

PROCHNOW RIDGE *Ranch*

169.53± Acres | Hays County

Dripping Springs, Texas



Anders  *Realty*
PURVEYORS OF FINE TEXAS RANCHES

PROCHNOW RIDGE RANCH

169.53± AC · DRIPPING SPRINGS, TEXAS

*LONG-RANGE PANORAMIC VIEWS
- INVESTMENT OPPORTUNITY -
ONLY 12 MINUTES FROM DRIPPING SPRINGS*

OVERVIEW & LOCATION

Exceedingly private and tranquil 169+ acres nestled in the heart of the Hill Country. This remarkable ranch captures sweeping vistas and soul-stirring sunrises just 30 minutes from Austin. Buffered by expansive neighboring tracts, the land offers rare peace and privacy—free from city lights and highway noise. Rolling pastures mingle with shady oak motts, creating a serene balance of open spaces and wooded refuge for abundant wildlife. A natural, spring-fed pond enhances the landscape and invites endless possibilities for a future tank site. Whether envisioned as a private family legacy ranch or thoughtfully developed into a boutique community of 10+ acre estates, this property holds extraordinary potential.

Boarded by large acreage parcels, this is a rare offering which is also being offered as 2-84+/- ac tracts. Prochnow Ridge East-84 features an abundance of seclusion and usability. Prochnow Ridge West-84 is a well-rounded tract offering complete serenity, buffered by large acreage parcels, void of highway commotion and city lights. In light of the ranches mainly level topography ranging from 1341'-1243'+/- there are plenty of gorgeous build envelopes.



The shape of this tract lends itself to future development of (16) 10+ acre tracts coupled with more than 2392' of county road frontage. Wildflowers and native wildlife blanket this awe-inspiring canvas, a true piece of nature at its finest. The terrain offers mesmerizing oak motts, slightly sloping topography which invites stunning sunrise vistas, and abundant wildlife.

Excellent investment opportunity to construct a 10+ acre ranch community or create a family legacy ranch Perfectly located just 6 miles from the charm of Dripping Springs dining and shops, outside city limits, ag exempt, and accompanied by light, negotiable restrictions—this ranch is an investment in beauty, serenity, and future opportunity. Excellent for livestock or recreational use, boasting a high population of Whitetail Deer. Less than 30 minutes to Austin. Minutes to shopping, restaurants, wineries and distilleries. Offered as whole 169+ acres or as 2 divisions of 84 contiguous acres.

Property Address: 0 Prochnow Rd., Dripping Springs, Texas 78620 (not yet assigned).



FINANCIAL / TITLE

PROCHNOW RIDGE RANCH, as previously described herein (169.53± ac), is offered at \$6,495,000 in Cash or at Terms acceptable solely at the discretion of the Sellers. PROCHNOW RIDGE RANCH is also being offered as 2 tract divisions: 84± ac offered at \$3,362,000: PROCHNOW RIDGE WEST-84 (Mid to West Tract)

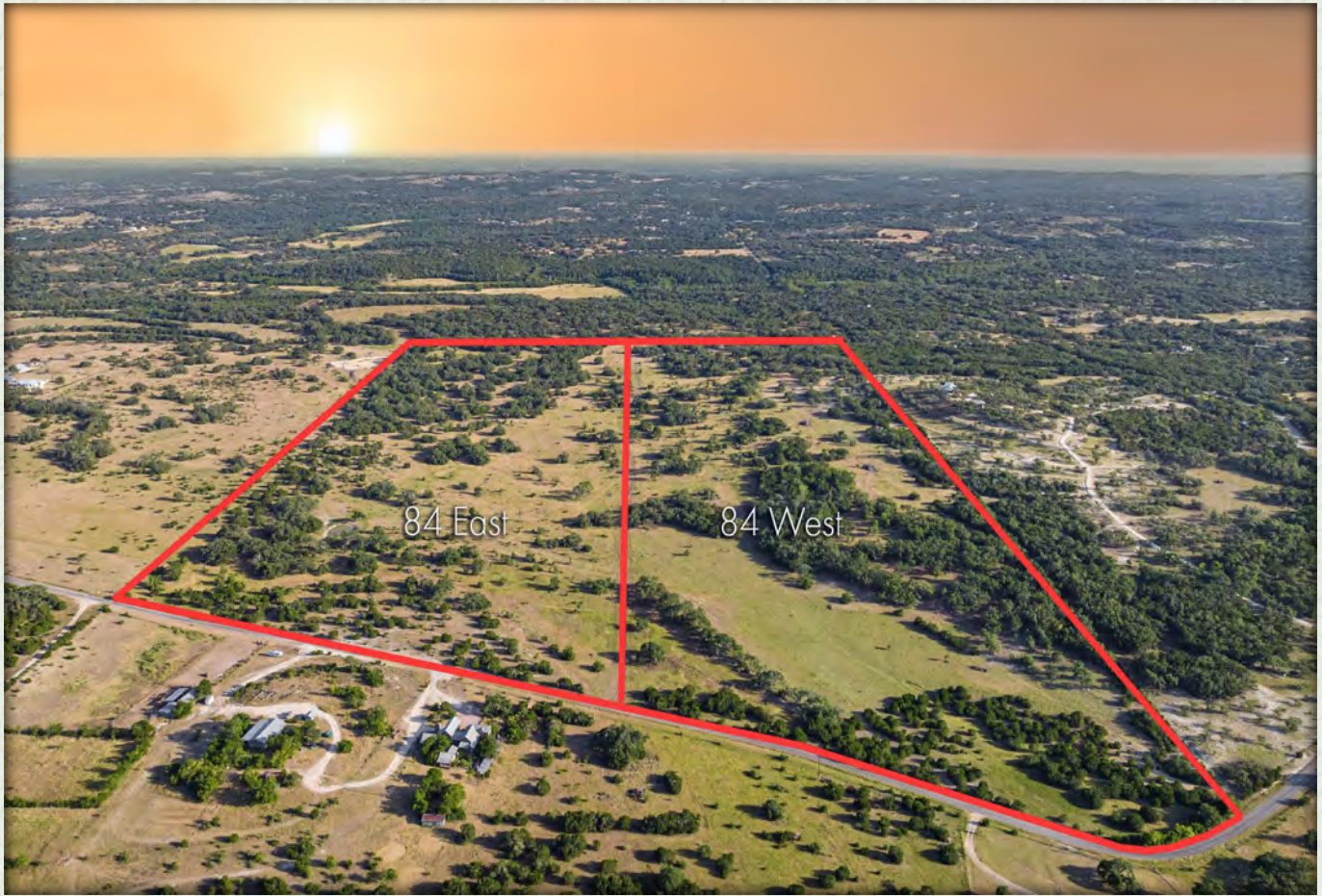
84± ac offered at \$3,360,000: PROCHNOW RIDGE EAST-84 (Mid to East Tract)

