

\$425,000 - 31171 Ranch Road 12, Dripping Springs

MLS® #8015366

\$425,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 3.10 Acres

Barton Creek Ranch, Dripping Springs, TX

Lot 13 is a beautifully wooded 3.11-acre lot in a highly desired subdivision inside Hays County between Dripping Springs and Bee Caves. Conveniently located within minutes of the unique storefronts of historic downtown Dripping Springs, with the Hill Country Galleria and Lake Travis just a short drive in the opposite direction.

Property boasts 150+/- Ft of Barton Creek Frontage, and 500+/- Ft of Ranch Road 12 Frontage. Located 4 miles north of downtown Dripping Springs, 9 miles to Bee Caves, 22 miles into Austin, and 10 miles to the famous Hamilton Pool Preserve. This proximity to Austin adds a layer of convenience without sacrificing the remote, secluded feeling. Known as the wedding capital of Texas, Dripping Springs offers an abundance of small-town charm coupled with all the necessary amenities and vibrant attractions including local wineries, distilleries, live music and more.

With expansive elevation changes, lush native vegetation containing mature heritage live oaks and other dense hardwoods and frontage on a beautiful creek offer a property like no other in the area. Not to mention \$10 annual POA fees! This beautiful property is ready for your future dream home. Located within the esteemed Dripping Springs School District, this is a rare opportunity not to be missed. Contact the listing agent for a personal



showing!

Essential Information

MLS® #	8015366
Price	\$425,000
Bathrooms	0.00
Acres	3.10
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	CreekStream,TreesWoods,Barton Creek
------	-------------------------------------

Community Information

Address	31171 Ranch Road 12
Area	HD
Subdivision	Barton Creek Ranch
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Available, Sewer Not Available, Water Not Available
Features	None

Exterior

Exterior Features	None
Lot Description	Bluff, Corner Lot, Many Trees, Native Plants, Private

School Information

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

Additional Information

Date Listed	September 16th, 2024
Days on Website	375
Days on Market	353
HOA Fees Freq.	Annually

Property Listed by: Ranchland Real EstateThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 4th, 2025 at 11:16pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.