

DRIPPING SPRINGS REALTY



YOUR HOMETOWN
TEAM

78619

Location, Location,
Location

- 10 Min. to Circle C Golf
- 11 Min. to Seton South Hospital
- 12 Min. to Private School
- 17 Min. to D.S. Schools
 - 12 Min. to Oak Hill
 - 17 Min. to Wimberley
- 25 Min. to Downtown Austin
 - 40 Min. to Bergstrom International Airport

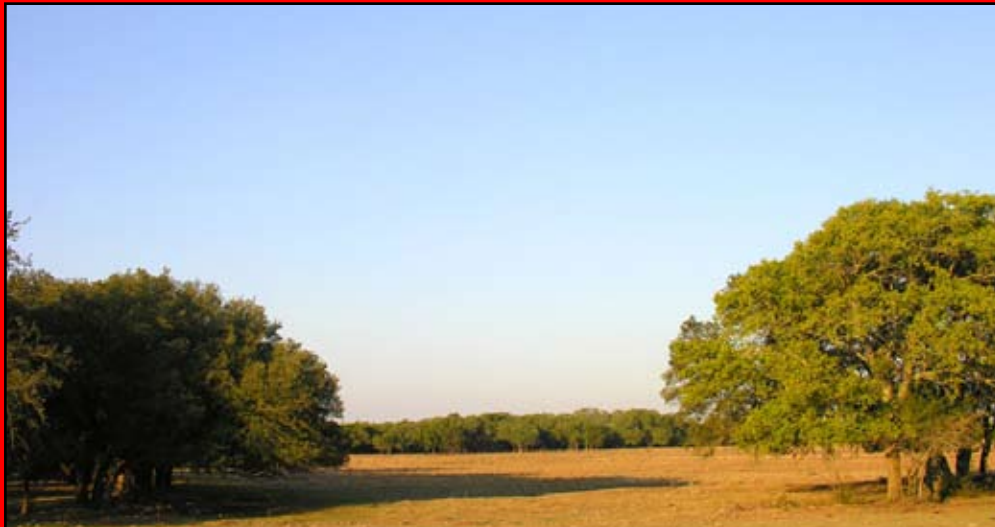
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Specializing in Unique
Southwest Area
Hill Country Property

MLS# 3751174

Prime 55 Acre Ranch

Darden Hill Road, Driftwood, TX 78619



Extremely Rare Small Ranch Close in to Austin

For horse lovers it doesn't get any better than this. The land starts from Darden Hill Road with gorgeous, panoramic pasture running due south into big sky.

Your horse can gallop almost 2000 feet until she gets to the forest and, if she gets thirsty, she can even take a drink in the large pond along the way.

Once she hits the forest, there is a variety of fine hardwoods, with many more still hidden in acres of trees and meadows that slope to the southeast. Further cedar clearing will reveal many beautiful specimens.

As your horse will tell you, small to medium ranches this close to Austin are virtually impossible to find.

You can ride just around the corner to the famous Salt Lick BBQ, or turn left instead on FM 1826 and be at Mopac South Extension (Loop 45) in minutes. A few minutes more will get you to Seton South Hospital and major shopping...a few more to downtown Austin, and a few more to the airport.

One of the Finest Horse Properties in Many Years

There is city water at the road and the land is ag exempt. Light restrictions are to be agreed with current owner who is retaining a nearby 30 acre tract.

If your horse wants to run even farther...well...there may be up to 66 additional acres we can talk about.

And if there are children in your home, they can go the Exemplary Dripping Springs Schools during the day (or a very fine private school just 12 minutes away), and can then come home and adventure at will on this grand little piece of Texas Hill Country.

P.S. She says please only buy this if you like animals.



\$1,375,000

www.DrippingSpringsRealty.com

At the Town Clock • 290 & RR 12

