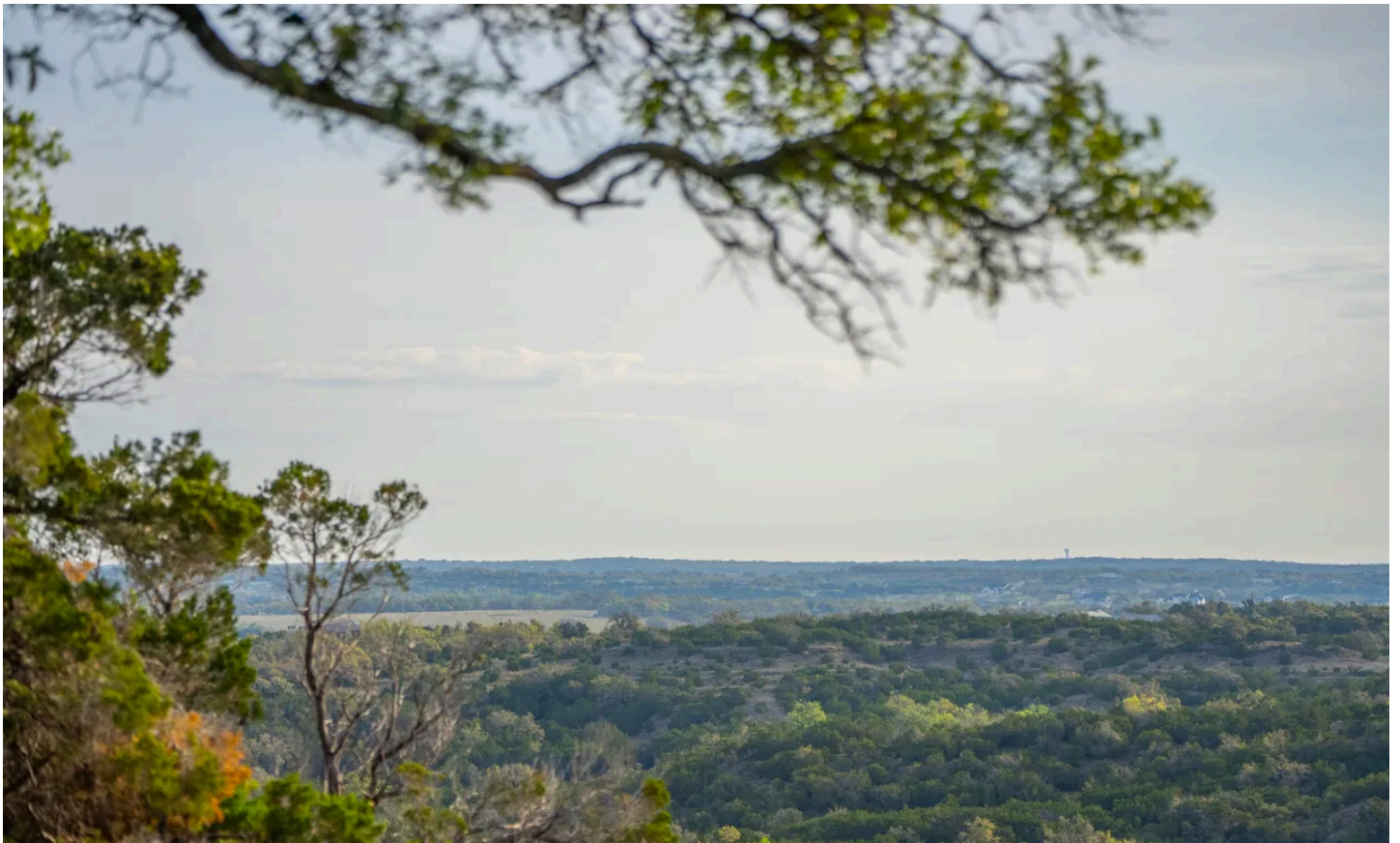


Hayn Ranch  
TBD  
Dripping Springs, TX 78620

**\$3,900,000**  
100.010± Acres  
Hays County



**Hayn Ranch**  
**Dripping Springs, TX / Hays County**

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**SUMMARY**

**Address**

TBD

**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)**

67137

**Dwelling Square Feet**

0

**Acreage**

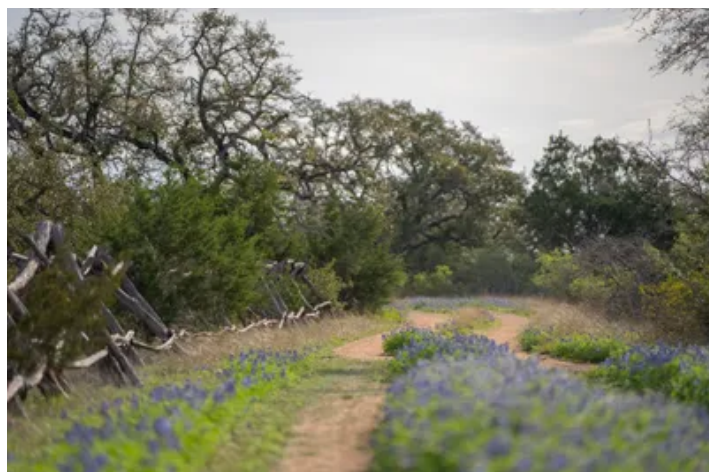
