



Vista Pedernales Ranch

21107 Hamilton Pool Rd., Dripping Springs, TX 78620

72.52 Acres

\$3,249,000



COVETED LOCATION

Stunning views, grand homesites, huge topography, easy access, and coveted location. This unrestricted 72-acre ranch in southwestern Travis County awaits *your* plans.

STUNNING VIEWS

The ranch is predominantly oak/juniper woodland and limestone outcroppings with loamy topsoil in the low-lying areas. 30+ acres of hilltops and slopes bisected by dry Hamilton Creek – over 160 feet of elevation change! – creates dramatic homesites and the sense of a much larger property. Intermittent mesa areas along the steep hillsides provide a choice of site elevations and viewsheds.

GRAND HOMESITES

Minutes from the popular Hamilton Pool Preserve to the west and the booming recreational possibilities in Dripping Springs. The property is less than forty-five minutes and a scenic drive away from the heart of Texas wine country on the way to Fredericksburg. Spicewood Airport is 35 minutes to the north. Lake Travis ISD.

2020 Travis County Property Taxes: \$128.67. This property has been professionally managed under the 1-d-1 Open Space Wildlife Tax Valuation for several years. The tax valuation is transferable if maintained according to the Texas Tax Code.

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TREES

Oak
Juniper
Hackberry

GRASSES

Little Bluestem
Texas Wintergrass
Threeawn
Hairy Grama

SHRUBS

Agarita
Greenbriar
Elbowbrush
Yucca

WATER

2 Small Stock Ponds

WILDLIFE

White-tailed Deer
Turkey
Feral Hogs
Dove

UTILITIES

Electricity On Site
Well and Septic Needed

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LOCATION

Travis County

13 minutes to Bee Caves
17 minutes to Dripping Springs
45 Minutes to downtown Austin

DIRECTIONS

From Bee Caves, head west on 71 turning left onto Hamilton Pool Rd. Continue on Hamilton Pool Rd for 9.3 miles. The property will be on the left.

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