

10961 FM 967

DRIFTWOOD, TEXAS 78610

\$1,495,000

40.8 Acres



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dmtx
REALTY

Coldwell Banker United



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40.8 acres

Location

Located just 2 miles east of The Salt Lick in Driftwood, Texas. Just 20 minutes to Downtown Austin and 15 minutes to Dripping Springs.

Land

The land is quintessential Hill Country with towering mature oaks found throughout the property. There are 5 original grazing pastures on the property, with well water piped to them. Roads have been cut through the property for easy access to all parts of the property.

Equestrian Facilities

There is an enormous covered riding arena, at 222' x 105', with plenty of room to set up jump courses. Pinnacle dust-free surface lines the surface of the arena and is suitable for all sorts of riding. Adjacent to the covered arena there is a horse corral. The breezy and cool state-of-the-art 21-stall horse barn has tack room and climate-controlled office. It was built on concrete which makes for a much cooler environment. There are five wash-racks, including one inside the barn. There are 2 wells on the property, with pipes fed to the grazing pastures. An equipment shed sits on the southeast portion of the property.

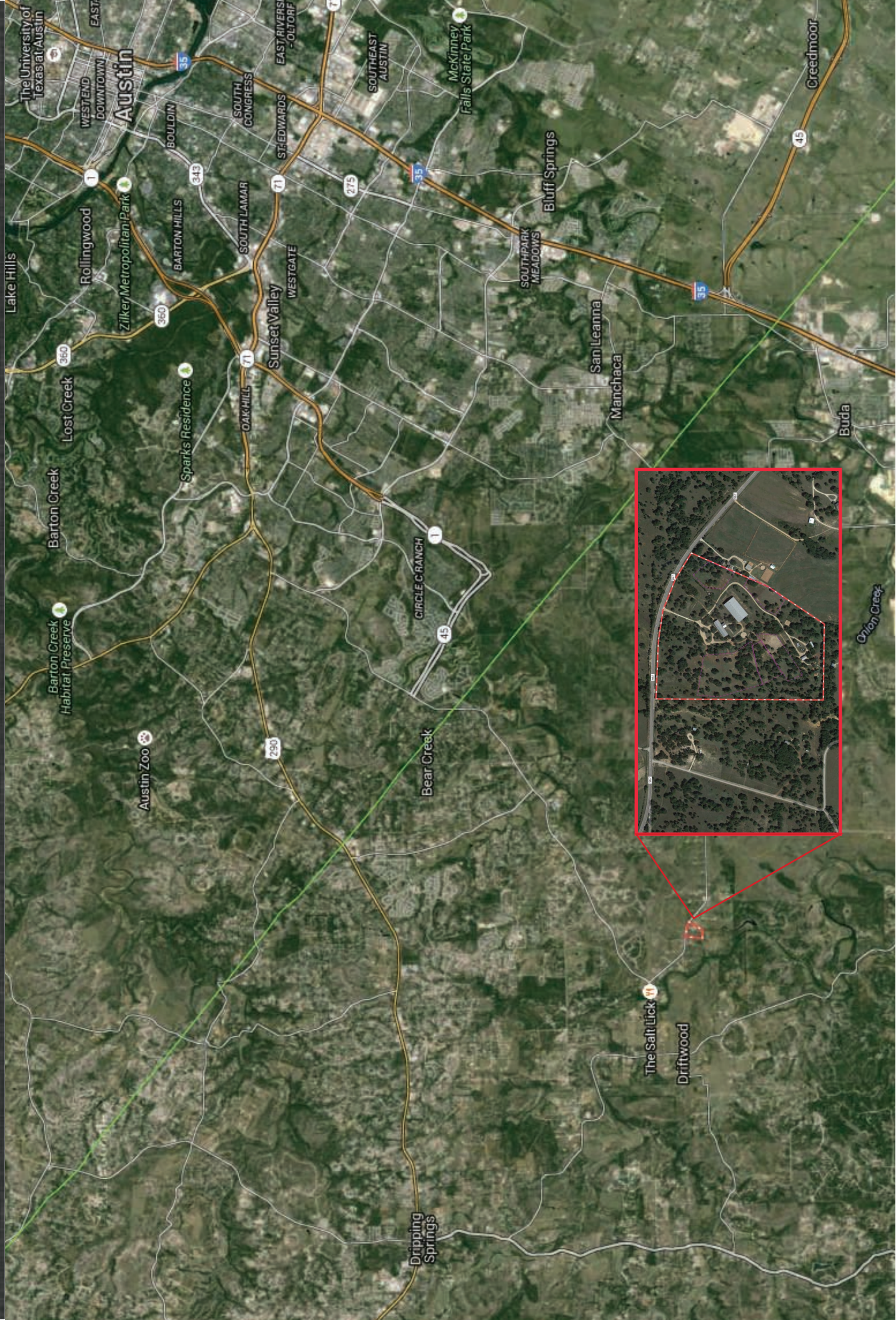
Utilities

There are two wells on property. Water is also fed to the pastures. There is septic and electricity on the property.