100.010

**Price**

\$3,900,000

**Property Website**

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



## Hayn Ranch Dripping Springs, TX / Hays County

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### **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

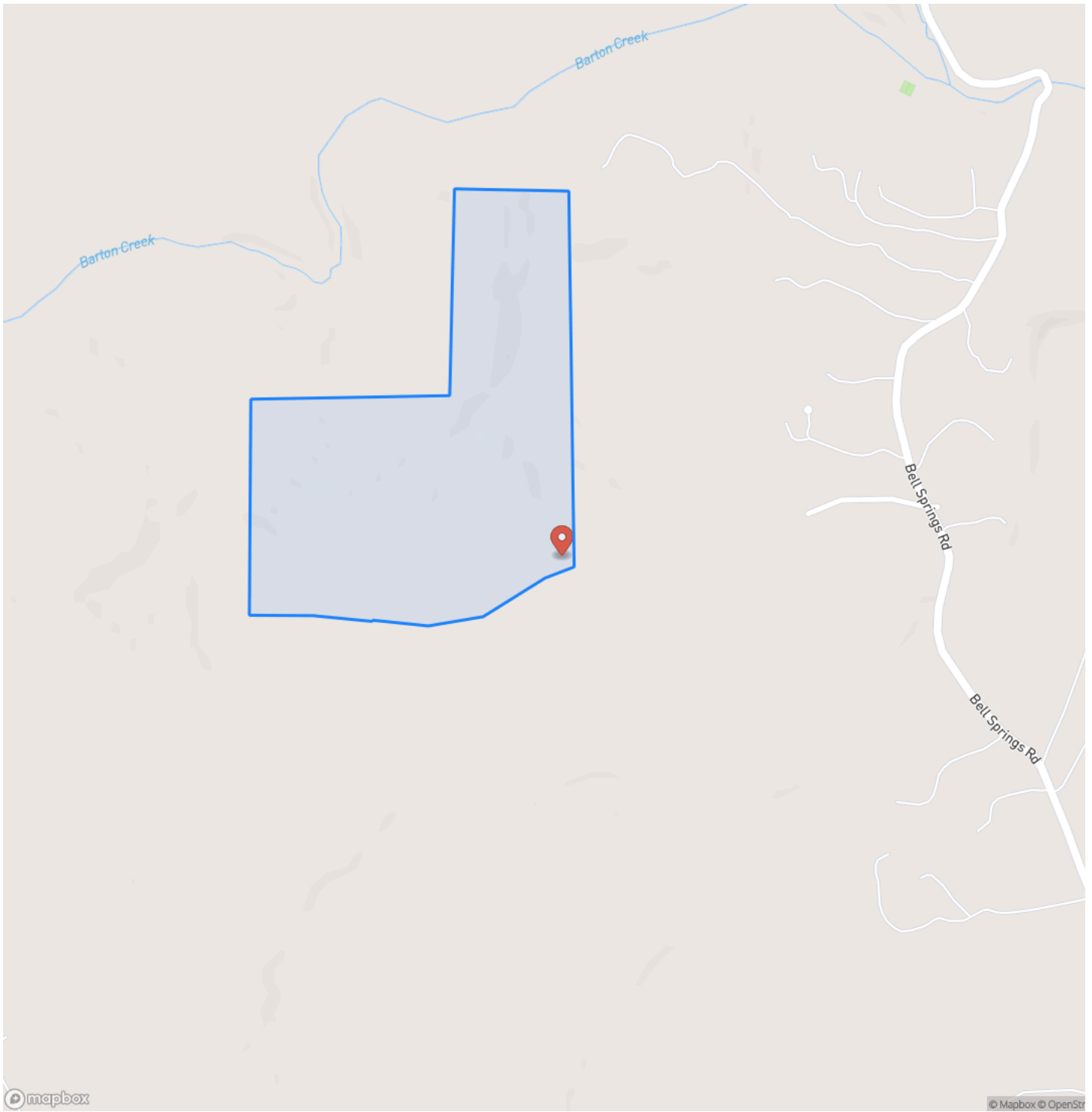
Opportunity for +/- 100ac in Dripping Springs at an affordable price.



