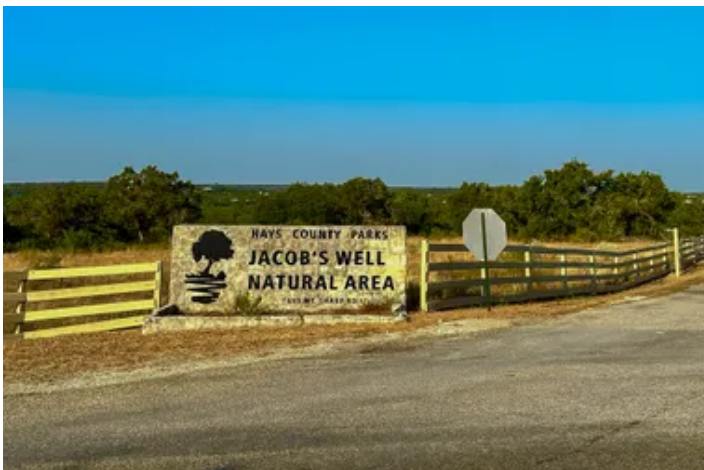


23 Acres | 3600 Mount Sharp Road  
3600 Mount Sharp Road  
Wimberley, TX 78676

**\$2,000,102**  
23.250± Acres  
Hays County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



**23 Acres | 3600 Mount Sharp Road**  
**Wimberley, TX / Hays County**

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**SUMMARY**

**Address**

3600 Mount Sharp Road

**City, State Zip**

Wimberley, TX 78676

**County**

Hays County

**Type**

Undeveloped Land, Commercial

**Latitude / Longitude**

30.069449 / -98.127142

**Taxes (Annually)**

23077

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

23.250

**Price**

\$2,000,102

**Property Website**

<https://homelandprop.com/property/23-acres-3600-mount-sharp-road-hays-texas/73882/>



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

## **PROPERTY DESCRIPTION**

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**If you are looking for an incredible event center, vacation rental, or luxury ranch development location look no further!**

**23 acres conveniently located between Wimberley and Dripping Springs. Only a short 38-mile drive southwest of the explosive growth of Austin and 58 miles northeast of the expanding San Antonio, Texas. It is near the center of the Texas Hill Country, a location well known for its beautiful elevation changes, exceptional views, and numerous caves. Paved road frontage off Mount Sharp Road with 60 ft. elevation changes creating amazing views! Electricity and multiple residential wells on site. The property has evidence of a natural spring with multiple water features, a swimming hole, and a pond with a handmade dam.**

**The current owner has completed a site plan allowing for 14 cabins, in addition to the existing residence and a secondary area with 18 antique camper sites that could be substituted for additional cabin sites. They have also completed comprehensive due diligence including soil tests, tree surveys, and a year of time invested with the water district for approval of a commercial water well (currently approved for a Tier 2 well up to 4.79 acre/ft). This is a unique opportunity as the current groundwater district status does not allow for future applications and the seller is willing to assist the new owner with the completion of their permit. All architectural plans along with civil, water, septic, structural, foundation, and MEP engineering will be conveyed with the sale. Septic permits have already been issued/approved. Many mature trees such as Cedar, Oak, and Persimmon. The existing farmhouse needs rehab but could be repurposed for a rental or living space with rustic charm. This truly is the perfect place for an event center, high-end rental, or your dream ranch.**

**Come and experience this amazing location before it is too late!**

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**Utilities:** Electricity Available, Water Available

