# PROCHNOW RIDGE

169.53± Acres | Hays County Dripping Springs, Texas





# 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.

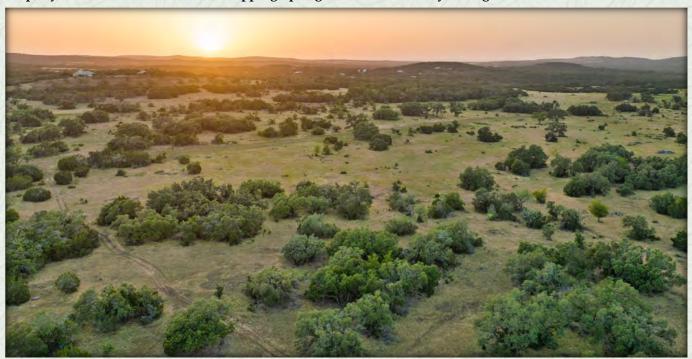
Boarded by large acreage parcels, this is a rare offering which is also being offered as 2-84+/- ac tracts. Prochnow Ridge East-84 features an abundance of seclusion and usability. Prochnow Ridge West-84 is a well-rounded tract offering complete serenity, buffered by large acreage parcels, void of highway 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:

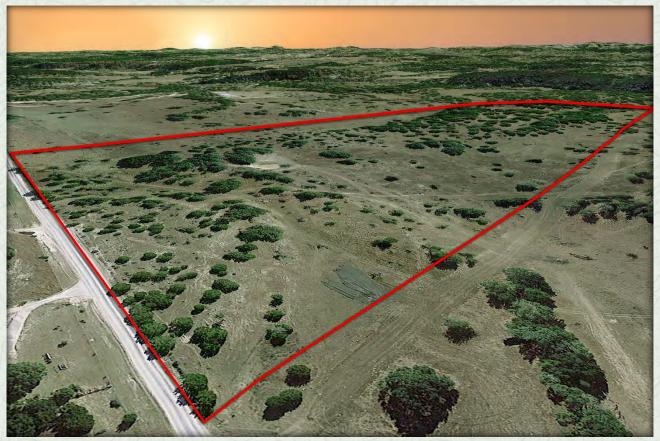
- 1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account TBD.
- 2. Buyers' Brokers are welcomed and invited to contact Andi Eystad or Brady Anders with Anders Ranch Realty for information regarding Cooperation Policies.
- 3.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

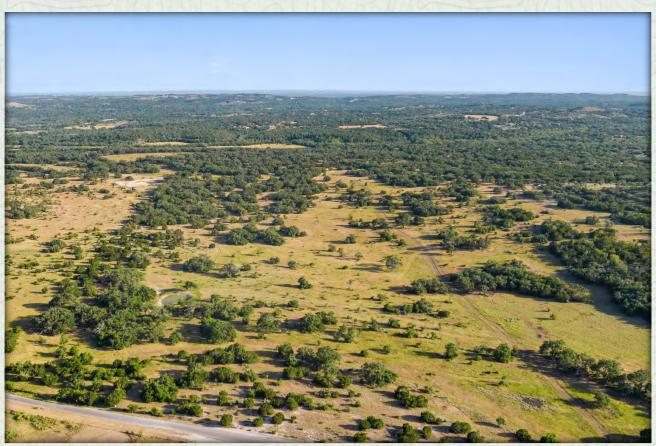


This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, 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.