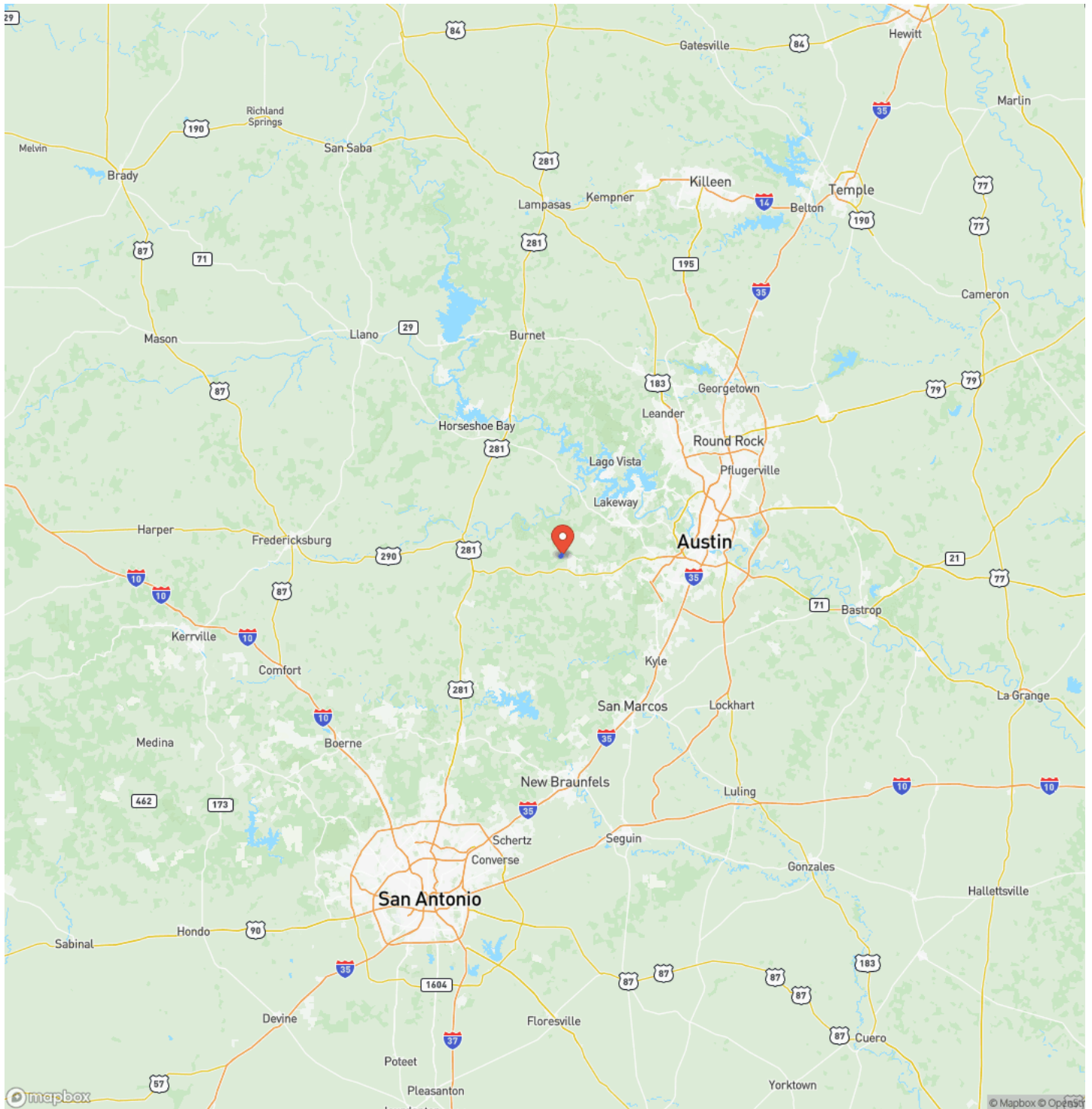
Hayn Ranch  
Dripping Springs, TX / Hays County



