



COMPASS

DRIPPING SPRINGS

# 5200 Bell Springs Road

50± ACRE RANCH

**Property Details**

FOR SALE

# Arena

- 75 x 200 ft lighted arena
- 4 ft roof extension on long sides
- Attwood Equine Footing



# Barn #1

- 4 Stalls
- 2 With 25ft Runs - 2 With 50ft Runs
- 2 With turn out pastures
- 2 Tack rooms
- Feed room
- 2 Storage rooms
- Kitchen
- Bathroom





## Barn #2

- 4 12x12 Stalls
- 2 12x18 Stalls
- Open Air - Can be closed on 3 Sides
- South side open
- Storage area



## Barn #3

- 40 x 50 ft
- 4 Stalls with 40ft runs
- Clinic barn
- Storage room
- Tack room
- Barn apartment above - 900 SF



## Add'l Property Features

- Ag Exempt
- 3 Acre front pasture, 35 acre back Pasture
- 11 Paddocks with non-climbing horse fence
- Wooded with mature Oaks throughout
- Pond
- 2 Wash racks
- Septic and city water
- 2 wells
- 5 pastures with automated water troughs
- 700 gallon water tank with pump
- Immaculately kept grounds
- Gentle rolling terrain, no rocks
- Barn apartment & additional living quarters
- City water for house, apt, pens, clinic barn
- Well water for remaining property



**ALL AMERICAN  
RANCH GROUP**

allamericanrealtygrouptx.com  
info@allamericanranchgroup.com  
512-626-4479



Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

**COMPASS**