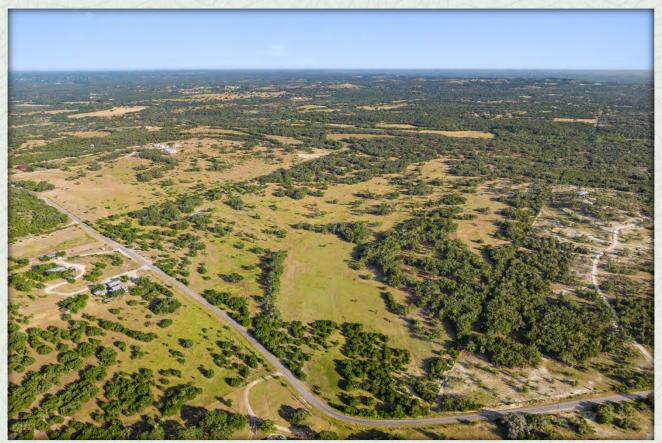








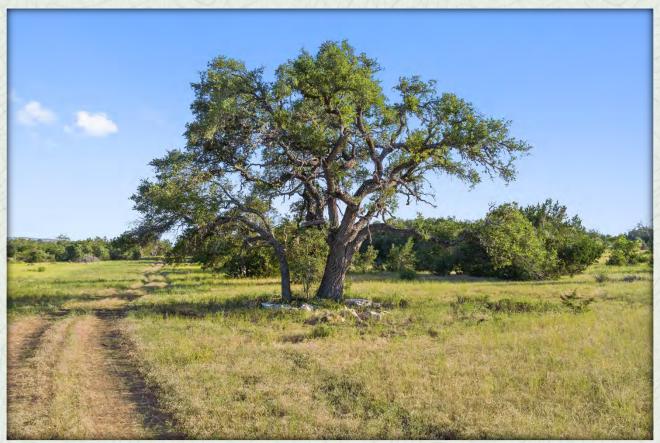










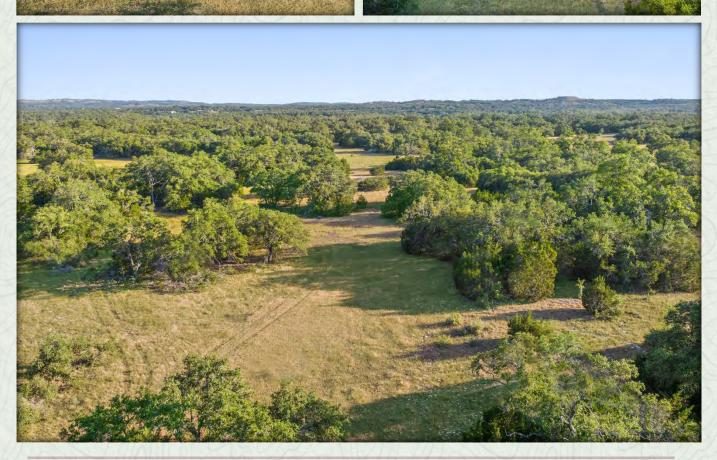












Anders Realty

# **EAST-PHOTOS 8** =



MARIN Anders Realty

#### **EAST-PHOTOS 9** =



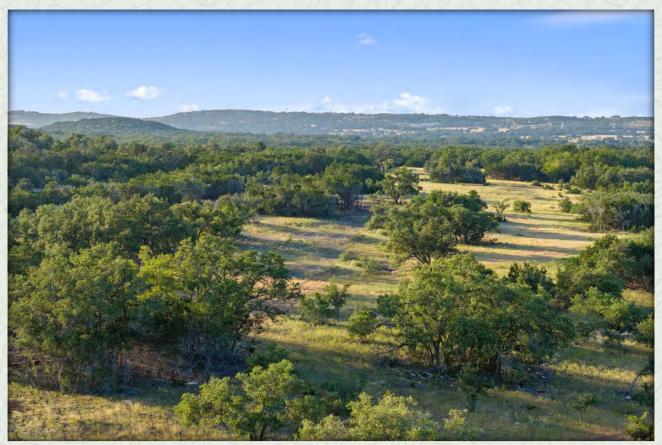
Anders Realty



Anders Realty





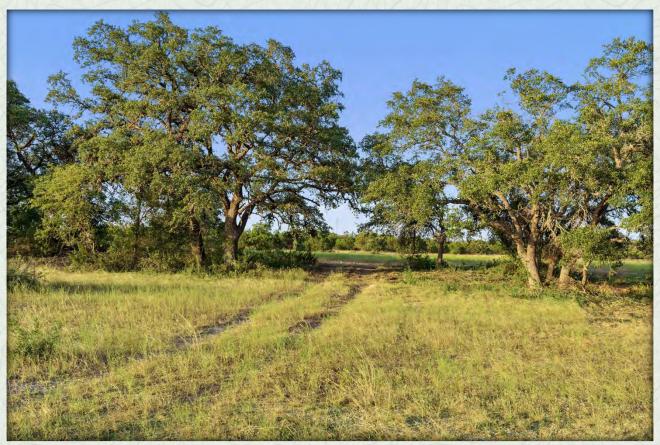




