

# **\$1,750,000 - 2501 Old Red Ranch Road, Dripping Springs**

MLS® #3757241

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## **\$1,750,000**

2 Bedroom, 1.00 Bathroom, 647 sqft

Farms and Ranches on 35.83 Acres

Mina Wilson Survey, Dripping Springs, TX

Butterfly Ridge Ranch is a slice of Hill Country heaven with long-distance views from the 35 unrestricted acres. This wildlife-exempt gentleman's ranch offers an escape from the hustle and bustle of the city without spending half the day getting there. This picturesque escape right outside Austin, Texas, is in the beautiful hill country of Dripping Springs. There are views for miles and lovely level pastures for horses. There is also a charming cabin, sauna outbuilding, outdoor showers, bathroom facilities, pavilions, a deep well, and a septic on the property. This unrestricted land affords a multitude of uses. Several gorgeous build sites with long-distance views are perfect for your dream home, generational compound, or maybe build additional STRs. With the privacy that comes from being surrounded by larger acreage tracts. It is one of a few remaining unrestricted, large tracts like this available in the area. When you think it couldn't get any better, the property is currently under a Wildlife exemption keeping the property taxes very reasonable. The property has a charming two-bedroom cabin if you're looking for a weekend getaway. If you want some help paying for the ranch, the cabin is functioning as a short-term rental bringing in nearly \$40k in 2021. The 647+/- tiny house can sleep 6 with one bedroom + loft bedroom and full bathroom. There is even an enclosed outdoor shower and laundry facility. The property would also make a fantastic wedding venue with existing pavilions and bathroom facilities



in place. Or perhaps a recreational ranch for family and friends to enjoy for years to come. Close to nearby attractions like Pedernales State Park and located just west of Dripping Springs, along the 290 corridor for easy access to unique shopping, food, and beverages. Zoned to the award-winning Dripping Springs school district

Built in 2013

**Essential Information**

ListingFeed	abor_vow
MLS® #	3757241
List Price	\$1,750,000
Sale Price	\$1,632,000
Sale Date	December 22nd, 2023
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	35.83
Year Built	2013
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	2501 Old Red Ranch Road
Subdivision	Mina Wilson Survey
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

**Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Aggregate, Gravel

View	Hills, Panoramic, Pasture
Waterfront	None

### **Interior**

Interior	Wood
Appliances	Dishwasher, Gas Range, Gas Water Heater, Oven, Range Hood
Heating	Ductless, Wood Stove
Cooling	Ductless, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing
Stories	One and One Half

### **Exterior**

Exterior Features	Lighting, Private Entrance
Lot Description	Bluff, Gentle Sloping, Irregular Lot, Many Trees, Trees Large Size, Views
Windows	Double Pane Windows, Screens, Vinyl, Window Treatments
Roof	Metal
Construction	Metal Siding, Wood Siding
Foundation	See Remarks

### **School Information**

District	Dripping Springs ISD
Elementary	Walnut Springs
Middle	Dripping Springs Middle
High	Dripping Springs