



Wyld Oaks Ranch

Dripping Springs, TX
±128ACs | RR12 and Onion
Creek Frontage

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Investment Highlights

- Location: Dripping Springs Town Center (5min); Downtown Austin (30min)
- Local Attractions: Dripping Springs shopping and dining; HEB grocery 7min away; Numerous food and beverage venues (e.g. Twisted x Brewing, etc.); Driftwood Golf Course, etc. etc.
- Land Use: The property remains void of deed restrictions. It could serve as an ideal primary residence, vacation home, short-term rental property, venue space, long term hold, and/or mixed-use development.
- Road Frontage: +/-3300' on RR12 with multiple access points of entry.
- Utilities: Served by pvt. well and septic. Public utilities nearby
- Jurisdiction: Dripping Springs ETJ - TX H.B. 1279 now allows for optional removal
- School District: Dripping Springs ISD

OFFERING SUMMARY

- Seller Financing: Competitive rates offered - negotiable based on remaining terms [25-40% down; 5.99 - 6.75%; 5-10yr term; interest only paid mth/qtrly]
- Multiple Purchase Options: Willing to subdivide
- Asking Price for 128ACs: \$13,995,000

Click Image for Interactive Map



Location and Access

The location alone would qualify the ranch as a rarity being less than five min. to Dripping Springs' town center and 30 min. to Downtown Austin. Demand in Dripping Springs is being largely driven by Austin's endless population overflow and of course Dripping's vivacious culture centered around some of the finest outdoor amenities, food, beverage and musical attractions that Texas has to offer.



- +/-3300' stretch of RR 12 frontage
- 3 ingress/egress points of entry along RR12 (Contact adam.ramirez@txdot.gov for additional info)
- * No restrictions giving way to ultimate versatility - commercial development, SF acreage lots, venue, mixed use, etc. ±435' of frontage is also available off of Trebled Waters Trl. in Howard Ranch Subdivision.

*±28ACs parcel NE of creek has light restrictions imposed by Howard Ranch Sub.

Nearby Utilities

- Water:

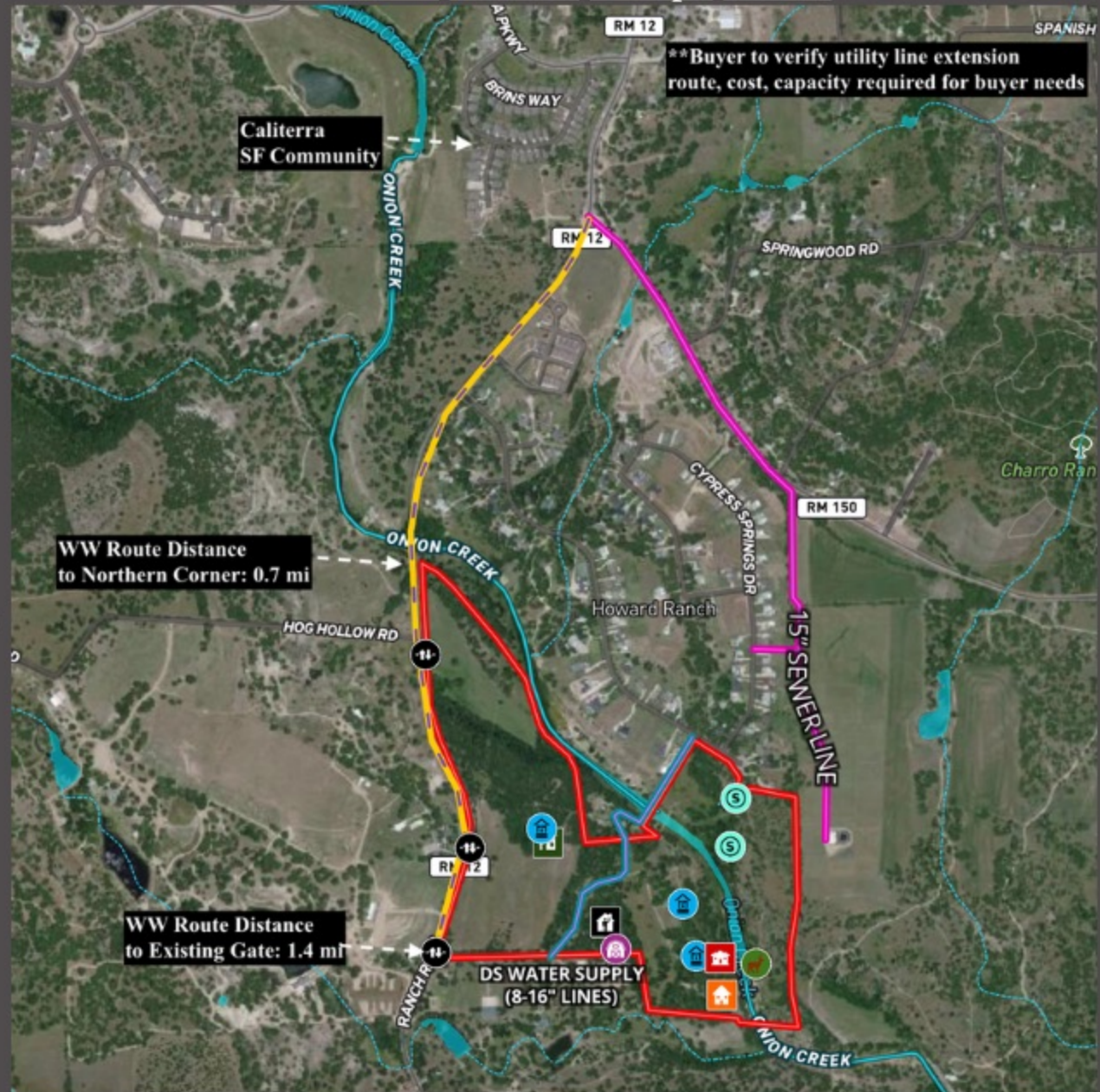
- Public: This has proven to be an area rich in both surface and ground water. Dripping Springs Water Supply Co. has two adjacent wells producing ± 800 GPM and holds a utility access easement across a portion of the land to service these wells. 8" line beneath ranch connecting DSWSC wells with newly installed 16" line running beneath land servicing northern customers. No capacity to serve has not yet been established.