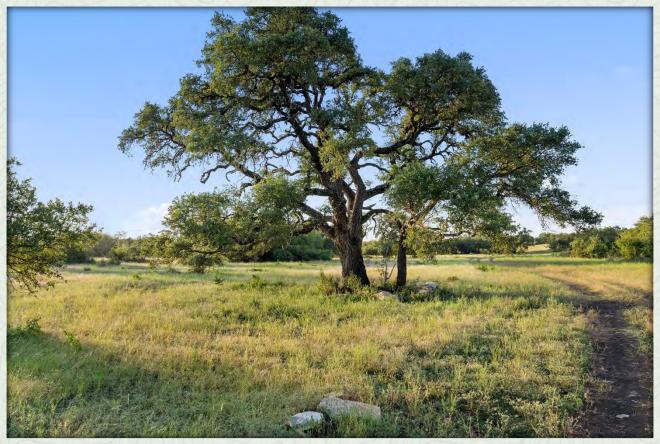




#### **WEST-PHOTOS 4**=















Anders Realty

#### **WEST-PHOTOS 8**=











MARIN Anders Realty

#### **WEST-PHOTOS 9**=

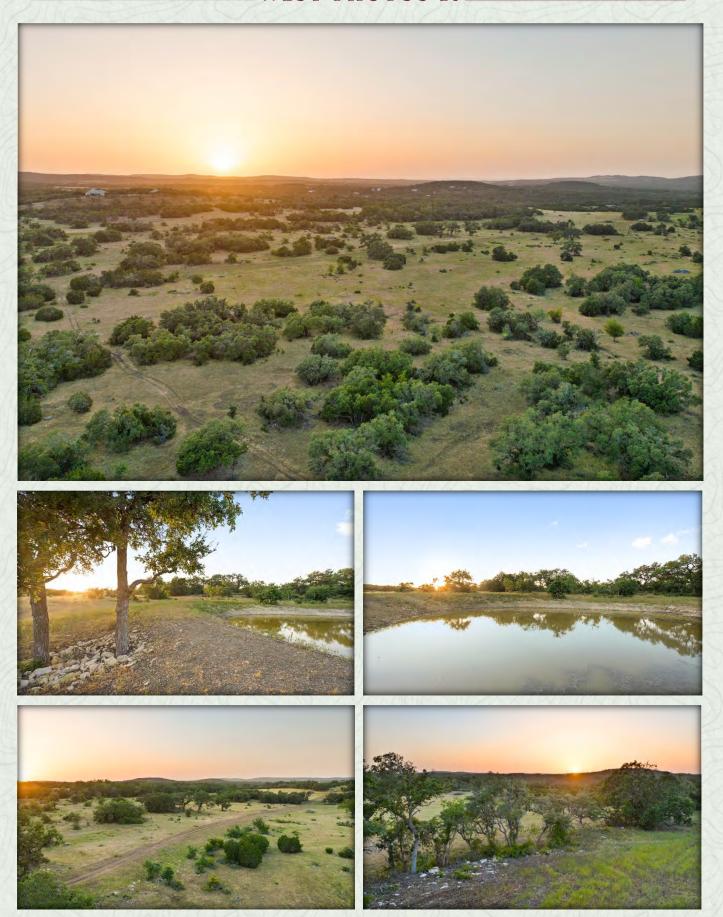












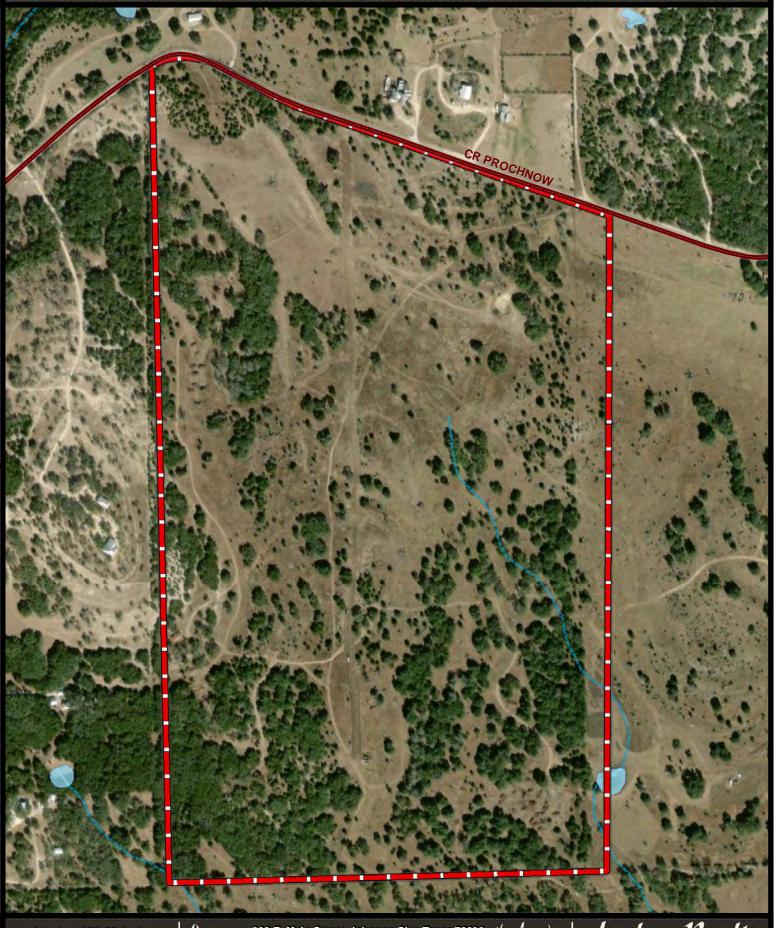
Anders Realty

# PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS Onion Creek Onion CARRET Creek Onion Creek Onion Creek **Entrance Entrance** CRPROCHNOW Walker Ranch Grooms Branch Grooms Branch Branch 0.125 0.25 0.5 0.75 1.95 0.325 0.65 1.3 Miles CR FALL CREEK RM 1323 CR CYPRESSMIL Fredericksburg CR FITZHUGH RO Johnson City NG \*Austin **Dripping** Subject CREIDER HILL RD RM 1888 CRM **Blanco** CR TEJA CREITTLEBLA RM 473 Wimberley FM 306 1 inch = 2,500 feet0.2





# PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS

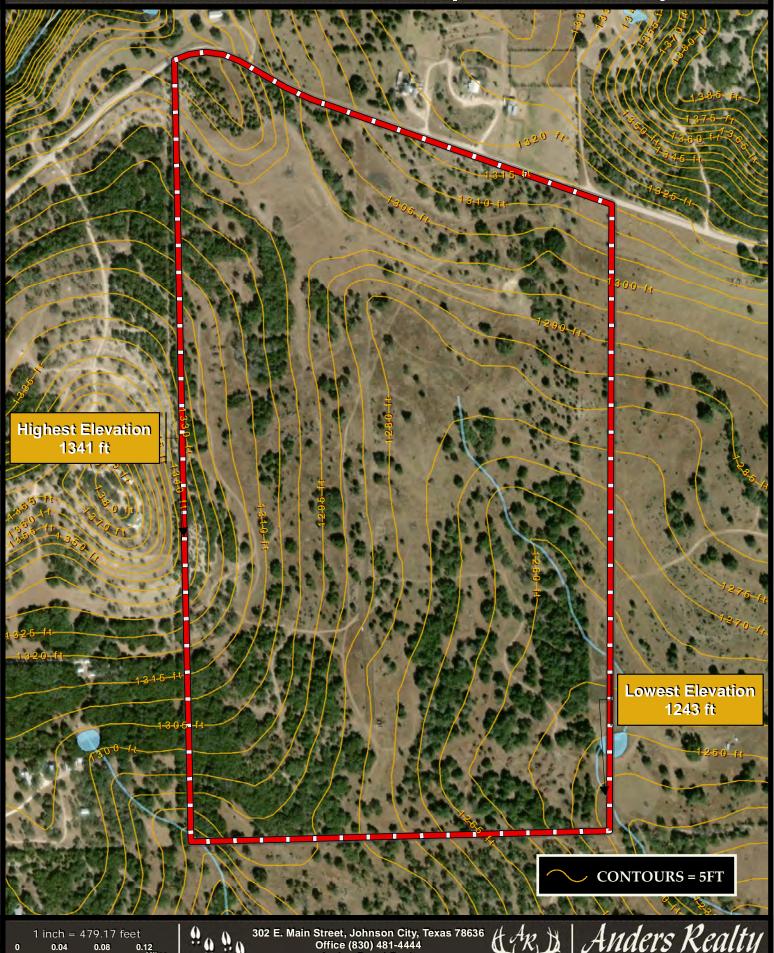




# PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS PROCHHOM RO PROCHNOW RD 1 inch = 583.33 feet



# PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS





#### PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS R17219 ICHOLS EDWIN S III & AMY D R19926 0 ac WATSON, LORETTA 47.452 ac 9 ac R16437 R94348F R17236 WATSON, LORETTA 245.34 ac WILLIAMS HELEN & MARK D 0 a 12.41 ac R17235 R16424 R13419 R1/235 KEY, MARK A R17218 R17234 R17238 MANASSIAN, NORAIER G R150140 13.887 ad 72.161 ac WORLOW ALEXANDER 0 ad R16427 R13417 0 ad 12.5 ac R17237 MANASSIAN, NORAIER G 12.436 ac R20024 0 ac 1 ac R13413 R88591 MOORE, BRUCE R 74.149 ac MANASSIAN NORAIER G MATHEWS, SHIRLEY PROCHNOW 0 ac 157.561 ac R17223 R143 R16422 20 ac HERZOG ERIC 0 a 0 ac SMITH STEPHEN R60591 R147285 BARNES PATRICIA T R60810 R44012 17224R17224 BARNES PATRICIA T 2.593 ac 11.58 R143235 R60590 WEBB EVAN & SHAYLE 7.69 ac 4 ac R88776 20 ac 20 ac 0 ac PINNIX, JERRY DON R143232 R60589 5 ac R44028 LINDA FAY LOW TURNER TED LEE & CHRISTINE DIANE CR PROCHINOW R13420 P RENTALS LLC 0 ac 2.84 a MATHEWS, EARL P 0.46 ac 13.02 ac R17216 SMITH, AARON J & SHALYNNE R138558 R60587 ATHEWS SHIRLEY PROCHNOW 0.46 ac MCNAMARA MICHAEL PATRICK R144893 MPAD TRUST BROOKS, BILLY MERLE 37.668 ac R17215 R133460 17226 BROOKS, BILLY MERLE R20025 BARTOLOTTA HOPE & PETER R13414 BERRY, ANDREA LEE 1 ac PROCHNOW