The conditions of sale are as follows:

1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account TBD.
2. Buyers' Brokers are welcomed and invited to contact Andi Eystad or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
3. The property lies in the Dripping Springs ISD.
4. The 2025 property taxes are \$TBD.



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. **SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.** Buyer's brokers/agents must be identified on first contact and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.



EAST-PHOTOS 1



EAST-PHOTOS 2



EAST-PHOTOS 3



EAST-PHOTOS 4



EAST-PHOTOS 5





EAST-PHOTOS 7

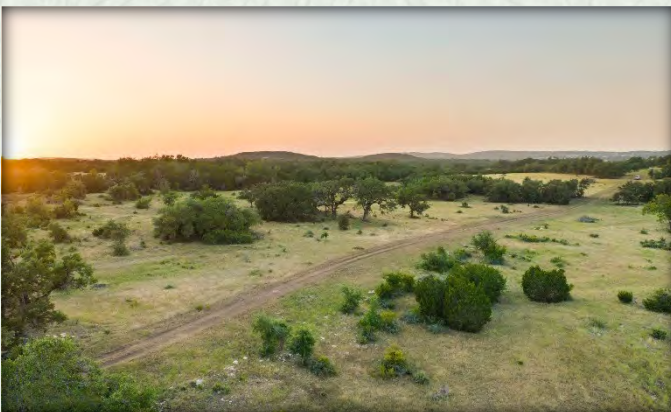


EAST-PHOTOS 8



EAST-PHOTOS 9





WEST-PHOTOS 1



WEST-PHOTOS 2



WEST-PHOTOS 3



WEST-PHOTOS 4



WEST-PHOTOS 5



WEST-PHOTOS 6



WEST-PHOTOS 7

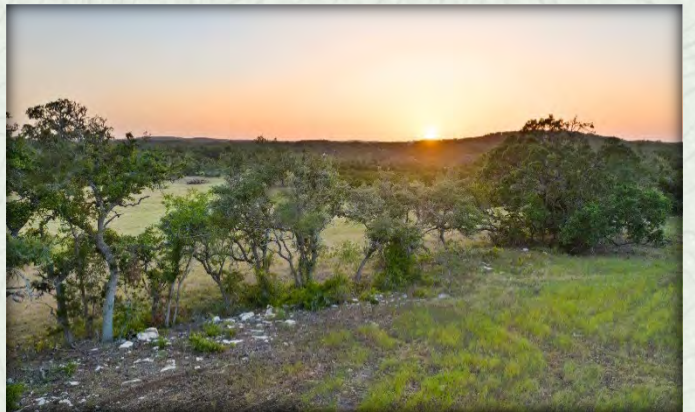
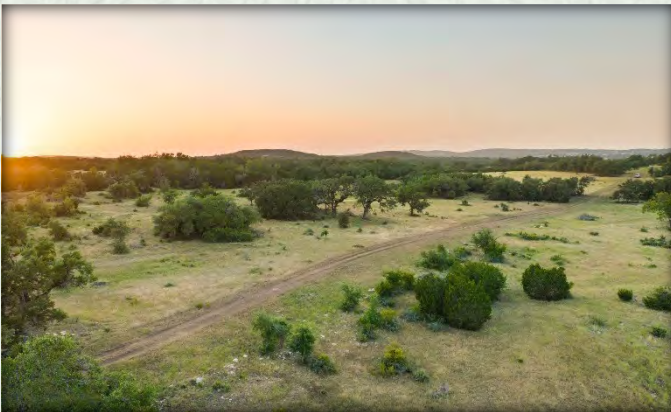


