

# 100 Acres, Hays Co.

DRIPPING SPRINGS, TX 78620 | MLS# 1157949

# \$1,290,000

100 Acres



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Coldwell Banker United







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# 100 Acres, Hays Co.

Dripping Springs, TX 76545

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**\$1,290,000**  
**100 acres**

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## Location

HWY 71 West to Left on Hamilton Pool Rd, Left on Bell Springs, Right on West Lakeshore

30 minutes to Austin. 15 minutes to Hill Country Galleria

## Water

There are several wet weather creeks that crisscross the property, with waterfalls that have formed grottoes in the land

## Land

There is a variety of topography, including terraced hills, and flat pasture perfect for building. High elevations feature prominently, especially the west side of the property that looks down into the canyon. There are incredible panoramic views throughout the property.

## Roads

Dirt roads have been cleared across the property. There is a main gate off of Lakeshore.

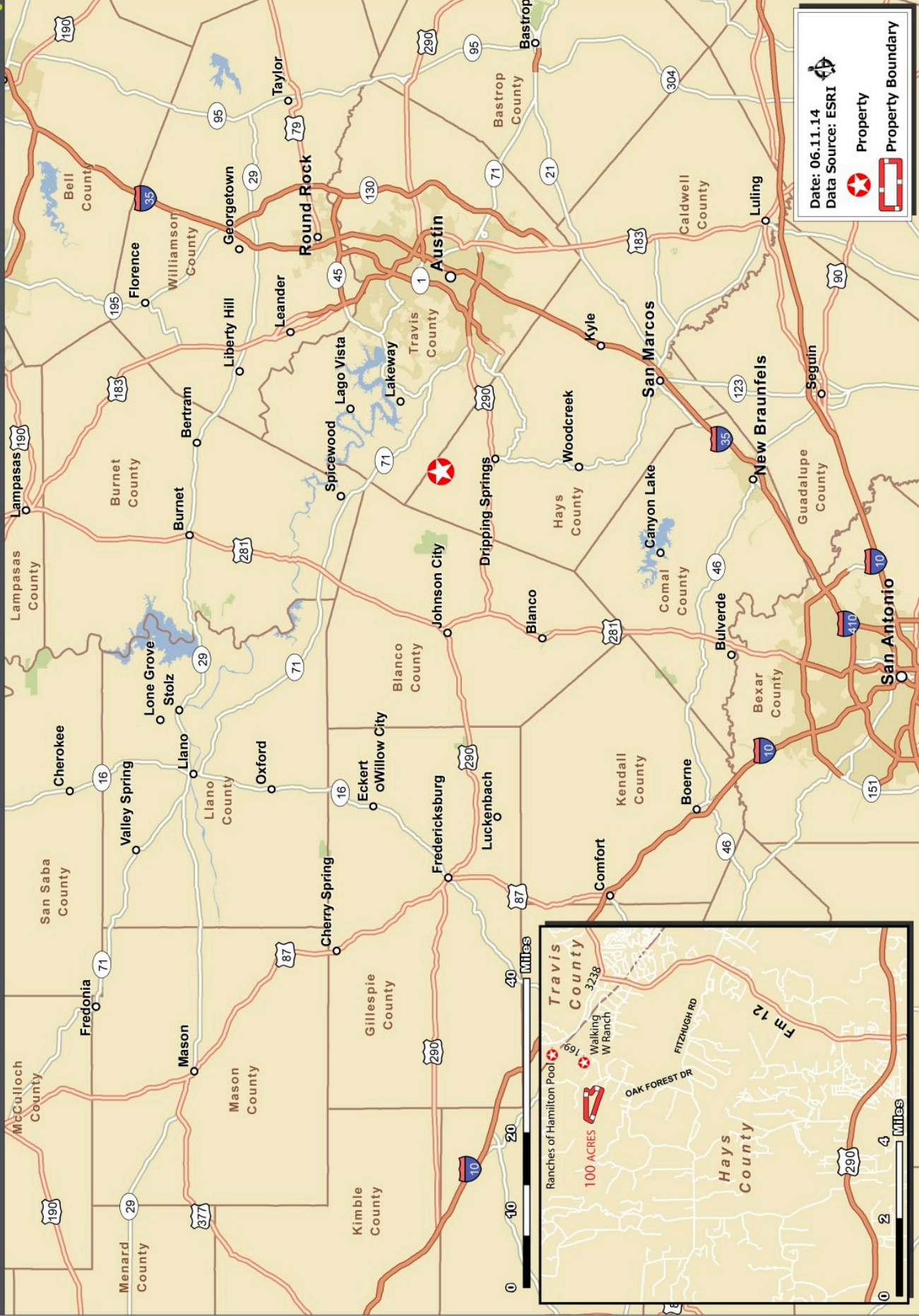
## Taxes

Taxes come out to approximately \$9,000 a year. There is a 9-1-1 tower at the Eastern edge of the property that brings in \$14,000 per year, with a nineteen year lease in place.