Taxes & Exemptions

There is currently an Agricultural and Wildlife exemption in place. Taxes are currently at approx. \$8,449 per year.

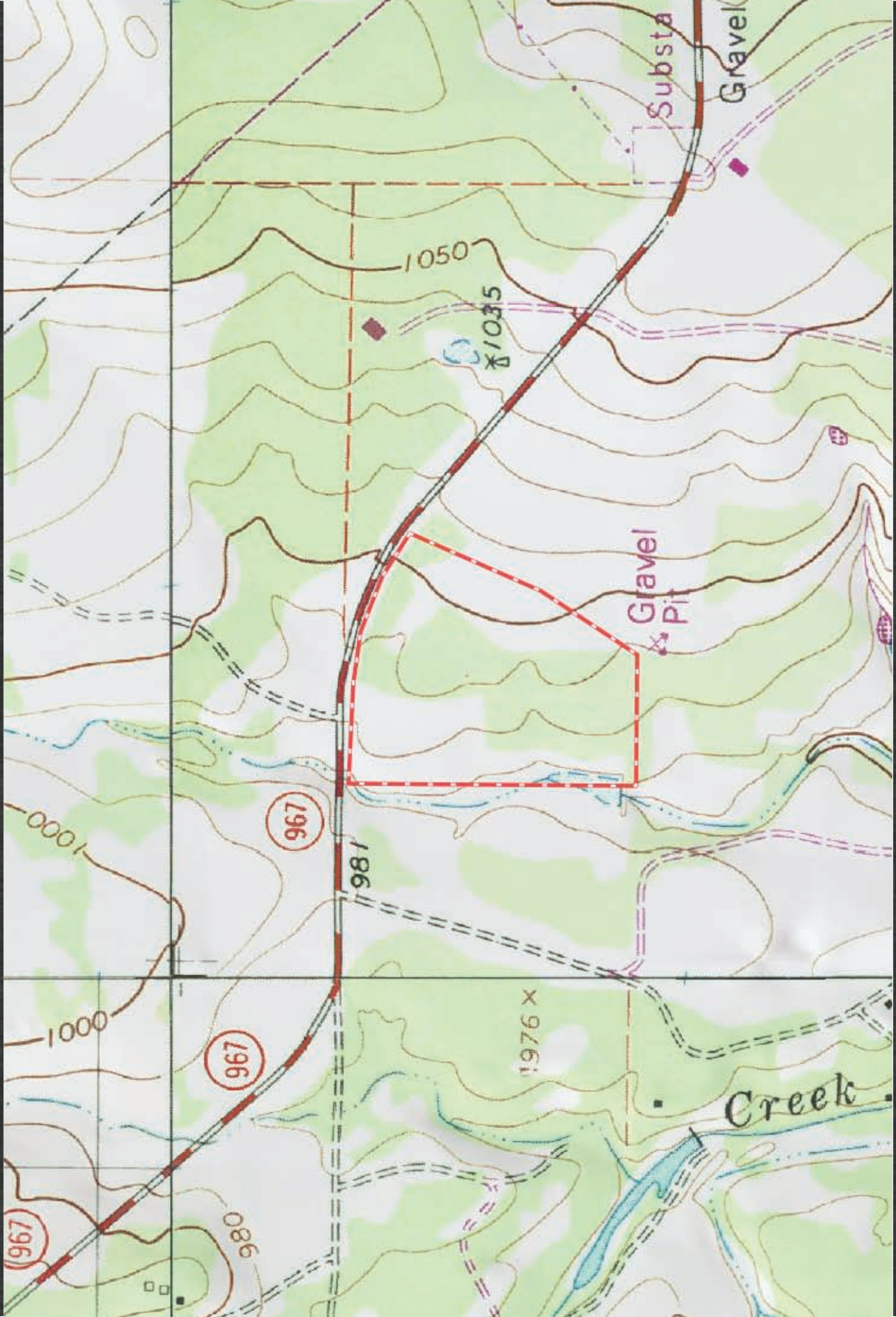
Everything is in place for an incredible horse ranch in one of the most desirable and picturesque parts of the Texas Hill Country. Ready for operation on the first day, everything is setup with covered riding arena, horse corral, 21-stall horse barn, & 5 grazing pastures. It is hard to picture a better landscape for an equestrian ranch than this slice of Texas Hill Country. Its close proximity to Austin, Dripping Springs & San Marcos make this an even more ideal location.



40.8 ACRES - HAYS COUNTY, TX

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