WEST-PHOTOS 8

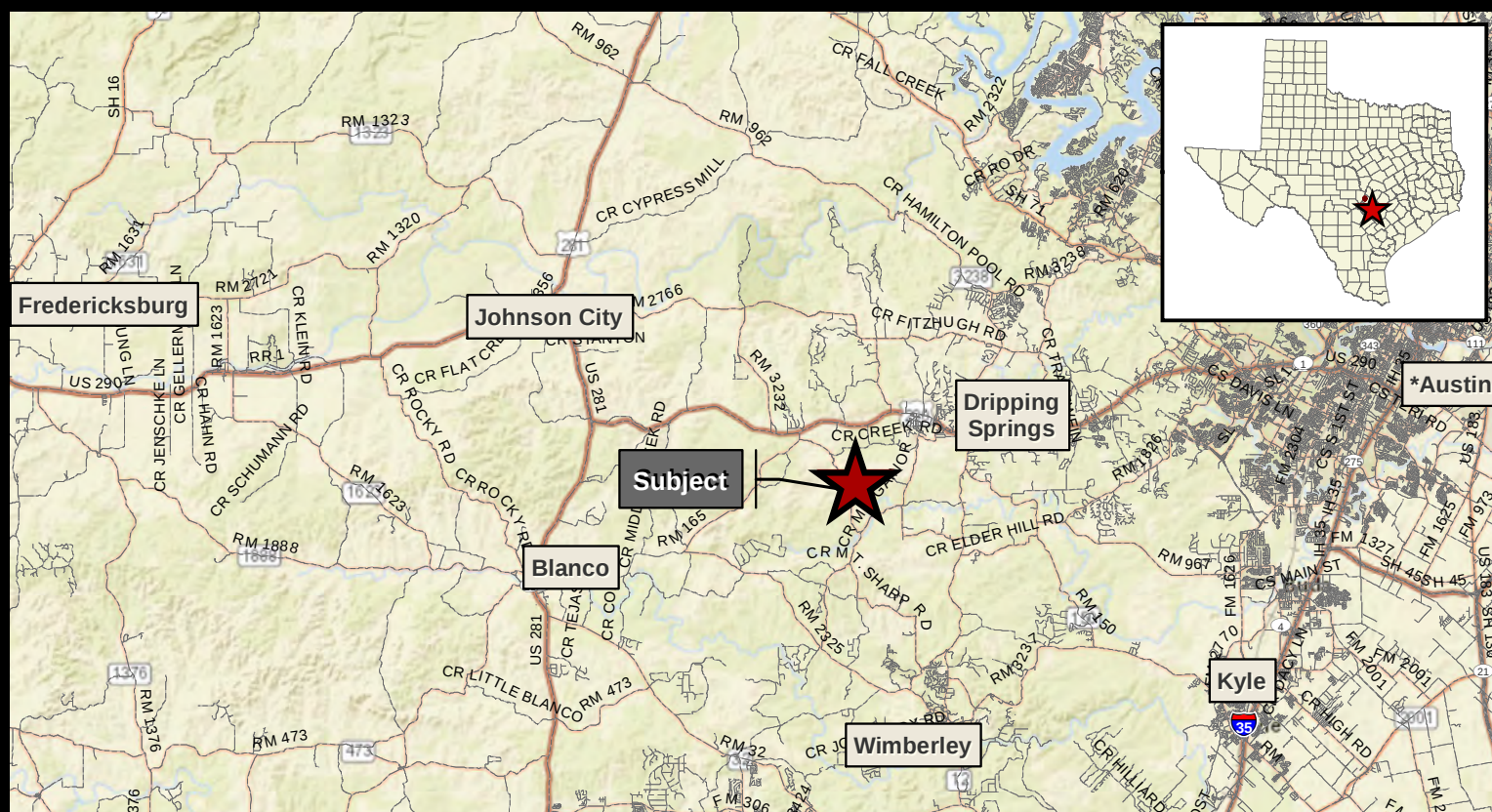
