



WEST & SWOPE
RANCHES

BLUE CREEK RANCH

Hays County, Texas | 85 ± ACRES

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THE RANCH

The Blue Creek Ranch is 85+/- Acres of unimproved property located on the western outskirts of Dripping Springs, Texas on the Hwy 290 corridor. The ranch is in an excellent location; approximately 4.4 miles to downtown Dripping Springs, approximately 1.3 miles from the Dripping Springs City Limits, and less than 30 miles from the booming Austin metroplex. Blue Creek runs through a portion of the property, but it's estimated that approximately 61 +/- acres are unrestricted by the creek and wetlands. The ranch is currently covered in cedar and large oaks, creating the perfect cover for native wildlife.



The property has electricity at the front of the property. There are two entrances to the property, providing easy access from Hwy 290. The ranch is in the ETJ and would make a tremendous multi-purpose property, cattle ranch, or a gorgeous residential retreat with close proximity to Dripping Springs. There are several newer developments within close proximity to the dripping Springs Ranch. The Arrowhead Ranch is a neighborhood of homes in Dripping Springs with an average home price of \$800,000 and Bunker Ranch is a gated new home community with an average home price of \$1,400,000. With approximately 480 +/- feet of 290 road frontage, no restrictions, and easy access, the options for this property are endless.





WILDLIFE

Aside from your typical native Hill Country wildlife, there is an abundance of Whitetail deer and turkey. The property has great brush cover for the wildlife and a seasonal creek that provides water.



LOCATION

Dripping Springs is an iconic Texas small town located in the Texas Hill Country. Exceptional schools in the Dripping Springs Independent School District are A-rated and ranked sixth in the State of Texas. The city of Dripping Springs has seen incredible growth over the last few years, making this property great for short or long-term investment.

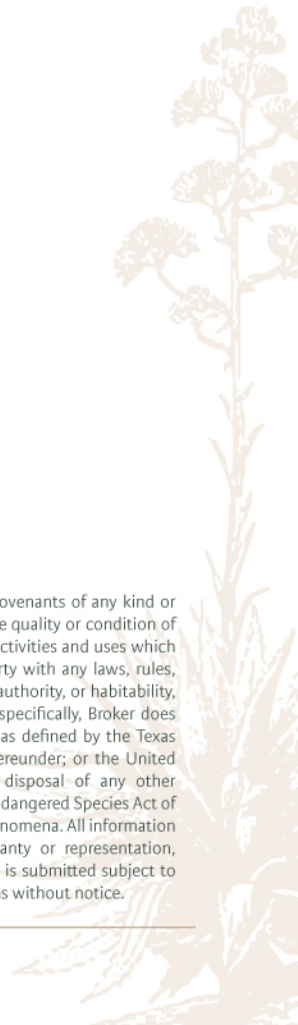
TERRAIN

Hill country terrain with rolling hills and beautiful views.



DISCLAIMER

Broker does not make any representations, warranties or covenants of any kind or character, whether expressed or implied, with respect to the quality or condition of the property, the suitability of the property for any and all activities and uses which Purchaser may conduct thereon, compliance by the property with any laws, rules, ordinances, or regulations of any applicable governmental authority, or habitability, merchantability, or fitness for any particular purpose, and specifically, Broker does not make any representations regarding hazardous waste, as defined by the Texas Solid Waste Disposal Act and the regulations adopted thereunder; or the United States Environmental Protection Agency regulations or disposal of any other hazardous or toxic substance in or on the property; or the Endangered Species Act of 1973; or for live oak decline, oak wilt or any other natural phenomena. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted subject to prior sale, withdrawal, or other changes in price and or terms without notice.



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“A LEGACY OF LAND”

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