

# \$850,000 - 970-b Rr 32 Rnch, San Marcos

MLS® #4420916

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 10.50 Acres

Rancho Ladera, San Marcos, TX

Enjoy views of the surrounding Hill Country from the multiple building sites on this unique property. Starting at the over 463â€™™ of frontage on FM 32 the land terraces up providing a variety of options for building your home and having a commercial endeavor at the highway. Large Oaks and Cedar Elm provide shade while the Yucca and other native plants create habitat for wildlife. Currently there is 1-d-1 Agricultural Valuation on the which substantially decreases the property taxes. Restrictions allow for commercial with use being approved in writing by the Declarant or Rancho Ladera Property Ownerâ€™™s Assoc.â€• Located 7/10 of a mile from â€œThe Junctionâ€• and only a short 10 minute drive to the unique town of Wimberley. There you can enjoy a variety of restaurants, shops, wineries and breweries. The possibilities on this property make it truly unique! Neighboring property is Sensa Maeso Tasting Room and Bar described as a â€œtrippy tasting roomâ€•.

## Essential Information

MLS® #	4420916
Price	\$850,000
Bathrooms	0.00
Acres	10.50
Type	Land / Farm
Sub-Type	Ranch



Status                      Active

**Water Feature/View**

View                        Hills

**Community Information**

Address                    970-b Rr 32 Rnch  
Area                        HW  
Subdivision               Rancho Ladera  
City                        San Marcos  
County                    Hays  
State                       TX  
Zip Code                  78666

**Amenities**

Utilities                   Electricity Available, Sewer Not Available, Water Not Available

**Exterior**

Lot Description           Agricultural, Cleared, Cul-De-Sac, Native Plants, Trees Medium Size

**School Information**

District                   Wimberley ISD  
Elementary               Blue Hole  
Middle                    Danforth  
High                       Wimberley

**Additional Information**

Date Listed               March 19th, 2025  
Days on Website        207  
Days on Market         43  
HOA Fees                  200  
HOA Fees Freq.        Annually

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