MARY ANN 102.174 ac R70379 39.89 ac 0 ac R17232 R17214 MISTER X FARMS LLC R16444 BROOKS, BILLY MERLE 0.5 ac 0 ac R156521 36.668 ac 119 08 ac R17232 R17230 MISTER X FARMS LLC MCFARLAND MACK 12.938 ac 0 ac R13414 PROCHNOW MARY ANN 10.438 ac R19343 R16435 17220 R20227 CHRISTIAN MARILYN & PRESCOTT 102.174 ac MISTER X FARMS LLC BERRY, JERRY LEE 0 ac 3.912 a 10.38 ac R19341R19342 R132123 R137906 R70483 R R20228 R19346 305 MUSSEY LLC R167418 CHRISTIAN MARILYN & PRESCOTT ALEXANDER JAMES & MAEGAN 0 ac BERRY, JERRY LEE 10.38 ac 15 ac 5 ac 0 ac 2 ac 10.4 ac R144504 R19351 R159586 R20029 ACOSTA, ANTHONY R BLACK COLEMAN KIMREY, PAMELA 19 ac 12.06 ac R19338 R19350 R20229 R19352 DUYCK, JASON PAUL STONE, JAMES B 4 ac 3.5 ac 10.097 ac R19340 DUYCK JASON & NATE MARY E R19227 9.99 ac IS CHARLES STEVEN 20.462 ac BECKER, DOUGLAS M 11.6 ac R18257 R16434 HOHMANN CHARLES GEARY 30.08 ac R101953 GIESELMAN FAMILY WEALTH TRUST R18254 119.04 ac R19200 SCH M. TROYANNE B 14.603 ac 76.755 ac AEL GREGORY 5 ac R18252 S. DONNA MARIE Grooms Branch R18258 .764 ac 182,203 ac R18258 R18259 12,603 ac R19223 3 ac CARKES LTD 1.562 ac R19212 R19210 BOWEN PARTNERS LTD 217.857 ac R1921 R19215 CARKES LTD & ROUTT INVESTMENTS 3507POLKINGHORN JAMES B & BARBARA B 0.5 ac 500.3 ac R147877 R147876 POLKINGHORN JAMES B & BARBARA B 0 ac R135333 R18253 Sault Onion Cree KALLURI RAMESH & SHANTI VENKATESH ALAGIRISWAMI & 16.74 ac 0 ac R19219 R88852 BAKER BRYAN & KERI KER BRYAN & KERI 5 ac R14605 R93267

