

FOR SALE

SITES RANCH

6770 Farm to Market Rd 2325, Wimberley, TX 78635

www.sitesranch.com



W E L C O M E T O



COMPASS

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Wimberley
TEXAS

THE OFFERING

A Rare Acreage Opportunity in Wimberley, TX

Nestled in the heart of the Texas Hill Country, just 7 minutes from downtown Wimberley and less than an hour from both Austin and San Antonio, lies an extraordinary new ranch offering the perfect blend of privacy, natural beauty, and accessibility.

Seven 20+ Acre Ranch Estates

Each Ranch in this exclusive community spans over 20 acres, providing ample space to build your dream home, establish a legacy ranch, or simply escape the hustle and bustle of city life. Whether you're seeking a weekend retreat or a full-time residence, these expansive properties offer the peace and seclusion you've been looking for, without sacrificing convenience.

Breathtaking Hill Country Views & Majestic Live Oaks

The landscape is quintessential Hill Country: rolling terrain, mature live oak trees, and panoramic views that stretch for miles. Towering oaks dot the ranches, offering both shade and a timeless Texas aesthetic. Every lot is unique, but all are rich in natural beauty and provide countless ideal building sites.

PROPERTY SUMMARY

LOCATION:	6770 Farm to Market Rd 2325, Wimberley, TX 78635
SITE AREA:	20+/- Acres
FRONTAGE:	Farm to Market Rd 2325 & Pump Station Rd
ZONING:	Restrictions None
Area Wineries	60+
TRAFFIC:	6,154 for 2023
TOPOGRAPHY:	Development Friendly and Gently Rolling
UTILITIES:	Electric, On-site Septic, On-Site 4 Water Wells
FLOODZONE:	Unknown

Seven 20+ Acres Ranches

Towering live oaks and native hardwoods

Sweeping Hill Country views

Beautiful ponds on select lots

Ag-exempt status

Light restrictions to preserve property value and rural character

Private gated entrances

Paved road access

Minutes to Wimberley, less than 1 hour to Austin & San Antonio

SITES RANCH



Ranch History

The Sites Ranch project is a 154 acre section of the original Sites Ranch and adjoining Line Lila Ranch, two of eleven ranches in Hays County that were recognized by the State of Texas as having been operated by the same family for 100 years or more. The Sites recent operation of 1,000 acres is a portion of the property acquired by Bob Sites' grandfather D.W. Dent, and great grandparents Thomas & Louise Dodsworth. D.W. (Derrick Wells) Dent came to Texas from New York in 1879 and started this ranch with the purchase of 800 acres for 7 1/2 cents per acre. Texas was still primarily "open range", and consequently, land was cheap. D.W. Dent married Louise Dodsworth, his neighbor on the present day or Lin Lila Ranch.

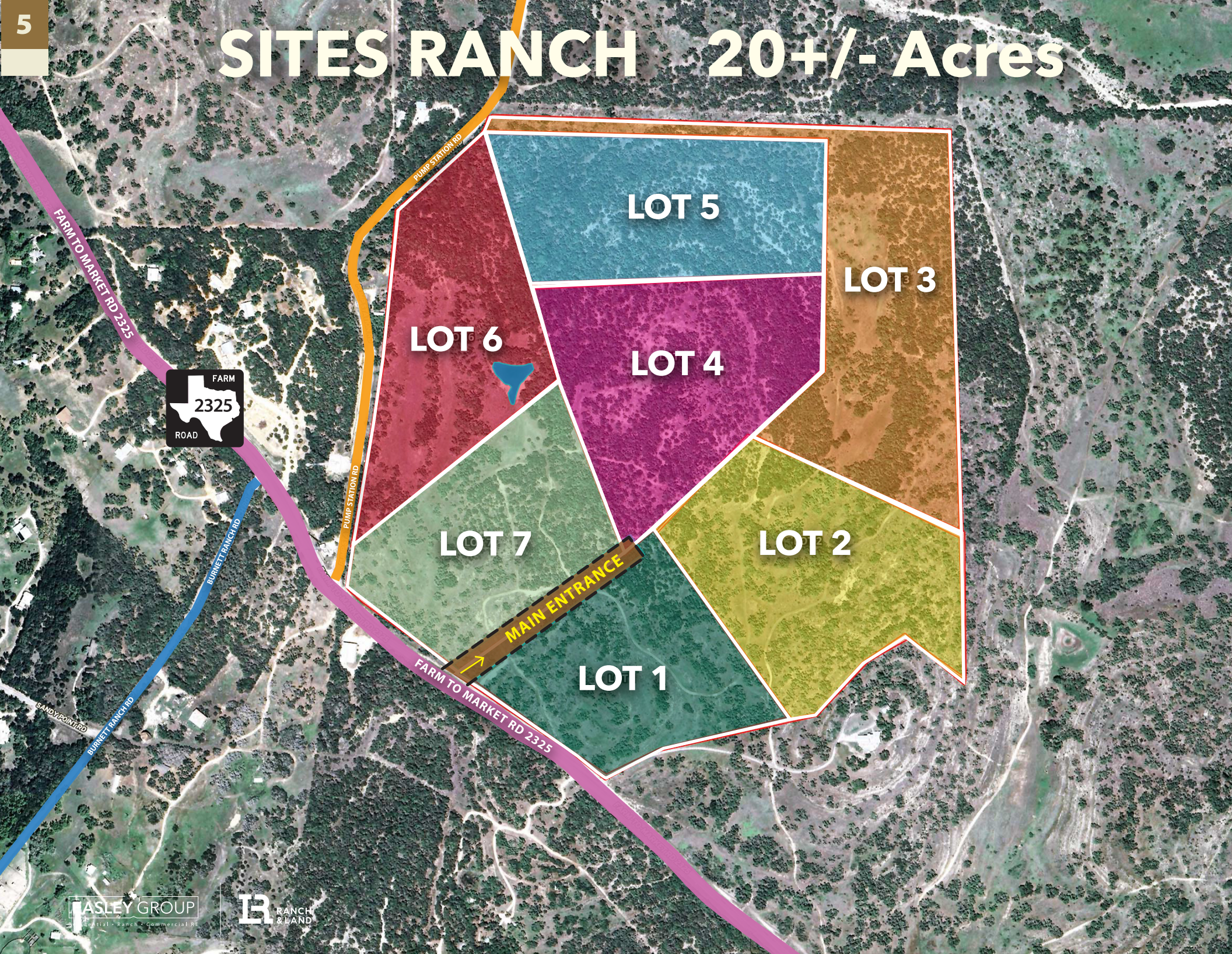
Louise had immigrated as an 8 year old child with her parents, Thomas and Elizabeth Dodsworth, who in 1872 decided to pack up a few belongings and leave their upper class life in London England to settle in Hays County Texas. They purchased 160 acres, which is part of the adjoining Lin Lila Ranch. They raised their three children here, Louise being the youngest. (Two of their 5 children remained in London).

