

# \$5,040,000 - Tbd Prochnow Road, Dripping Springs

MLS® #5339901

**\$5,040,000**

0 Bedroom, 0.00 Bathroom,  
Farm on 84.77 Acres

N/A, Dripping Springs, TX

Exceptionally private and tranquil 84+/- acres featuring a wet weather creek and tank surrounded by gorgeous hardwoods in the heart of Hill Country, just 30 minutes to Downtown Austin. Boarded by large acreage parcels, this is a rare offering being partitioned out of a 169+/- ac ranch. Prochnow Ridge Ranch - East features an abundance of seclusion and useability. In light of its mainly level topography ranging from 1310'±-1260'± there are plenty of gorgeous build envelopes. The shape of this tract lends itself to future development of (8) 10+ acre tracts coupled with more than 1200'± of county road frontage. Wildflowers and native wildlife blanket this awe-inspiring canvas, a true piece of nature at its finest. Excellent for livestock or recreational use, boasting a high population of Whitetail Deer. Currently Ag-exempt and outside of city limits. Less than 30 minutes to Austin. Minutes to shopping, restaurants, wineries and distilleries. Light restrictions. Additional 84 contiguous acres available.



## Essential Information

MLS® #	5339901
Price	\$5,040,000
Bathrooms	0.00
Acres	84.77
Type	Farm

Sub-Type	Ranch
Status	Active

### Community Information

Address	Tbd Prochnow Road
Area	HD
Subdivision	N/A
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

### Amenities

Utilities	Above Ground Utilities
View	Hills, Trees/Woods
Waterfront	Pond

### Exterior

Lot Description	Private, Many Trees
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### School Information

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

### Additional Information

Date Listed	July 31st, 2023
Days on Market	284

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