

\$1,599,000 - 810-1 Kothmann Rd, Dripping Springs

MLS® #8990364

\$1,599,000

5 Bedroom, 5.00 Bathroom, 3,250 sqft
Residential on 10.20 Acres

none, Dripping Springs, TX

Madrona Ranch: Luxury Living & Proven STR Income in the Heart of Texas Hill Country Just minutes from downtown Dripping Springs, Madrona Ranch offers a rare combination of luxury, privacy, natural beauty—and an exceptional investment opportunity. This unrestricted 10+acre estate is not only a stunning Hill Country retreat, but also a currently operating and highly successful short-term rental (STR) property with a strong rental history and outstanding guest reviews. Perched amidst sweeping long-range views and dramatic elevation changes, the property features a seasonal creek that adds character and charm during the rainy season. The ranch is Ag-exempt and thoughtfully designed for both lifestyle and income potential. The main residence is accompanied by three beautifully finished guest casitas, each crafted with upscale finishes and a clean, modern aesthetic—perfect for hosting guests, extended family, or multigenerational living. These well-appointed casitas are a favorite among STR guests, offering privacy and resort-style accommodations. Additional improvements include a 30x50 workshop, an insulated well house, and a 30,000-gallon water holding tank. Water is supplied by both a private well and a rainwater collection system, ensuring sustainability and peace of mind. The fully fenced property includes a secure gated entrance and over half a mile of private paved road leading to the homesite. Whether you’re looking to expand an



income-producing STR business, build your dream ranch, or create a family compound, Madrona Ranch offers multiple build sites and endless potential in one of the most sought-after regions in Texas. Located just 45 minutes from Austin and 90 minutes from San Antonio, this is a timeless opportunity to own a piece of the Texas Hill Country— with immediate income potential and unmatched natural beauty. Additional Acreage Available.

Built in 2021

Essential Information

MLS® #	8990364
Price	\$1,599,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,250
Acres	10.20
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills
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Community Information

Address	810-1 Kothmann Rd
Area	HD
Subdivision	none
City	Dripping Springs
County	Hays
State	TX
Zip Code	78620

Amenities

Utilities	Electricity Connected, Water Connected
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Features	None
Parking	See Remarks

Interior

Interior	See Remarks
Appliances	See Remarks
Heating	Central
# of Fireplaces	1
Fireplaces	See Remarks
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	See Remarks
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 8th, 2025
Days on Website	26
Days on Market	1

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