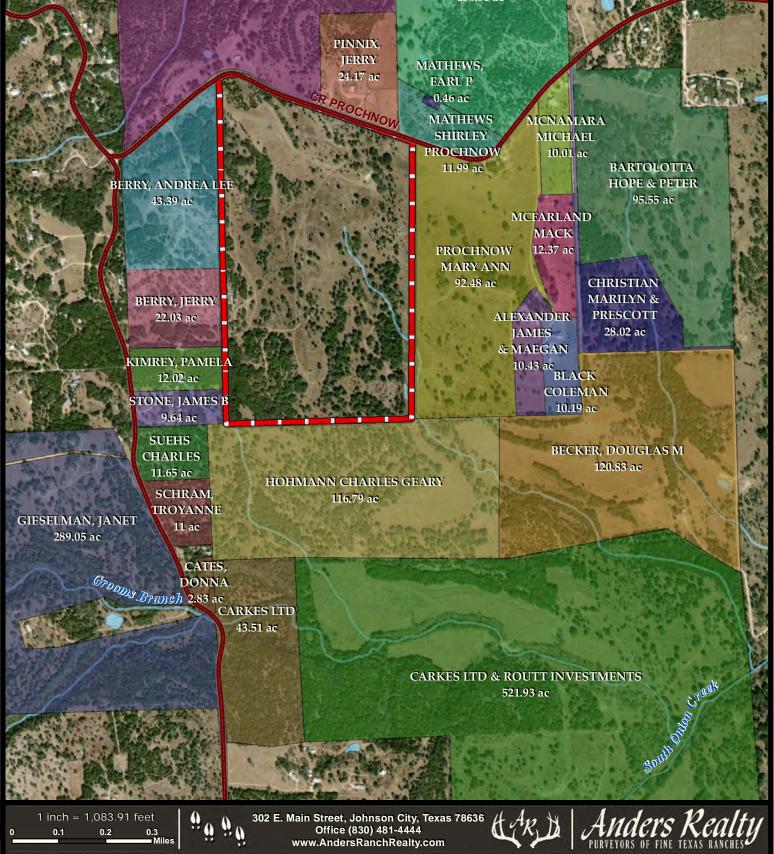


112 N. Edison St., Fredericksburg, TX 78624 Jeremy Lacy (830) 225-0595 www.AndersRanchRealty.com

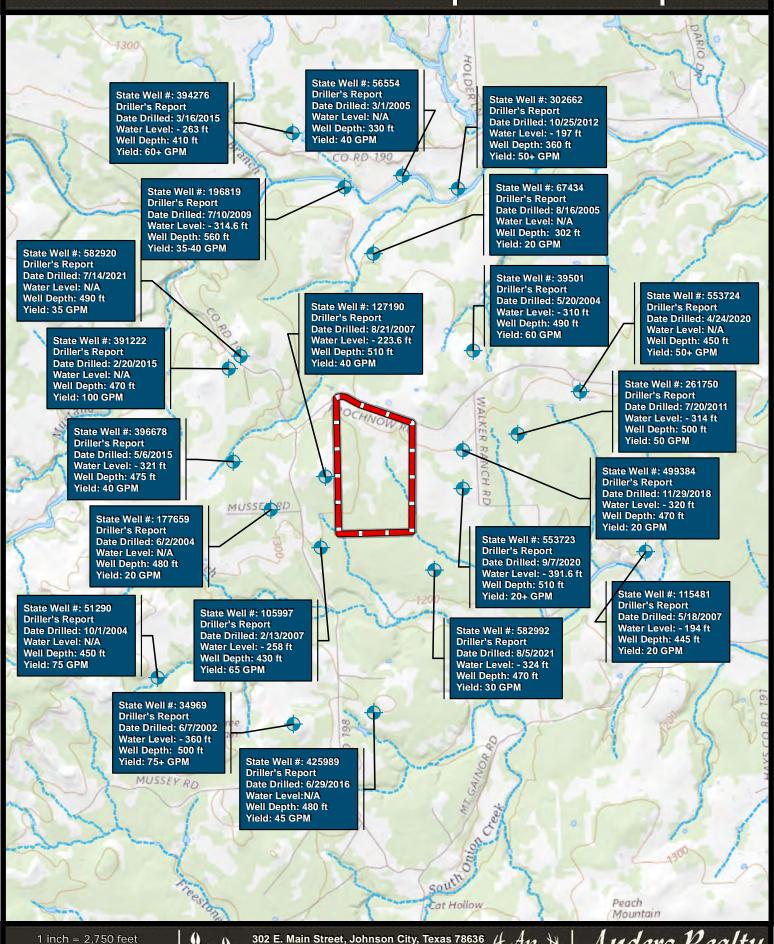


Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

#### PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS MATHEWS, SHIRLEY MANASSIAN, NORAIER G **PROCHNOW** 233.51 ac 158.51 ac PINNIX, **JERRY** MATHEWS, 24.17 ac EARL P 0.46 ac **MATHEWS MCNAMARA** SHIRLEY MICHAEL PROCHNOW 10.01 ac 11.99 ac **BARTOLOTTA HOPE & PETER** BERRY, ANDREA L<mark>e</mark>e 95.55 ac 43.39 ac MCFARLAND MACK PROCHNOW 12.37 ac **MARY ANN** 92.48 ac **CHRISTIAN MARILYN &** BERRY, JERRY ALEXANDER **PRESCOTT** 22.03 ac **JAMES** 28.02 ac & MAEGAN 10.43 ac BLACK KIMREY, PAMEL<mark>a</mark> 12.02 ac COLEMAN TONE, JAMES <mark>B</mark> 10.19 ac 9.64 ac **SUEHS** BECKER, DOUGLAS M **CHARLES** 120.83 ac 11.65 ac HOHMANN CHARLES GEARY **SCHRAM** 116.79 ac TROYANNE GIESELMAN, JANET 11 ac 289.05 ac CATES, DONNA



# PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS



2,750 feet 0.5 0.75 Miles

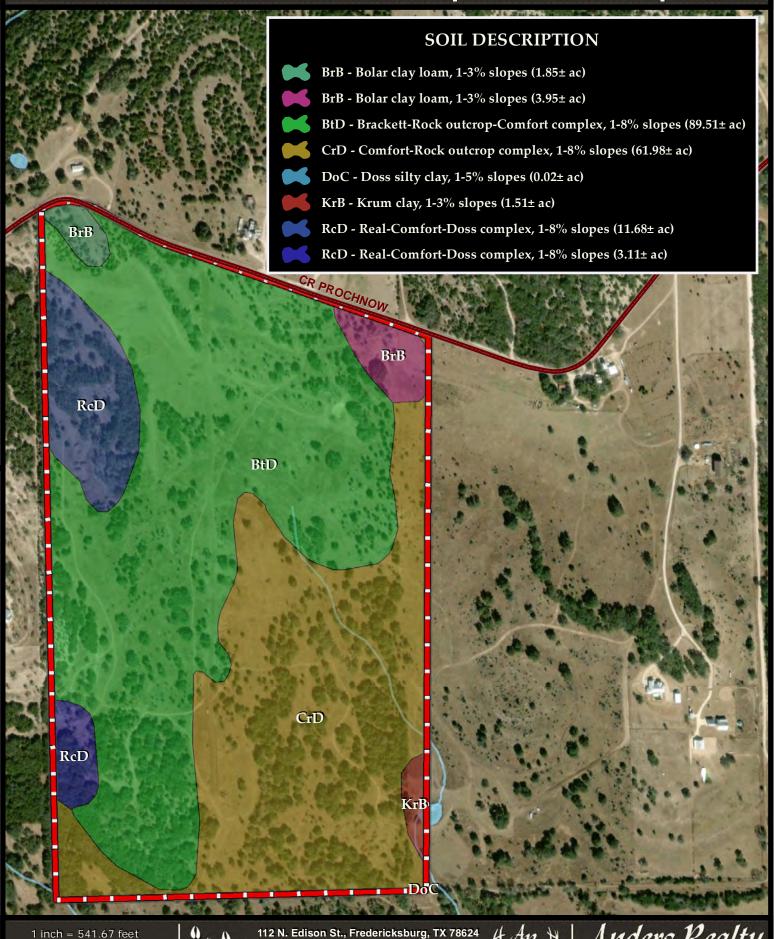
0.25







# PROCHNOW RIDGE RANCH | 169.53 ± AC | HAYS





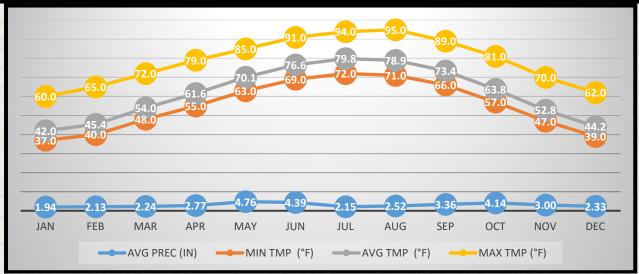




#### **CLIMATE DATA**

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**

2-10-2025

EQUAL HOUSING OPPORTUNITY

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

#### **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

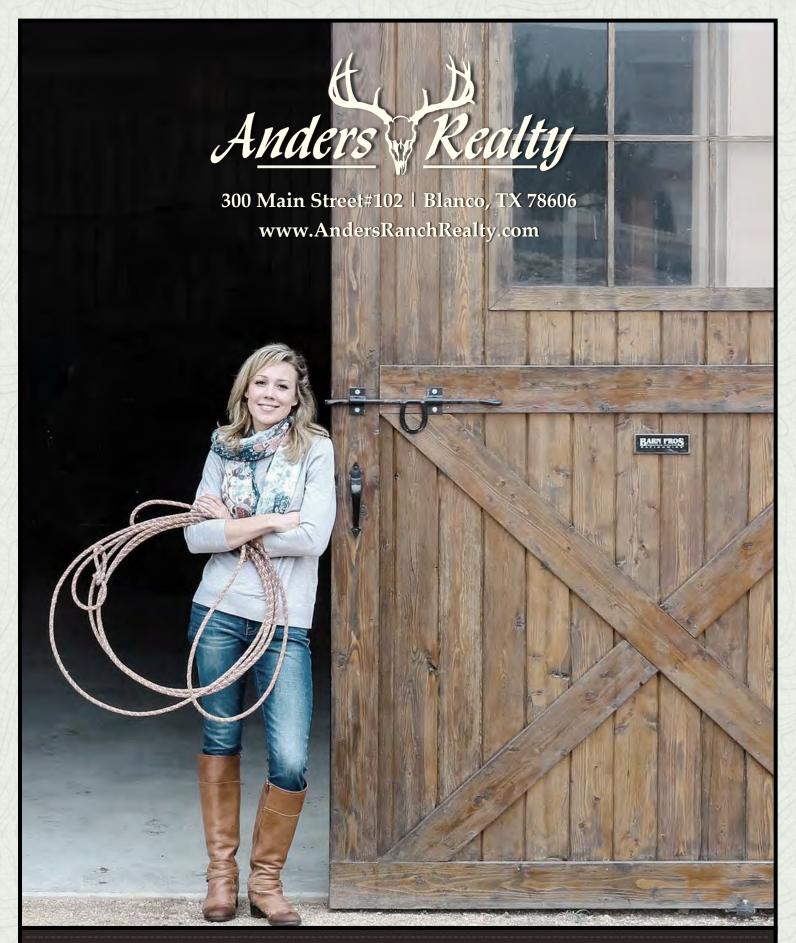
**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### 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.

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



Andi Anders, Luxury Realtor® cell: (830) 446-1532 Andi@AndersRanchRealty.com Anders Realty