## Highlights

This is a large amount of Hill Country land this close in to Austin, featuring panoramic views, great elevations, and wet weather creeks. The land offers quintessential Hill Country land with a variety of terrain with flat pastures, slopes, and terraced land. There are several ideal building sites. West side of property looks down into canyon and has several grottoes formed by wet weather creeks. This is a very private, premier slice of the Hill Country. This is also a potential great horse property or hunting land.

# HAYS COUNTY, TX - 99 AC +/- LOCATION OVERVIEW

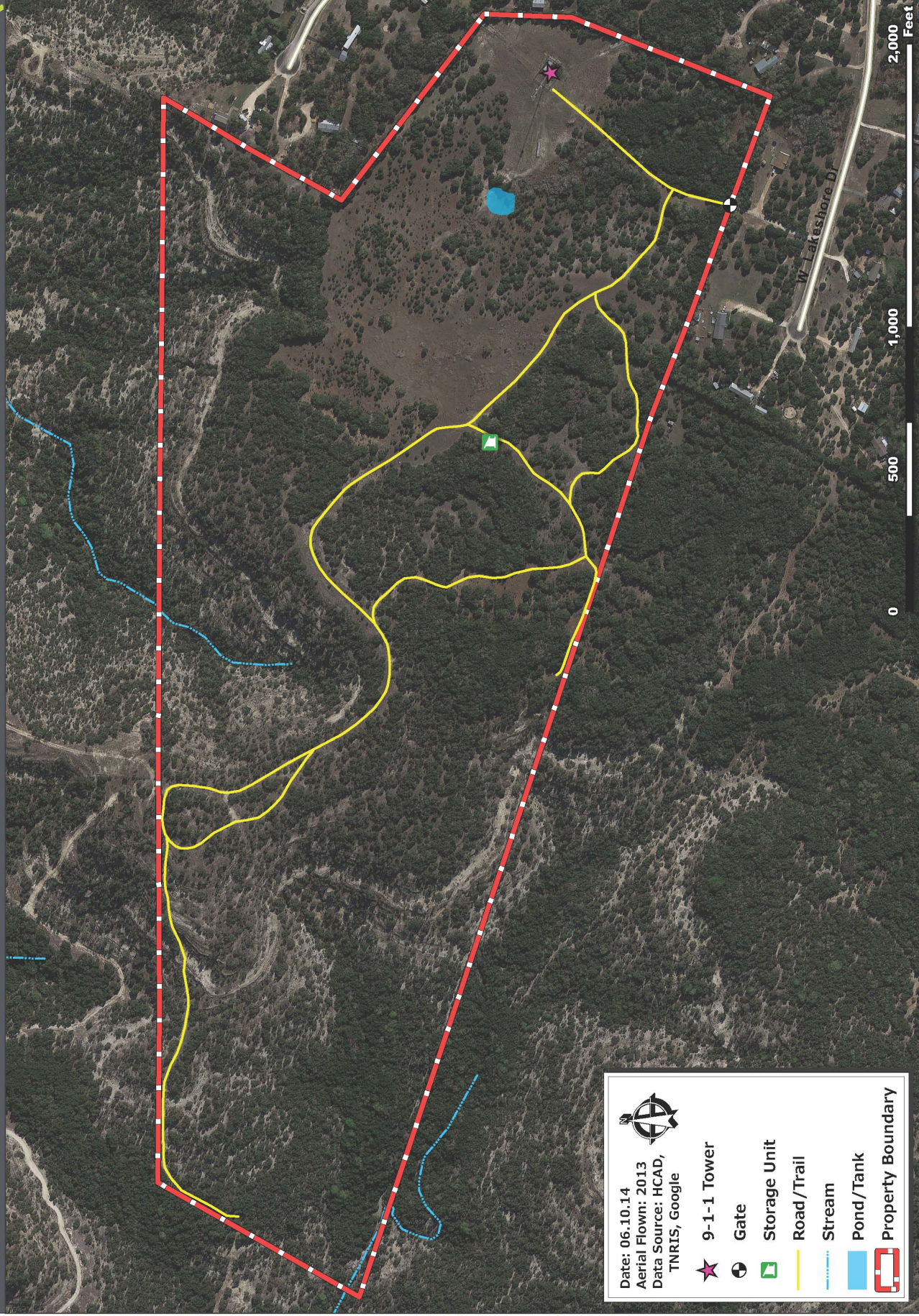


Date: 06.11.14  
Data Source: ESRI

Property  
Property Boundary

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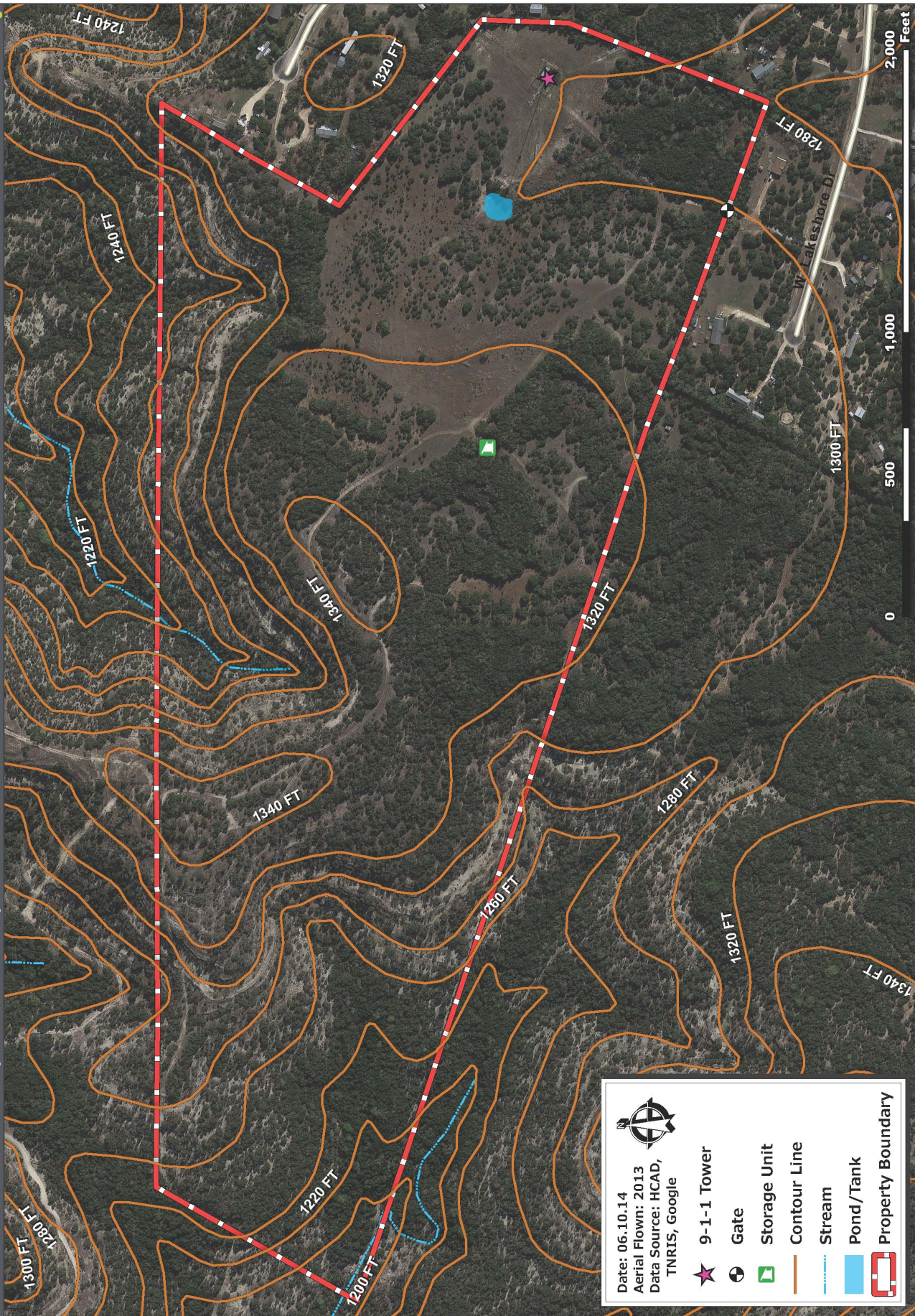




Date: 06.10.14  
Aerial Flown: 2013  
Data Source: HCAD,  
TNRIS, Google

- 9-1-1 Tower
- Gate
- Storage Unit
- Road/Trail
- Stream
- Pond/Tank
- Property Boundary





**Legend**

- Date: 06.10.14
- Aerial Flown: 2013
- Data Source: HCAD, TNIRIS, Google
- 9-1-1 Tower
- Gate
- Storage Unit
- Contour Line
- Stream
- Pond/Tank
- Property Boundary