

# **\$18,000,000 - 706 Paleface Ranch Rd South, SPICEWOOD**

MLS® #1525680

**\$18,000,000**

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 198.00 Acres

N/A, SPICEWOOD, TX

The Ramsey Ranch in Spicewood, Texas  
Never before listed for sale!!! Iconic working ranch nestled in the heart of the Texas Hill Country that has been in the family for 5 generations. Breathtaking 20 mile views in all directions from one of the highest points in Travis County. Ideal setting for a private estate or as a premier investment opportunity in one of the most coveted regions in the country. Features 2500 feet of frontage on paved Paleface Ranch Road 1.8 miles from exit on Hwy 71. Perimeter fencing surrounds 198 acres with cross-fencing and improved roads providing easy access to all parts of the ranch. Improvements include a 2,700 sf. homestead featuring 4 bedrooms and 2 full baths; an historic 2BR/1BA rock guest house; and several outbuildings for equipment storage. A tiny house for hunter use is nestled in a tranquil setting deep in the interior of the property. Ramsey Ranch utilities include two proven domestic wells and a third livestock well powered by a working windmill, well produces 12 gallons per minute... Approved septic system. Power 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, but could easily be converted to a wildlife exemption. 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. Call listing broker to set your appointment today to view one of the last working ranches available in this area. The Ramsey Ranch in Spicewood, Texas--History. Tradition. Adventure.

Built in 1965

**Essential Information**

MLS® #	1525680
Price	\$18,000,000
Bathrooms	0.00
Acres	198.00
Year Built	1965
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Active

**Community Information**

Address	706 Paleface Ranch Rd South
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

### **Listing Details**

Listing Office	Dowdy Real Estate, LLC
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