D.W. Dent and Louise Dent became successful in the ranching of cattle, sheep and goats. One year he even produced cotton, which is a remarkable feat considering he had only five mules and one plow to thin rocky soil. The cotton was ginned at a Blanco River mill on the property now known as the Burnett Ranch.

In December 1896, Mr. Sites' grandmother, Louise Dodsworth Dent, lost her husband and parents to pneumonia. Their graves can be seen in the historic Mt. Sharp Cemetery near the ranch. She was left with three young girls and a ranch to run, which she did quite successfully, extending her holdings to 2300 acres.

In 1881, it was one of the first ranches to introduce large-scale Angora goat raising in Hays County. At the time, stock had to be herded because of the lack of fencing and abundance of predators, including wolves and mountain lions. In order to earn extra money, Louise allowed draft horses from Lockhart to winter on her ranch. As a young man H.R. Sites was one of the men who moved the horses. It was on one of the drives that H.R. met Ima, Louise's youngest daughter. The two started corresponding and eventually married.

SITES RANCH 20+/- Acres



PROPERTY OVERVIEW

SITES RANCH

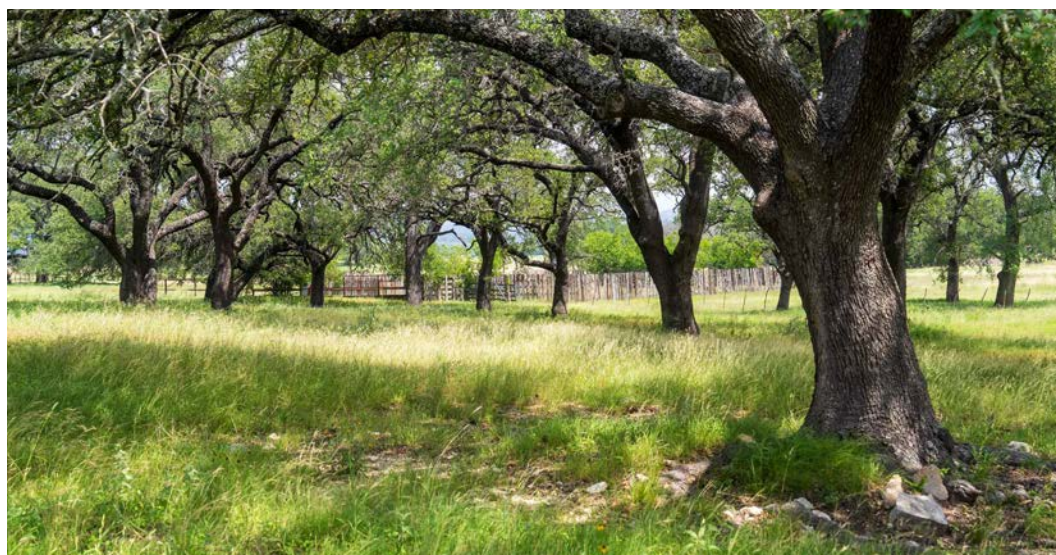
Location Distances

- AUSTIN: 1 Hour
- SAN ANTONIO: 1 Hour
- WIMBERLEY: 7 Minutes

PROPERTY OVERVIEW

EASLEY GROUP
Residential • Ranch • Commercial RE

R RANCH & LAND



PROPERTY OVERVIEW

EASLEY GROUP
Residential • Ranch • Commercial • RE

R RANCH
& LAND



PROPERTY OVERVIEW

EASLEY GROUP
Residential · Ranch · Commercial RE

R RANCH
& LAND





WELCOME TO .
**WIMBERLEY,
TEXAS**

The Essence Of The Hill Country

Escape the city and immerse yourself in nature in the most charming town in the heart of the Texas Hill Country!



LOCATION OVERVIEW

WIMBERLEY, TX

Wimberley is a small town in Hays County, Texas, located in the Blanco River Valley on the Edwards Plateau. It's known for its white rocks and stream bottoms, which are made of limestone deposits. Wimberley is a popular tourist destination and is home to many well-known artists, authors, and musicians



LOCATION OVERVIEW



LOCATION **OVERVIEW**





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