**School District:** Wimberley ISD



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Wimberley, TX / Hays County

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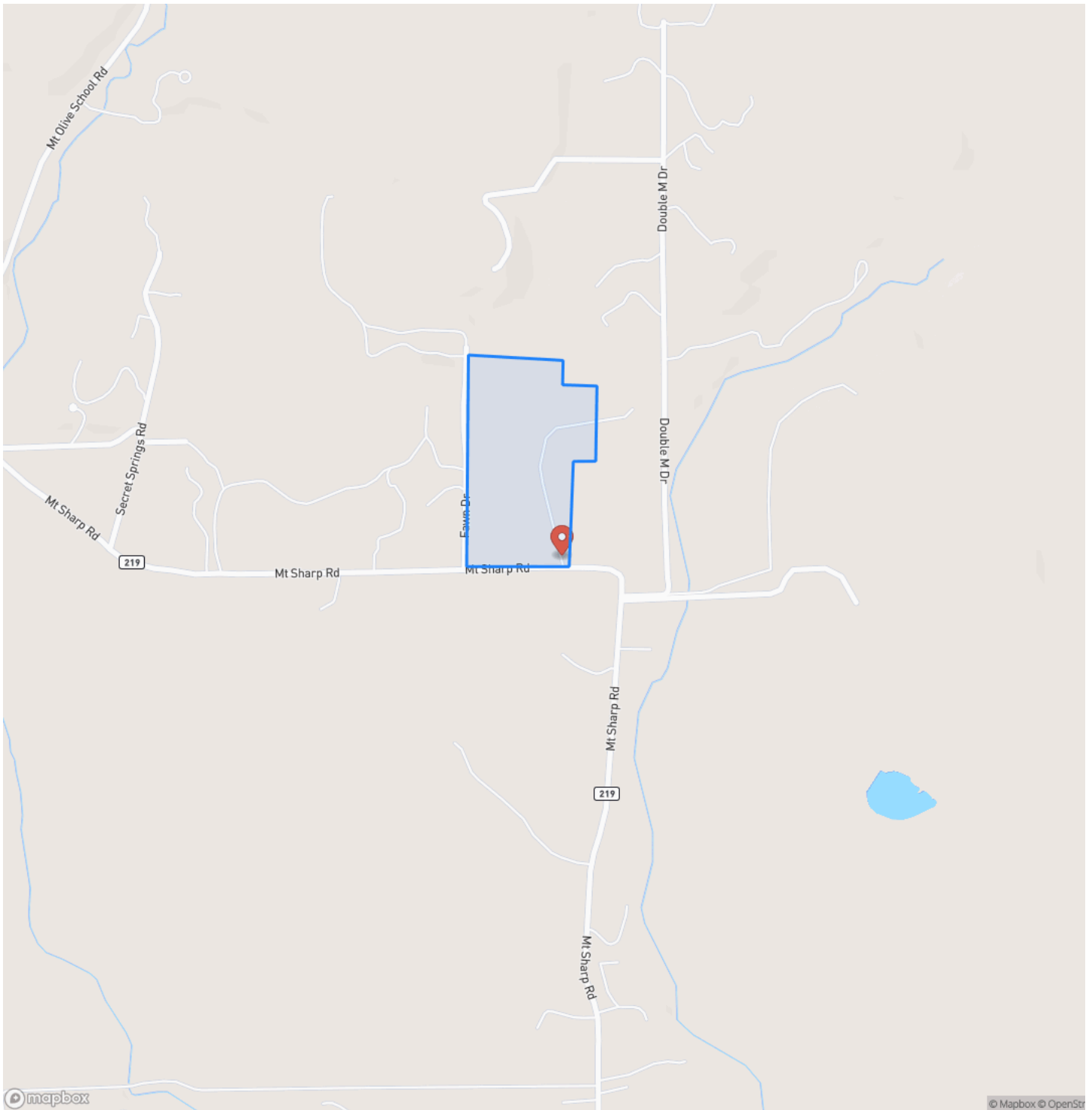


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23 Acres | 3600 Mount Sharp Road  
Wimberley, TX / Hays County