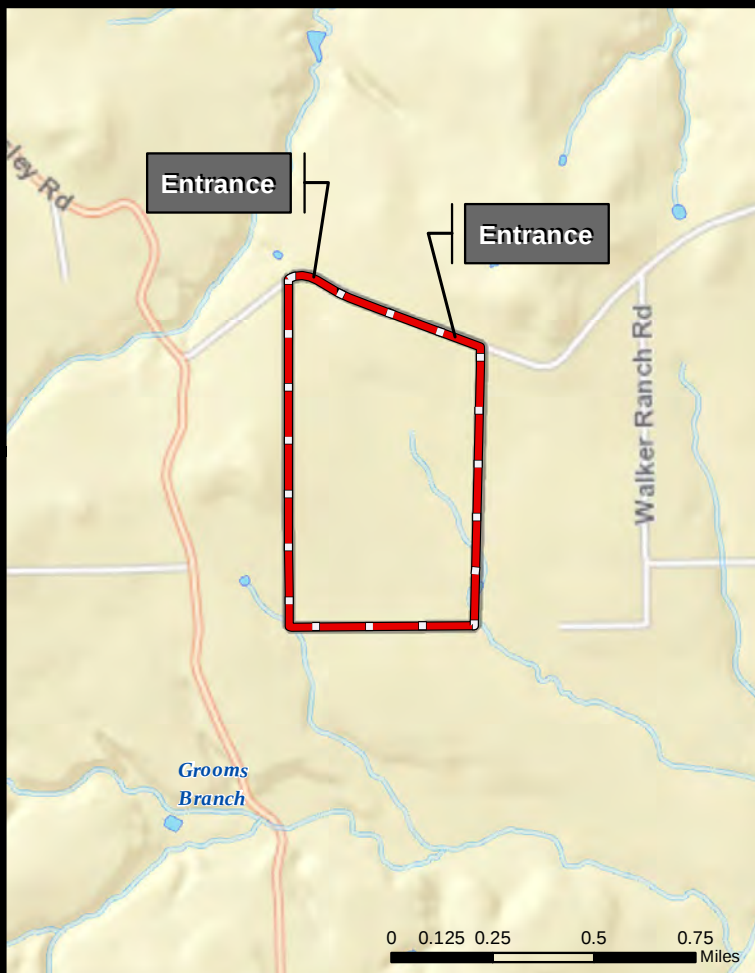
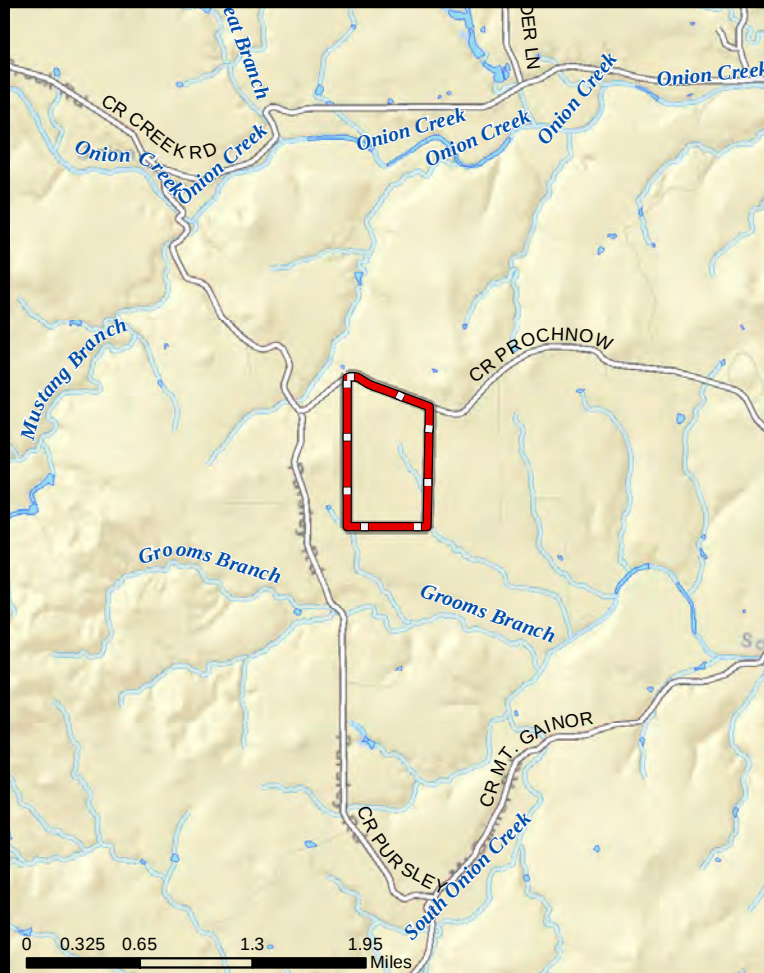