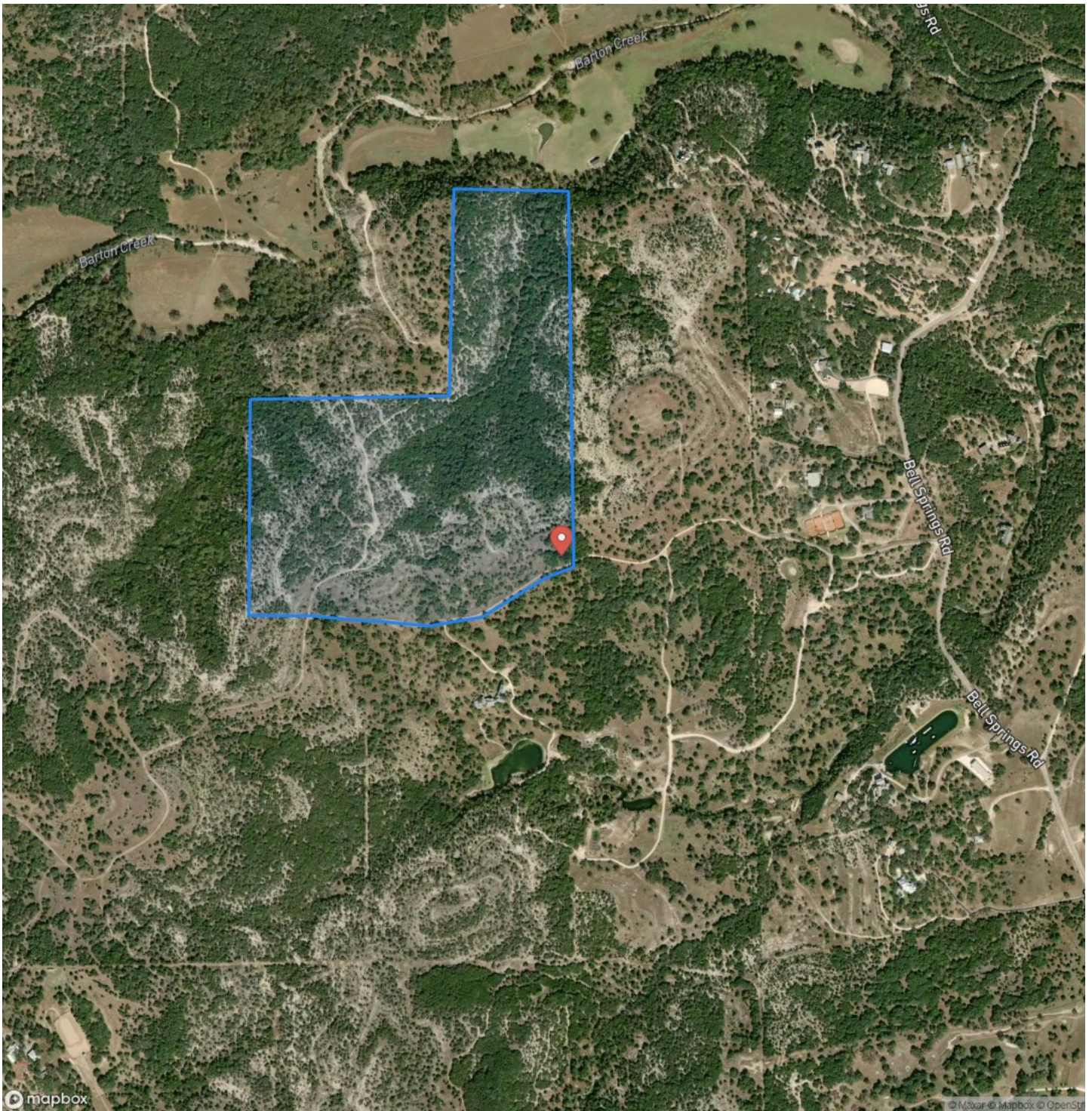
## Locator Map



# Locator Map



## Satellite Map





**Hayn Ranch**  
**Dripping Springs, TX / Hays County**

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**LISTING REPRESENTATIVE**  
**For more information contact:**



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Sonny Allen

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(512) 762-2563

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info@gowestpole.com

**Address**  
1801 South Mo-Pac Expressway, Suite 100

**City / State / Zip**  
Austin, TX 78746

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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