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## Locator Map

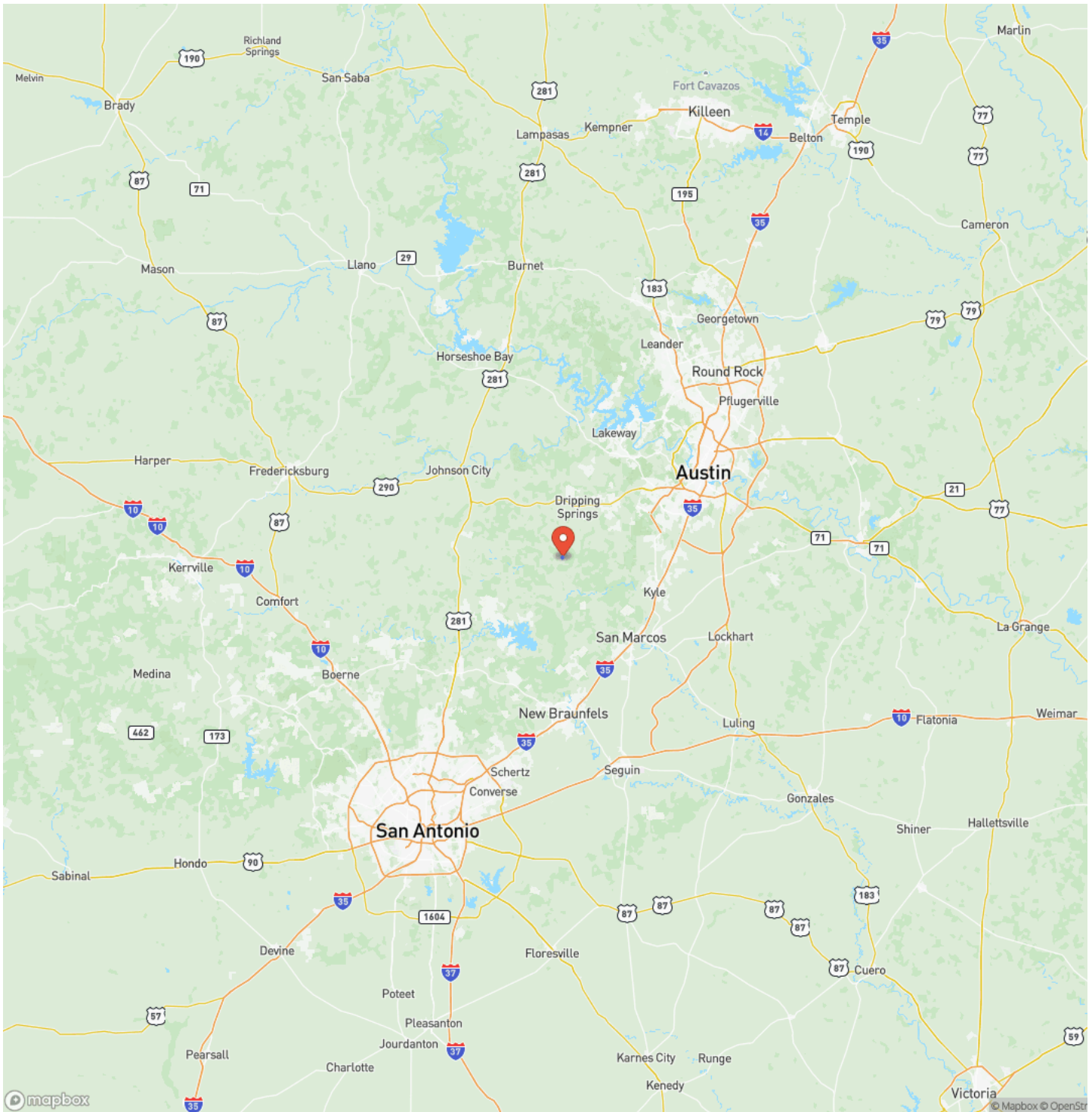


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## Wimberley, TX / Hays County

## Locator Map



**MORE INFO ONLINE:**

**www.homelandprop.com**



23 Acres | 3600 Mount Sharp Road  
Wimberley, TX / Hays County

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## Satellite Map





**23 Acres | 3600 Mount Sharp Road  
Wimberley, TX / Hays County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

JC Hearn

## Mobile

(936) 581-4049

## Office

(936) 295-2500

## Email

JCHearn@homelandprop.com

**Address**

1600 Normal Park Dr

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**www.homelandprop.com**



## This image shows a blank 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.



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**Title Insurance Company Disclaimer:** Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

**Tax Disclaimer:** Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

**Legal Description Disclaimer:** Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

**Easement Disclaimer:** Visible and apparent and/or marked in field.



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**HomeLand Properties, Inc.**  
1600 Normal Park Dr.  
Huntsville, TX 77340  
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