WEST-PHOTOS 9



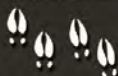


PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS



1 inch = 2,500 feet

0 0.2 0.4 0.6 Miles

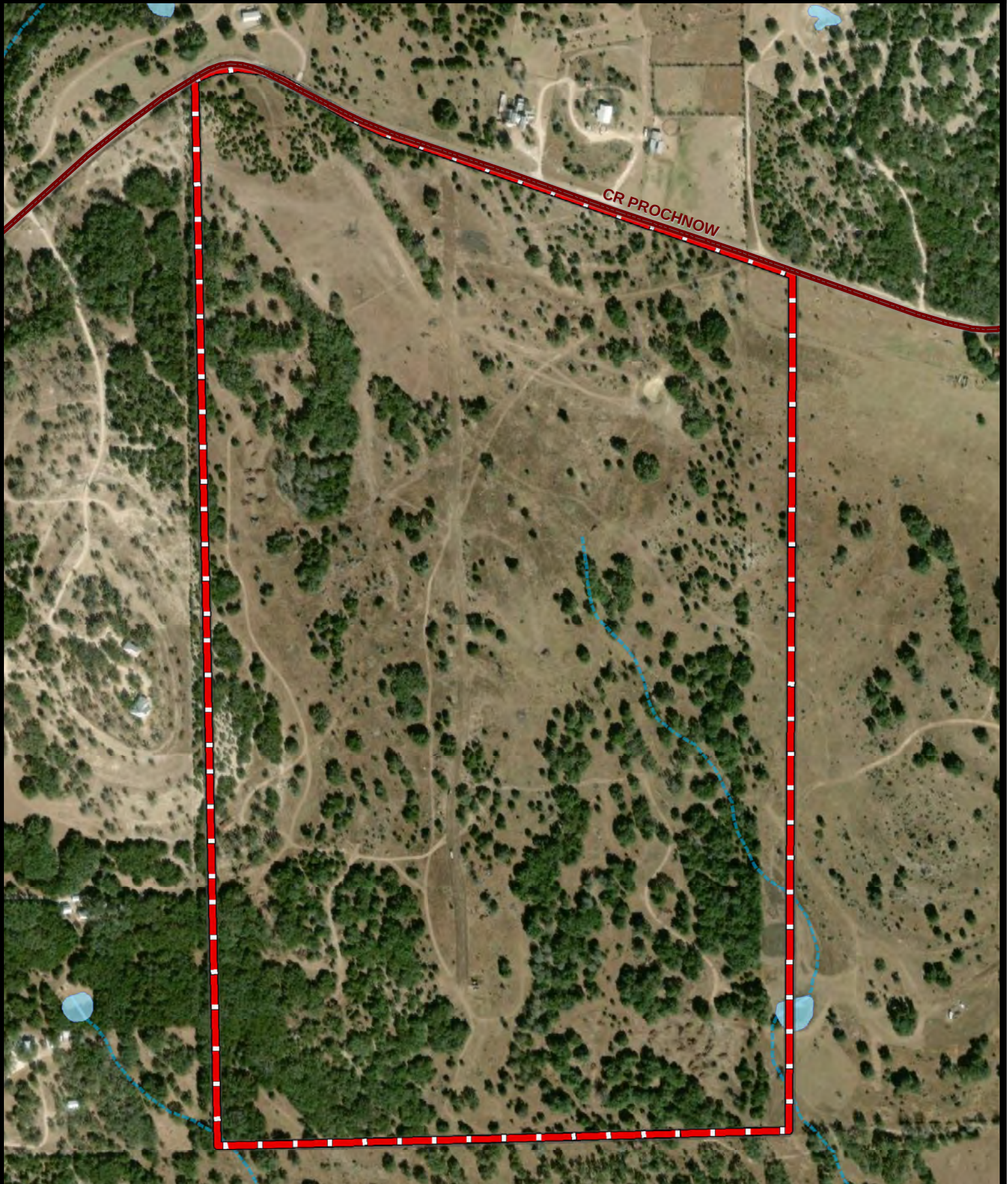


302 E. Main Street, Johnson City, Texas 78636
Office (830) 481-4444
www.AndersRanchRealty.com



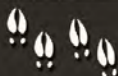
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1 inch = 458.33 feet

0 0.04 0.08 0.12 Miles

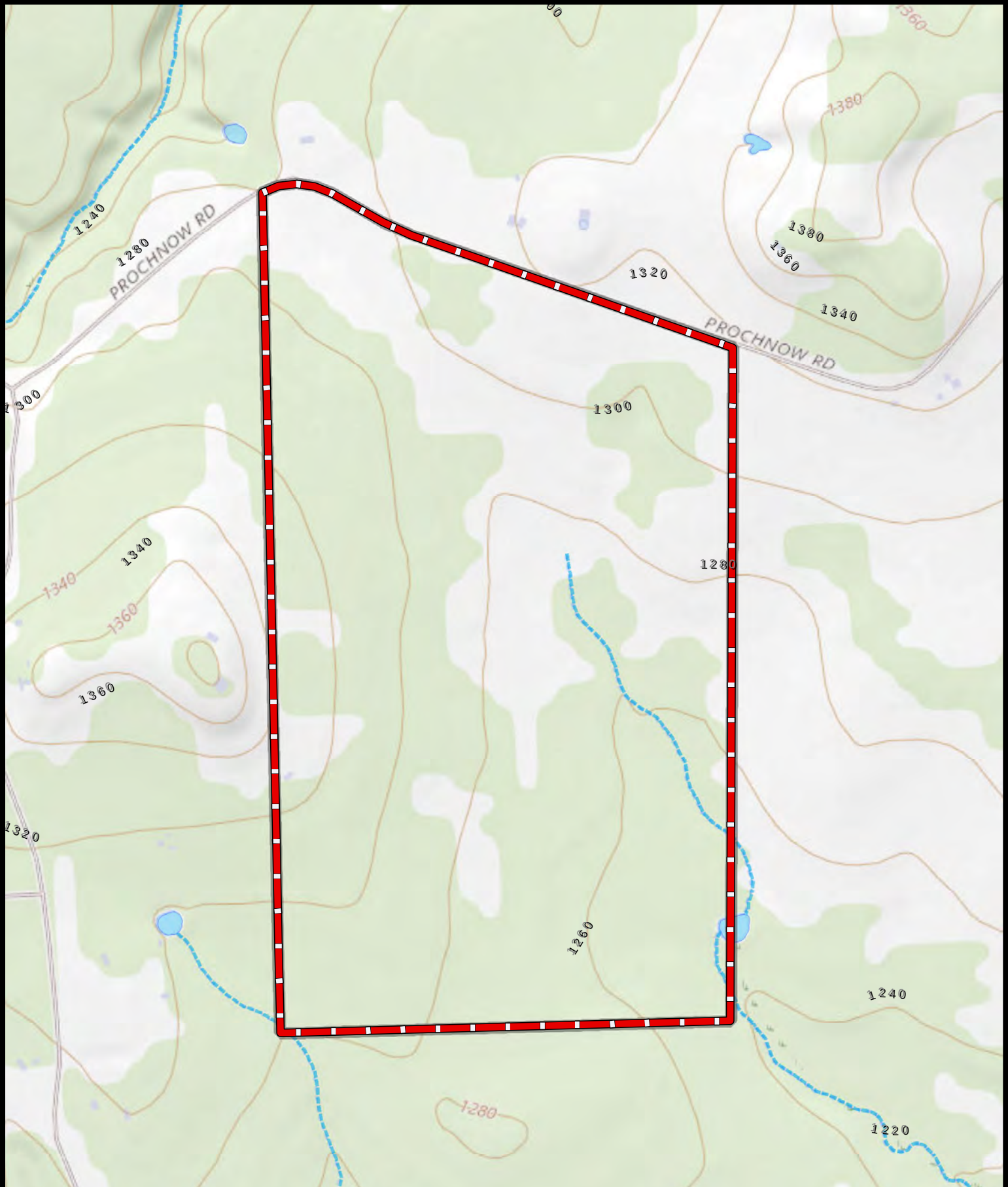


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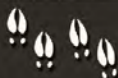
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1 inch = 583.33 feet

0 0.05 0.1 0.15 Miles



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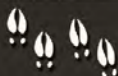
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1 inch = 479.17 feet

