



RANCHLAND
REAL ESTATE

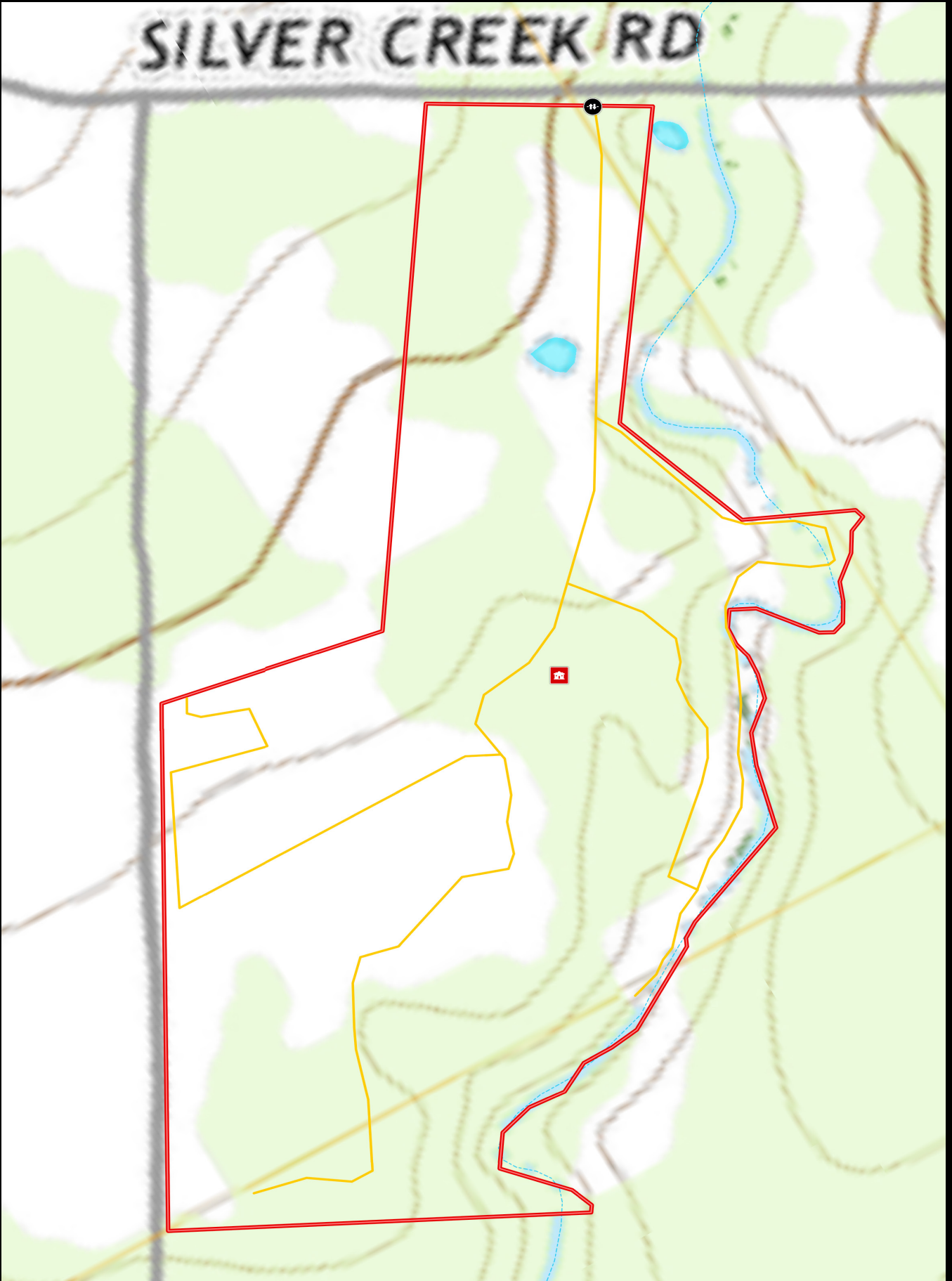


Triple Creek Ranch

64± acres | Hays County

12737 Silver Creek Road, Drippings Springs, TX

SILVER CREEK RD









Introduction

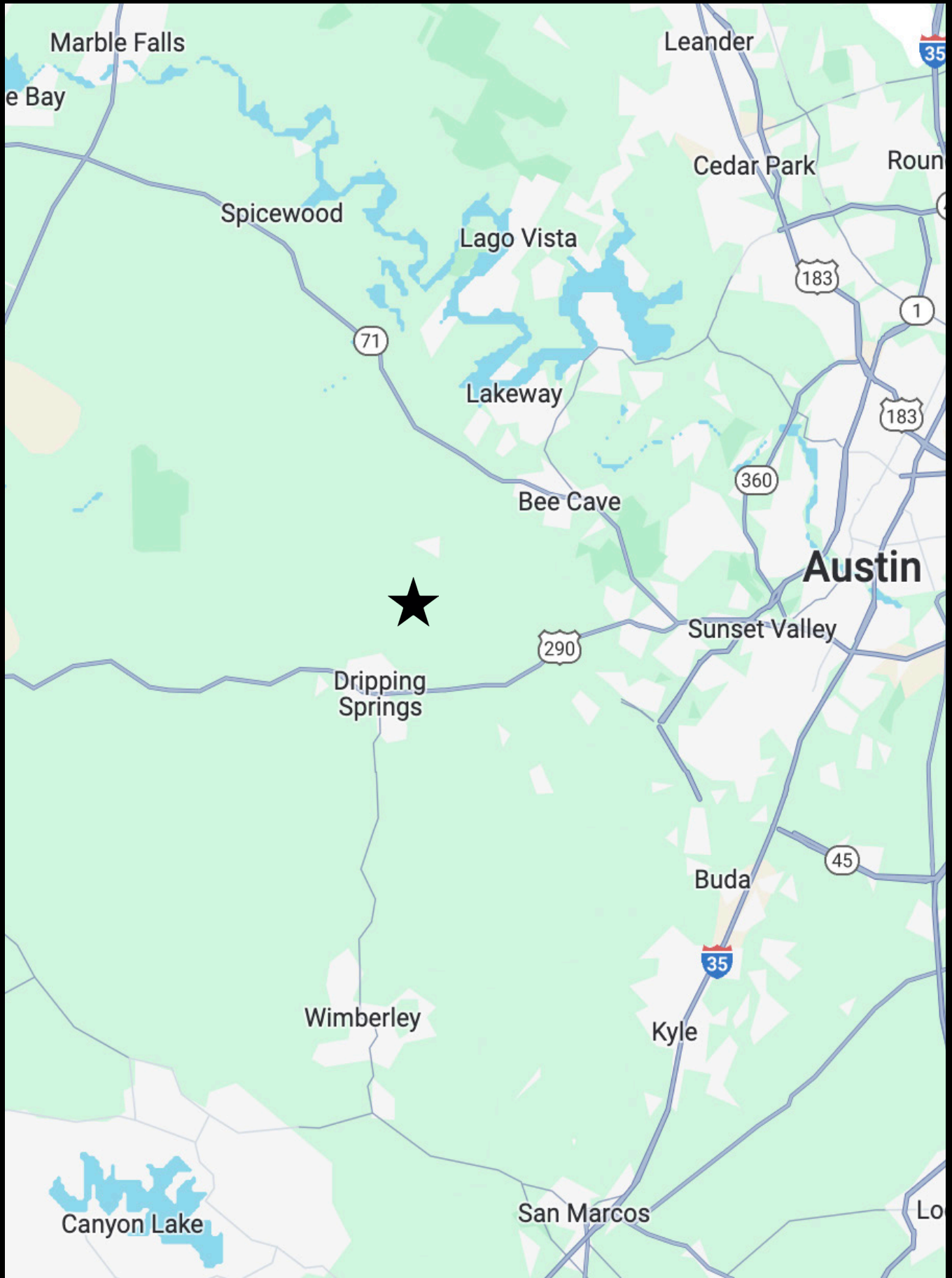
Triple Creek Ranch, nestled in the serene landscapes of Dripping Springs off Silver Creek Road, is a remarkable estate spanning 64+/- acres. Offering breathtaking vistas of the Texas Hill Country, the property boasts over 2,500+/- feet of creek frontage, a 6,300 sq. ft main house, and tennis court. Scenic open grass fields, large live oak trees, and cedar elm trees flow throughout the landscape, adding to the property's natural charm. A well-maintained asphalt main road winds its way from the entrance to the main house, making access convenient and enjoyable. Whether you're considering this idyllic haven as an investment property or envisioning it as your primary residence, Triple Creek Ranch offers a perfect blend of tranquility, natural beauty, and proximity to Dripping Springs and Austin, Texas. Triple Creek Ranch is Wildlife Tax Exempt.