- Private Supply: 3 private wells servicing residences

- Wastewater:

- Public: 15" city of DS CCN WW line adjacent to NE property line running north to FM150/RR12 int.
- Private: 3 septic tanks at each homesite.

Here is a link to the maps of nearby utilities, CCNs, Maps, etc.



- **Capacity and will serve for development requirements will need to be verified by purchaser**

Land and Water

Land Features:

Two improved pastures totaling +/- 30ACs along the western edge near RR12. Hundreds of manicured Oaks. +/-100ACs on West side of Creek and +/-28ACs to the East.



Surface Water:

+/-2200' both sides of deep water section of Onion Creek that has been backed up by two concrete retaining dams. A concrete low water crossing allows ease of access to the +/-30ACs on the North side of the creek. Two natural springs.



Improvements

The ranch's three residences totaling 9350SF of living space makes it turnkey for those looking for a place in which they can move into immediately, begin renting, or live on temporarily while building a new home. The Main and Guest homes were built in the shade of hundreds of beautiful Oaks with views of the creek and no views of neighbors.



- Main House: 3214SF Built in 2000 - 3/2.5. Whole home feels like you are in a creekside tree house. Offers a game/media room, wine cellar, three car garage, gym, studio/office, outdoor deck perched above the creek, and with gas fireplaces inside and out.
- Guest House: 2356SF Built in 2000 - 4/3 with open floor plan. generous living and dining areas, covered outdoor patio with gas fireplace located adjacent to the pool, creek
- Foreman's House: 2634SF - 3/3 with office with its own bathroom.
- Barn: +/-3000SF of enclosed space with 4 large bay rollup doors
- Outdoor Amenities: hiking trails, tennis and volleyball courts, horseshoe pit, outdoor chess board, playscape, saltwater pool surrounded by two pergolas, and a built-in fire pit.

Links to Additional Info

Here is a link to Photos and Video

Here is a link to the Boundary Survey

Here is a link to the Preliminary Land Plans

Here is a link to the 2022 Property Taxes (\$26,147.03)

Here is a link to the Preliminary Title Commitment & Schedule B Docs

Here is a link to the maps of nearby utilities, CCNs, Maps, et.







INVEST IN LAND BUILT ON TEXAS' TRADITIONS TODAY FOR THE OPPORTUNITY TO
DEVELOP WITHIN A LANDSCAPE OF GROWTH TOMORROW.

±128 AC | RR12 | HAYS COUNTY | DRIPPING SPRINGS, TEXAS



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