



## YOUR SLICE OF TEXAS SERENITY

10-25 acre options  
8 miles from Dripping Springs  
30 miles from Austin  
No HOA, minimal restrictions  
Barndominiums allowed  
Scattered hardwoods  
Various elevation change options  
Select properties with live water access  
Heavily wooded areas available  
Close to top-rated dining, shopping, and entertainment.



CALL TODAY  
(830) 755-5420



## THE IDEAL CENTRAL TEXAS LIFESTYLE



Nestled just 8 miles from Dripping Springs and 30 miles from Austin, Grotto Springs Ranch offers the perfect blend of seclusion and accessibility in the heart of Texas Hill Country. With no HOA and minimal restrictions, this property provides the freedom to craft your ideal retreat, whether it's a custom home, barndominium, or weekend getaway. The land's natural beauty is highlighted by scattered hardwoods, gentle elevation changes, and breathtaking vistas that capture the essence of Hill Country living.

Grotto Springs Ranch offers a variety of settings to suit every vision, from creek frontage and wide-open pastures to heavily wooded areas with exceptional privacy. Whether you're drawn to the tranquil sound of running water, panoramic hilltop views, or the shade of towering oaks, this property delivers an unmatched opportunity to embrace the outdoors while remaining close to the top-rated dining, shopping, and entertainment of Dripping Springs.