

Gravenor Ranch – Premier Hill Country Estate

Located just 7 miles west of Dripping Springs along Highway 290, this exceptional 170+ acre ranch offers a rare opportunity to own a legacy property held in the same family for over 100 years. With multiple access points, sweeping Hill Country views, and a beautifully updated residence, this property is ideally suited for a private estate, recreational retreat, or future development.

Property Highlights

- 170+ acres with over 300 feet of Highway 290 frontage
- Multiple access points including paved easements and Red Ranch Road access
- Elevations among the highest in Hays County with 270-degree panoramic views
- Flat, buildable front acreage with mature oak trees
- Dramatic canyon terrain with rock formations, grottos, and limestone shelves
- Two platted lots (~12 acres) within Red Ranch Subdivision
- Fully fenced with high fencing along the western boundary
- Established internal road system providing access throughout the property
- Wildlife management plan in place with agricultural tax exemption
- Natural water features including springs, stock tank, and wet-weather creek (headwaters of Sycamore Creek)

Residence & Improvements

- Recently remodeled 4-bedroom, 3-bath, 2-car garage home (2,000+ SF)
- Updates include new paint, flooring, fixtures, appliances, HVAC, and metal roof
- Constructed with 2x6 exterior walls and reinforced framing for durability and efficiency
- Detached 3-car garage with additional conditioned space for office or storage
- Expansive porte-cochere with metal roof and finished ceiling
- Motorized louvered patio cover for outdoor living
- Gas log fireplace and outdoor gas firepit

- Rock well house with water softener and storage systems
- Whole-house reverse osmosis water system
- Starlink internet, security system, and lightning protection installed
- 1,500+ SF metal storage building with enclosed and covered bays

Opportunity

This one-of-a-kind Hill Country ranch combines natural beauty, infrastructure, and location. Whether envisioned as a private retreat, luxury homestead, or investment opportunity, Gravenor Ranch offers unmatched potential in one of Central Texas' most desirable growth corridors.