



HC CARTER CAMPHOUSE

9.99± Acres in Hays County, Texas
\$3,200,000

This 9.999-acre property on both sides of Onion Creek is a very rare find. Only 1.8 miles from Downtown Dripping Springs, this property was once part of a ranch that was home to one of the finest Longhorn cattle herds in Texas. From the moment you drive into the property crossing the dam, you immediately experience the tranquility and beauty of this property. As you drive over the dam you are able to observe the beauty of Onion Creek both to the east and the west. To the east is the portion of Onion Creek below the dam and not on the property, and to the west you take in a spectacular view up the creek for over 1/4 mile, of which both sides of the creek are on the property. As you proceed up the hill towards the Spanish style camp house, you will see the Pioneer cabin on the left, from the era of mid to late 1800's. This cabin is what is called a "Dog Run" cabin with a room on the left side of the cabin, a room on the right side, with a breezeway in the middle, meant to be the cool area of the cabin. The cabin was moved to the land and has been completely restored with 2 bedrooms, working bathrooms, a kitchen, and 2 fireplaces. Both sides have window unit AC/Heat systems.

As you drive toward the main house there is a large yard area on the left with in-ground fire pits, used for a cozy area to sit around or an outdoor grilling area. An old German dry-stack rock wall extends from the main house for several hundred feet that divides the main yard from the rustic back part of the property. On the right is a large mowed open area that has been used to host large gatherings, including 9 Governors dinners and has in ground commercial power for such events. This area also has a substantial German dry-stack wall that divides this area from the area heading down to the creek. As you get closer to the house there is a beautiful park type area with grand oaks that serve as a BBQ and entertainment area, with stunning views overlooking Onion Creek.

LOCATION

The property is approximately 1.8 miles SW of downtown Dripping Springs.

MAP LINK

REPUBLIC★RANCHES^{LLC}

Our Legacy is in the Land



TOPOGRAPHY, RANGELAND & HABITAT

Primarily flat with approximately 80' of topography change. The property is covered with legacy oak trees, juniper, prairie grasses, and wildflowers.

WILDLIFE

Deer, hogs, turkey, and dove.

IMPROVEMENTS

The main house is the original camp house, which is a 2 BR, 2 Bath brick home, Spanish style architecture. There is a Pioneer Cabin on the property which was built in the 1800's and moved to the property in 2018.

WATER

Provided by 3 wells.

ELECTRICITY

PEC



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