Location

This groomed and highly improved ranch is ideally located in the heart of the Texas Hill Country on Silver Creek Road just 4 miles north of Dripping Springs, Texas. Dripping Springs is well known as the “Gateway to the Hill Country” and is home to many natural wonders, great local eateries, shopping, live music, and a plethora of vineyards and wedding venues.

- 4 miles north of Dripping Springs
- 10 miles south of Bee Cave
- 20 miles west of downtown Austin







Improvements

Main House: The main house totals 6,300 sq. ft and is a two-story five bedrooms, five full baths, two kitchens, and two large living rooms (one up, one down). A paved asphalt driveway from the entrance to the house adds a nice touch. Main house has a four car carport with attached covered walkway to the house.

Seperate Buildings: Their are two separate adjacent air conditioned buildings of 400 sq. ft and 800 sq. ft. The 400 sq. ft building is used for office space and the 800 sq. ft building is an art studio.

Tennis Court with a 6 pole lighting system.

6 Rental Units:

Two consists of one family dwelling units that are 3 bedroom/2bath.

Three double wide manufactured homes that are 3 bedroom/2 bath.

One single wide manufactured home

Rentals bring in a total of \$6,250/month



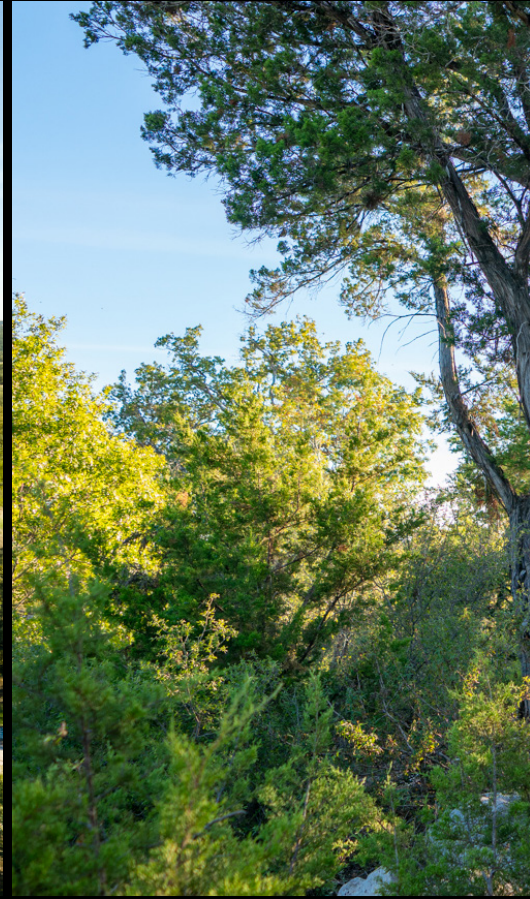




Land & Wildlife

Triple Creek Ranch sprawls across approximately 64+/- acres, showcasing stunning views of the Texas Hill Country. The property features over 2,500+/- feet of creek frontage, picturesque open grass fields, and a landscape adorned with large live oak and cedar elm trees. These elements contribute to the property's inherent natural charm. Abundant wildlife, including Whitetail Deer, Rio Grande Turkey, Dove, Ducks, and other species, are frequently spotted on the ranch. With its harmonious combination of tranquility and natural beauty, Triple Creek Ranch qualifies for Wildlife Tax Exemption, making it a truly exceptional property.









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