0 0.04 0.08 0.12 Miles



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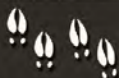
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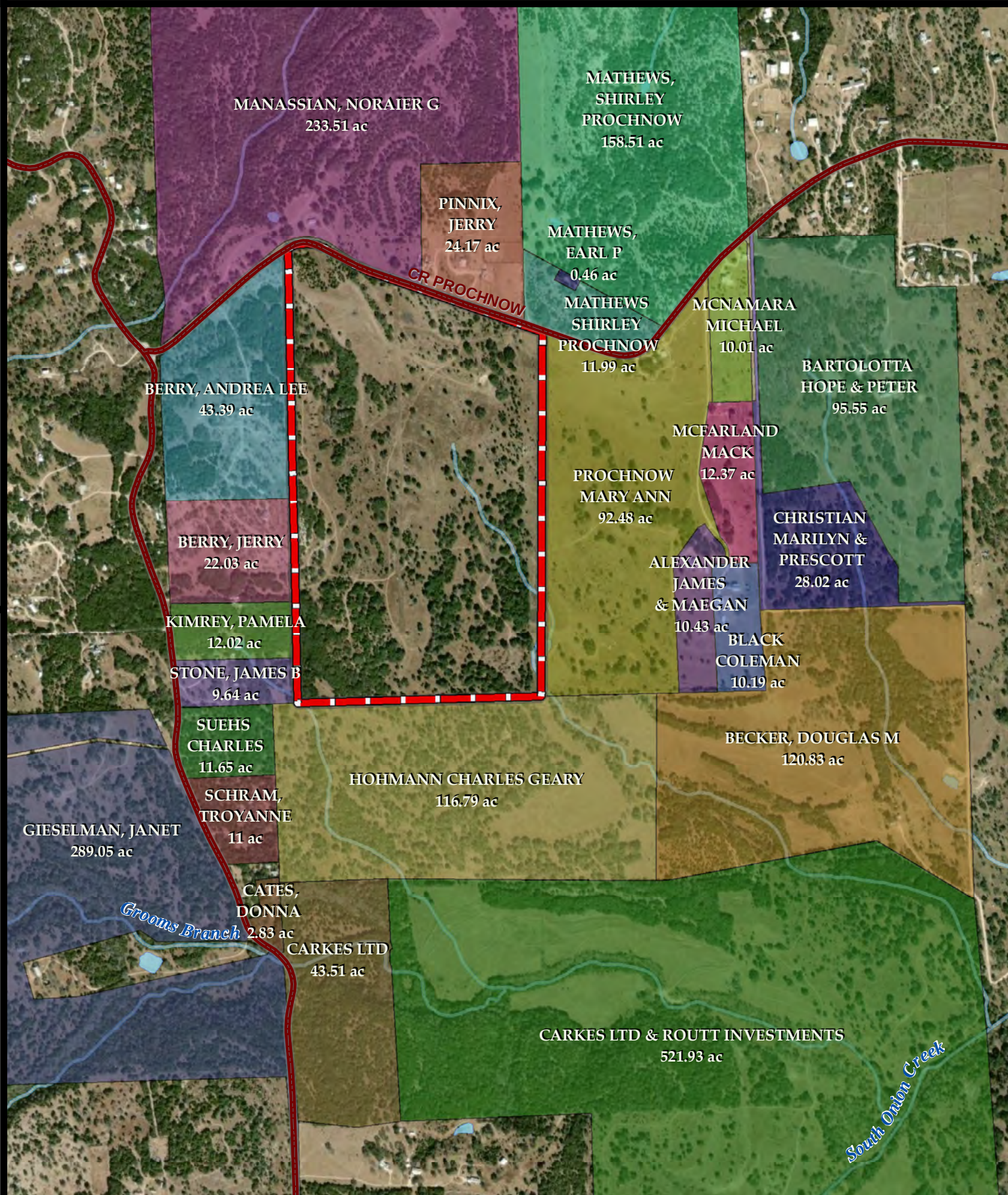
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0 0.1 0.2 0.3 Miles



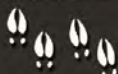
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PURVEYORS OF FINE TEXAS RANCHES

PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS



1 inch = 1,083.91 feet

0 0.1 0.2 0.3 Miles

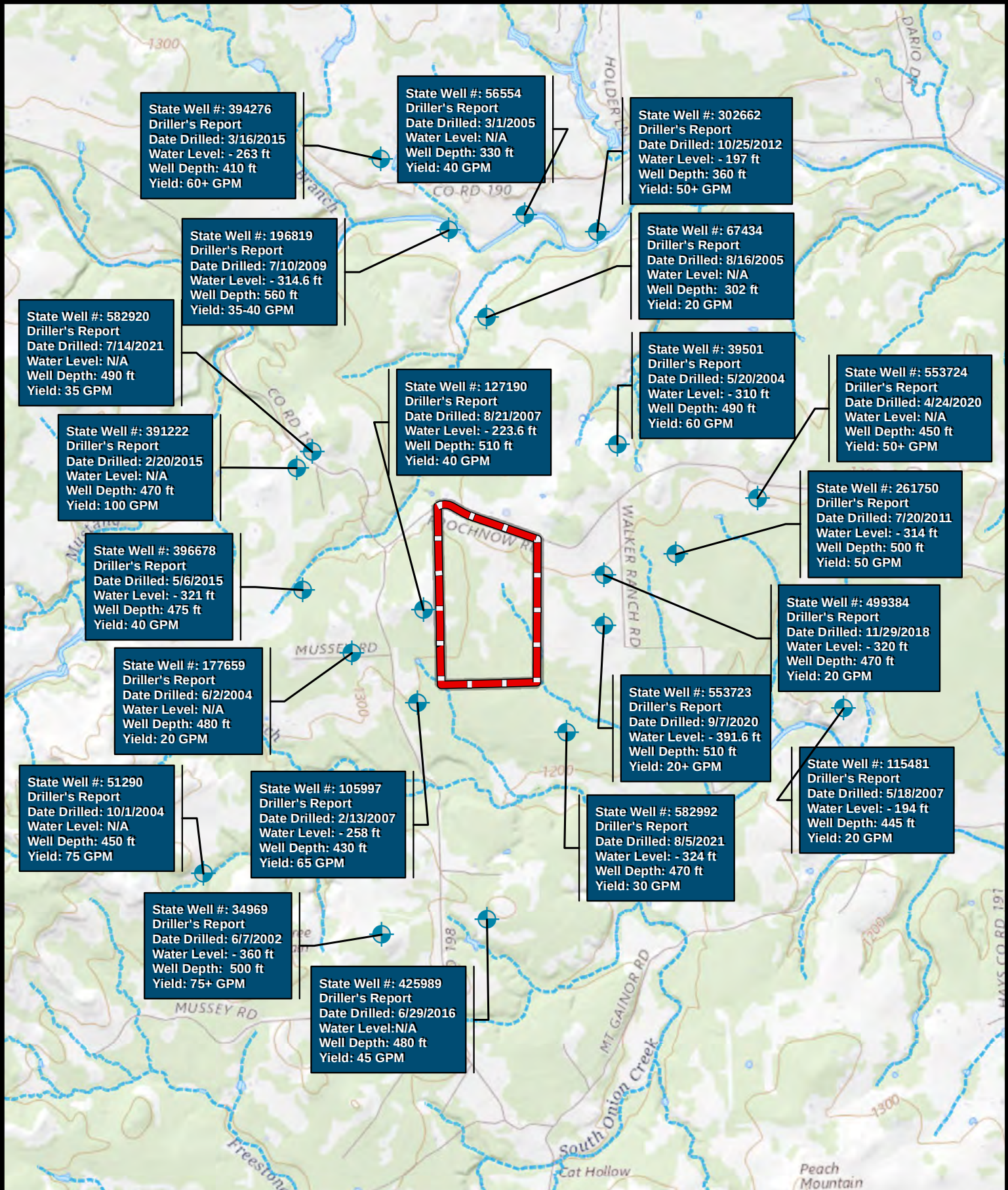


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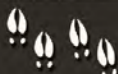
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1 inch = 2,750 feet

0 0.25 0.5 0.75 Miles



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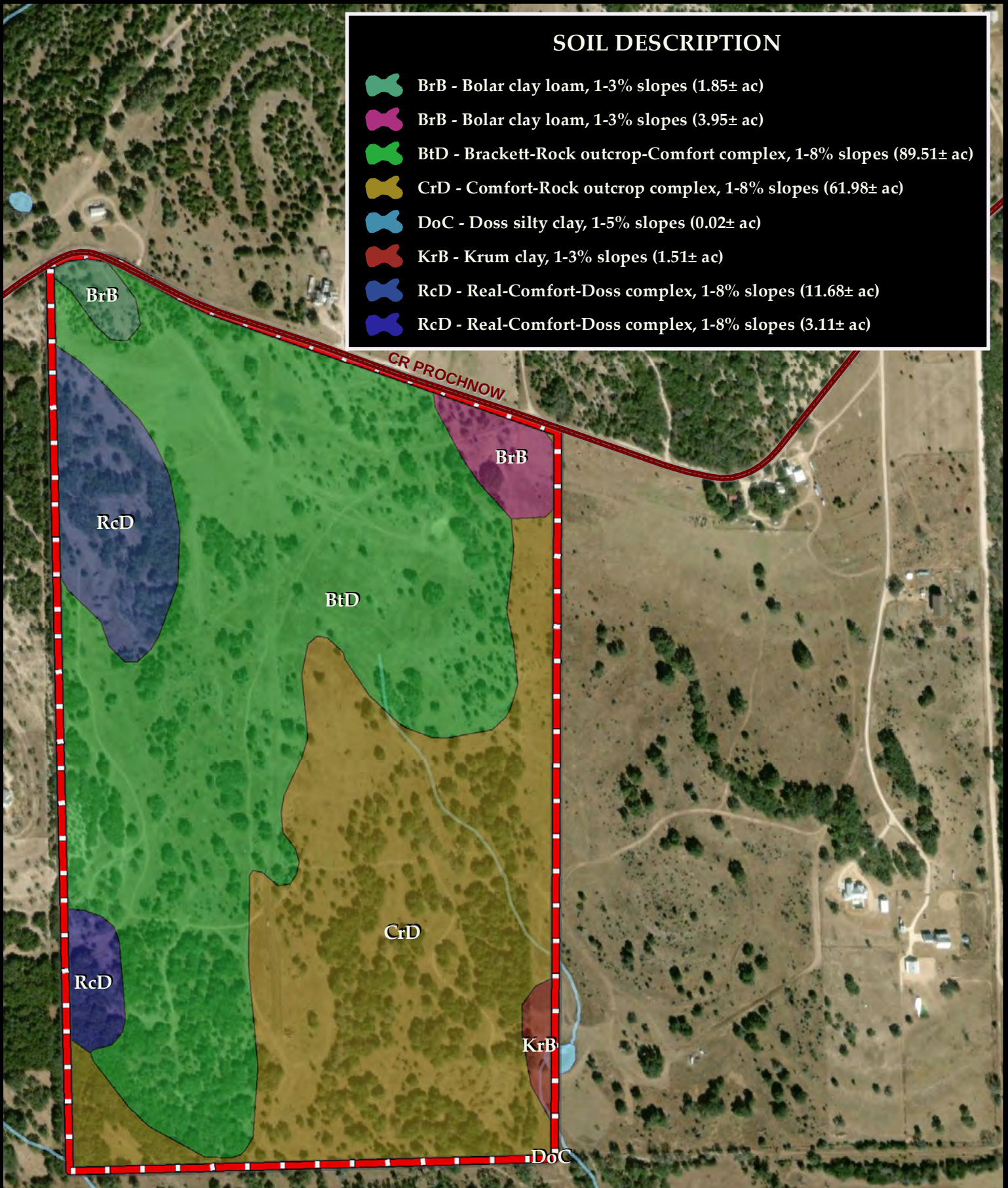


