

\$14,125,000 - 706 Paleface Ranch Rd S, SPICEWOOD

MLS® #1782381

\$14,125,000

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 198.00 Acres

N/A, SPICEWOOD, TX

The Ramsey Ranch in Spicewood, Texas--History, Tradition, Adventure. This Iconic working ranch nestled in the heart of the Texas Hill Country has been in the family for 5 generations. Although you will find arrowheads on this land, the name Paleface actually was named for white faced cattle that later bred with brahmin to become the home of where the Red Brangus cattle was developed! This highly sought after 197.57 ac. Tract is an incredible site with breathtaking 20-mile views in all directions from one of the highest points in Travis County. It is an ideal setting for a PREMIER DEVELOPMENT in one of the most coveted regions in the country. Located on Paleface Ranch Rd. directly off Hwy 71, the property features 2500ft of frontage on Paleface Ranch Rd. Perimeter fencing surrounds the property with cross-fencing and improved roads providing easy access to all parts of the Ranch. Present use consists of Residential, Ranch, Recreational, Grazing, and Hunting. There are two homes, one considered the main house, and one guest/ranch hand house. Improvements include a 2,700-sf. homestead featuring 4 bedrooms and 2 full baths; an historic 3BR/1BA rock guest house; and several outbuildings for equipment storage. A cabin for hunter use is nestled in a tranquil park like setting deep in the interior of the property close to one of the seasonal ponds. Ramsey Ranch utilities currently include two proven domestic wells. Recent Seismoelectric Survey



shows potential groundwater was observed at six of the eight taps for drilling new wells at up to 5 to 10 gallons per minute. Property has three approved septic systems. Power is provided by Pedernales' Electric Co-op. The property adequately supports open pasture grazing for cattle and wildlife forage with three seasonal tanks, abundant native grasses and a variety of indigenous trees. A hunter's paradise featuring white-tail deer, turkey, dove and quail. The ranch currently enjoys AG-EXEMPT tax status. There are no known building restrictions in place. Cultural and recreational amenities abound in the surrounding area. Marble Falls is an easy 20 minutes away with Austin and Fredericksburg at just over an hour on four-lane highways. The nearby Highland Lakes and LCRA Parks provide the ultimate in fishing, boating and water sports. Close proximity to Scott & White Hospital. Golf enthusiasts will play some of the finest courses in Texas. Over a hundred wineries, craft breweries and distilleries are in the region, along with fine dining guaranteed to please the most discriminating palate. Domestic and international travelers are served by Austin-Bergstrom International Airport and San Antonio International Airport. General aviation pilots can land at nearby Spicewood Airport where fuel and tie-downs are available. Last working ranch available in this area.

Built in 1965

Essential Information

MLS® #	1782381
Price	\$14,125,000
Bathrooms	0.00
Acres	198.00
Year Built	1965
Type	Farm Ranch

Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	706 Paleface Ranch Rd S
Area	3100
Subdivision	N/A
City	SPICEWOOD
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Electricity, Telephone, Water
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Exterior

Lot Description	Mature Trees (ext feat), Partially Wooded, Pasture, Wooded
Construction	Brick/Stone, Other

School Information

District	Marble Falls Isd
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Days on Market	506
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Listing Details

Listing Agent	Donna Blue
Listing Office	Dowdy Real Estate, LLC

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