

FOR SALE

BREEZY RIVER RANCH

5012 HUPEDO RANCH RD. SPICEWOOD, TX 78669

34.5 +/- AC | 447 +/- FT RIVER FRONTAGE | 3 CABINS | 2 SEPTICS | 3-WELLS

Offered @ \$4.45MM



DETAILS

- LOT SIZE: 34.5 +/- AC
- ZONING: UNRESTRICTED
- IMPROVEMENTS: 3 CABINS
- RECENTLY RENOVATED
- 447 +/- FT ON PEDERNALES RIVER
- 3 WELLS
- 2 SEPTIC SYSTEMS
- 3 CABINS
- **UPPER CABIN A** - 399 +/- SF (1BED/1BATH)
- **UPPER CABIN B** - 399 +/- SF (1BED/1BATH)
- **LOWER CABIN** - 480 +/- SF (1BED/1BATH)

34.5 +/- ACRES ON SCENIC PEDERNALES RIVER

Experience the perfect blend of natural beauty & modern comforts at Breezy River Ranch, a stunning 34.5-acre property along the serene Pedernales River in Spicewood, Texas. Located just 18 miles from The Shops at the Galleria in Bee Cave & 33 miles from Austin, this idyllic escape offers proximity to urban amenities. Breezy River Ranch features 447 ft of river frontage & a 400 ft rock wall along the riverfront cliff. The property includes three cozy cabins: Upper Cabin A (Gita) & Upper Cabin B (Pontiac), each with 399 sq. ft., 1 bedroom, & 1 bathroom, & the Lower Cabin with 480 sq. ft., 1 bedroom, & 1 bathroom, all with fenced yards. The ranch is well-supported with three water wells & two septic systems. Equestrian facilities include horse stalls with a feed shed, a horse arena, a stock tank, & a circular pond. A tractor barn offering ample storage and road improvements

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