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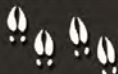
SOIL DESCRIPTION

-  BrB - Bolar clay loam, 1-3% slopes (1.85± ac)
-  BrB - Bolar clay loam, 1-3% slopes (3.95± ac)
-  BtD - Brackett-Rock outcrop-Comfort complex, 1-8% slopes (89.51± ac)
-  CrD - Comfort-Rock outcrop complex, 1-8% slopes (61.98± ac)
-  DoC - Doss silty clay, 1-5% slopes (0.02± ac)
-  KrB - Krum clay, 1-3% slopes (1.51± ac)
-  RcD - Real-Comfort-Doss complex, 1-8% slopes (11.68± ac)
-  RcD - Real-Comfort-Doss complex, 1-8% slopes (3.11± ac)



1 inch = 541.67 feet

0 0.05 0.1 0.15 Miles



112 N. Edison St., Fredericksburg, TX 78624
Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com

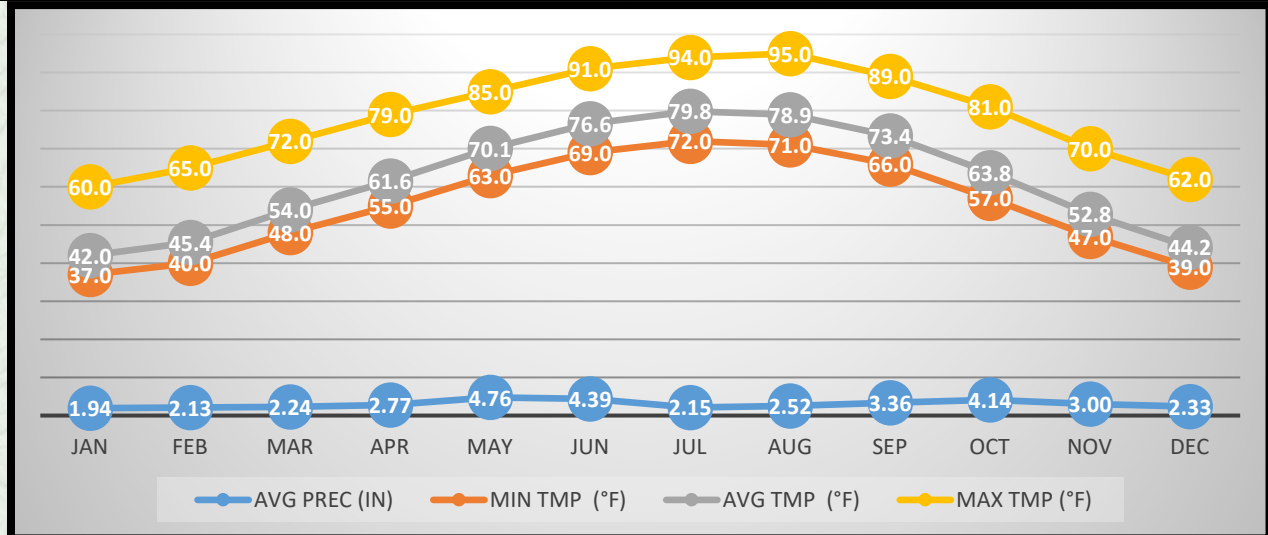


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CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Dripping Springs, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.94	37.0	42.0	60.0
Feb	2.13	40.0	45.4	65.0
Mar	2.24	48.0	54.0	72.0
Apr	2.77	55.0	61.6	79.0
May	4.76	63.0	70.1	85.0
Jun	4.39	69.0	76.6	91.0
Jul	2.15	72.0	79.8	94.0
Aug	2.52	71.0	78.9	95.0
Sep	3.36	66.0	73.4	89.0
Oct	4.14	57.0	63.8	81.0
Nov	3.00	47.0	52.8	70.0
Dec	2.33	39.0	44.2	62.0
Ann	35.73	55.3	61.9	78.6



Zip: 78620	Days Where Temp Exceeds 86°F:	121 - 150 Days
	Freeze Date (Avg First Frost):	Nov 21st – 30th
	Freeze Date (Avg Last Frost):	Mar 01st – 10th
	USDA Hardiness Zone:	Zone 8b: 15F to 20F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecogregion:	30c – Balcones Canyonlands
	Palmer Drought Index:	Normal

BROKERAGE INFORMATION



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Anders Realty</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>514096</u> License No.	<u>Brady@AndersRanchRealty.com</u> Email	<u>830-481-4444</u> Phone
<u>Brady P. Anders</u> Designated Broker of Firm	<u>514096</u> License No.	<u>Brady@AndersRanchRealty.com</u> Email	<u>512-791-9961</u> Phone
<u>N/A</u> Licensed Supervisor of Sales Agent/ Associate	<u>N/A</u> License No.	<u>N/A</u> Email	<u>N/A</u> Phone
<u>Andrea Anders</u> Sales Agent/Associate's Name	<u>643088</u> License No.	<u>Andi@AndersRanchRealty.com</u> Email	<u>830-446-1532</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Anders Realty

300 Main Street#102 | Blanco, TX 78606

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Andi Anders, *Luxury Realtor®*

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