

WEST & SWOPE
RANCHES

BELLA CASCATA RANCH

Dripping Springs, TX | 23 ± ACRES

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THE RANCH

Nestled in an idyllic Hill Country valley is a beautiful 23.6 +/- acres private retreat. Centrally located in the middle of the Hill Country Wine region, State Parks, Regional Preserves, and 10 minutes Southwest of Dripping Springs, Texas. This property is in the North Onion Creek Valley watershed. The tract has extensive frontage along Loop 165. The property is in the proximity of large game ranches, which creates a sense of privacy and solitude.

The property is unrestricted and will be perfect for someone looking for a commercial designation property or an outstanding entertainment home with privacy, serenity, wildlife, and plenty of recreational activities in the area. All conveyed with selected deed restrictions.









IMPROVEMENTS

The grounds and amenities are all well thought-out and meticulously maintained. The estate in total expands over 5,420 sf- the main house consisting of 4,220 sf and the guesthouse making up additional 1,200 sf. The main house, originally designed by Barley & Pfeiffer Architecture in 2000, and was renovated in 2017. The main house includes 3 bedrooms, 2 full bathrooms and 2 half bathrooms, a study, Great Room, Living Room, and a large chef type kitchen with Thermador appliances and dining room with Anderson doors to an outdoor dining and veranda. The main home, updated in 2017, is Texas Transitional and mixes modern and traditional timeless styles perfectly. Hardwood floors, light-colored walls, and Granite/ Quartz countertops finish off this desirable aesthetic. Other unique features include Limestone accent walls throughout the home, a hand-forged iron railing on the staircases, on the veranda, and the second-floor balcony, custom window treatments, wood burning fireplaces in two bedrooms and in the living room, and more. The master bedroom is very spacious with a beautiful beam ceiling, a stone accent wall, a large walk-in closet with custom built-in cabinets, a sitting area with built-ins, a fireplace and access to the outdoor veranda.

The guest house has been beautifully updated completed mini-kitchenette, 2 full bedrooms with spacious walk-in closets that include washer/dryer connections and 2 large bathrooms, and a balcony overlooking an outdoor entertaining area next to the pool.

The ranch also features an extensive outdoor space, with over 3,500 sf, that includes a front and side courtyard, a firepit with extensive seating by the creek that is perfect for entertaining, a large veranda and patio space overlooking the creek, and more. This is the perfect secluded retreat with large neighboring tracts to ensure privacy. There is a gorgeous large pool, an oversize two car garage with side storeroom and a carport with covered breezeway. There is an enormous covered outdoor living area with a fireplace and outdoor kitchen to enjoy the peaceful surroundings overlooking the picturesque Onion Creek. The Bella Cascata Ranch is truly a rare find with a secluded and ideal location.

TERRAIN

This gorgeous ranch property is very diverse, with land type ranging from bottomland along Onion and White Branch Creeks, a low stony hill to the south, and gently sloped coastal fields on the West side. The property has been almost completely cleared of Ashe Juniper and is surrounded by beautiful mature trees, including oak, pecan, sycamore, and cedar elm. Brush species include agarita, elbowbush, and persimmon. The grasses are also very diverse, including switchgrass, little bluestem, Texas wildrye and King Ranch bluestem. The property also features areas of rock outcroppings along the creek drainages and the hilltop slopes into deep fertile soils towards the middle of the property.

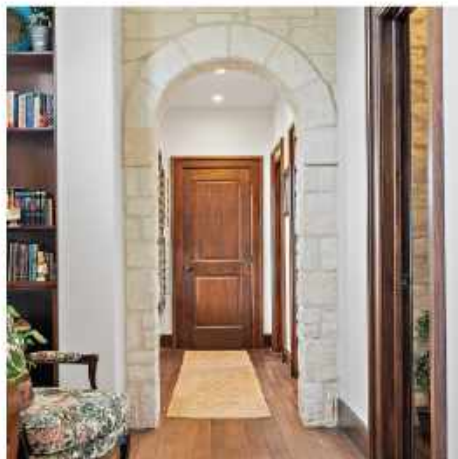
WILDLIFE

The wildlife is abundant in the area with native whitetail deer, Rio Grande turkey, and other native wildlife. There is abundant migratory birdlife seen throughout the year, including hummingbirds, ducks, blue herons, hawks, owls, roadrunners and other rare species. Bella Cascata has a wildlife tax exemption currently in place.

WATER

Water clear springs and limestone ledges are prominent features on historical Onion Creek. Bella Cascata's cascading falls were featured on the cover of a book Clear Springs and Limestone Ledges, by Hays County Historical Commission in 1986. The Limestone waterfall and man-made dam creates a deep pool behind the home. Both Onion Creek and White Branch Creek run through the property.





DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.



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“A LEGACY OF LAND”

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