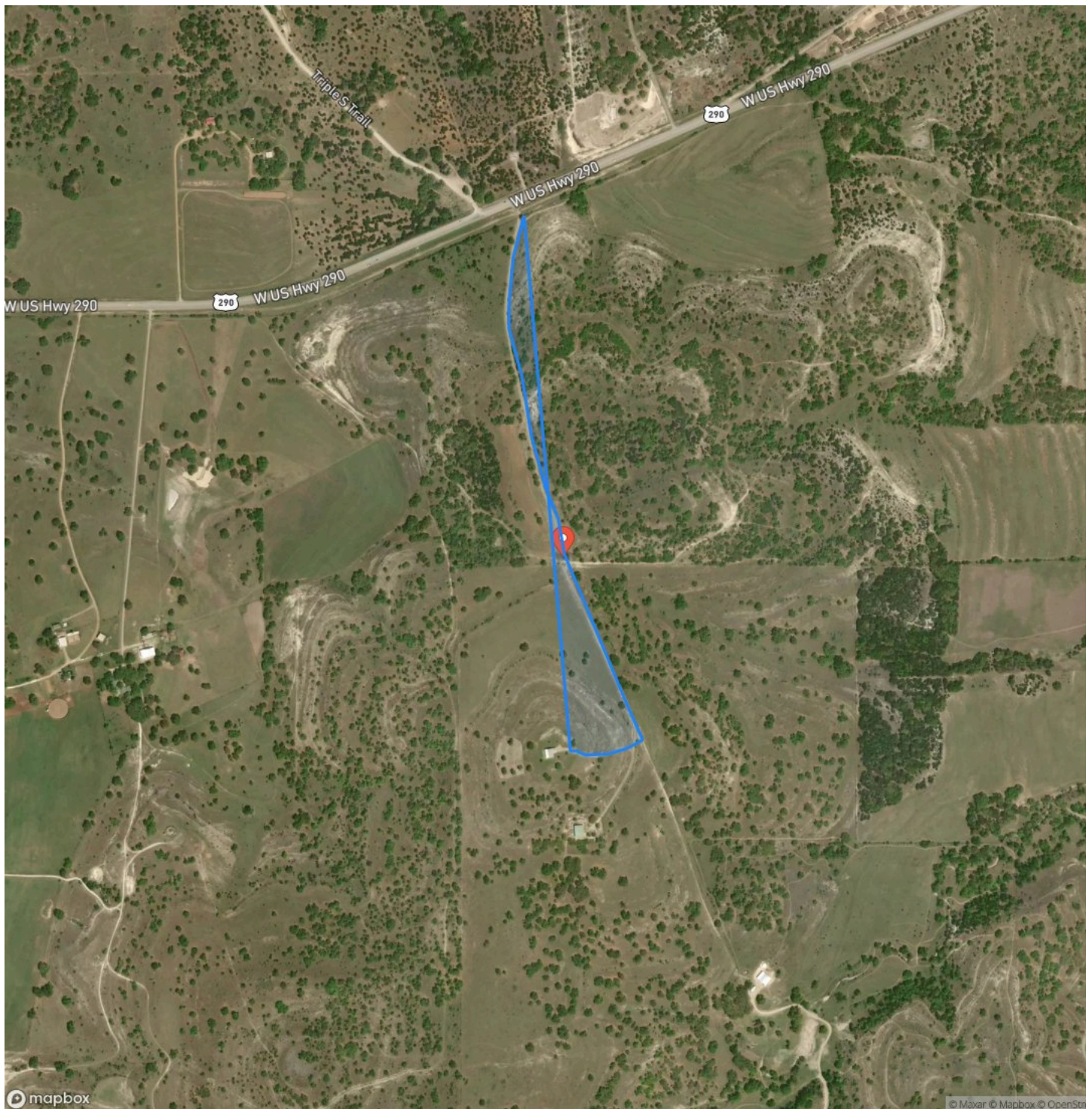


## Locator Map





## 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

## NOTES

[illegible]

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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 dilligence and verify all information.



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