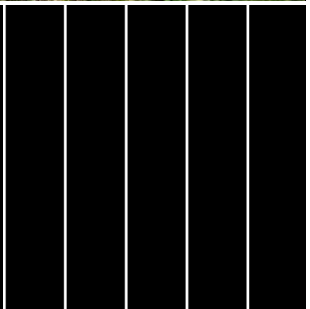


5200 BELL SPRINGS ROAD | DRIPPING SPRINGS, TX

# DANCING OAKS



COMPASS









# Stunning 50-Acre Equestrian Ranch in Dripping Springs

Dancing Oaks is a 50-acre equestrian estate located in the heart of Dripping Springs, offering a luxurious lifestyle combined with top-tier equestrian facilities against the backdrop of Texas Hill Country's stunning scenery. The property is a horse lover's paradise, featuring three state-of-the-art barns, a 75x200 lighted arena, turn-out pastures, and ample hay and feed storage. The grounds are beautifully maintained, featuring mature oak trees, a picturesque pond, and a serene environment for horses and humans alike. Currently used for dressage and horse boarding, the ranch is both a dream for horse enthusiasts and an income-generating property.

In addition to the impressive equestrian facilities, the main home offers 3 spacious bedrooms, 3.5 bathrooms, premium finishes, and multiple living areas. There is also a ranch hand apartment above Barn 3 and an additional 1-bedroom, 1-bathroom building ideal for guests or staff housing. The property's location in the highly sought-after Dripping Springs area provides tranquility and accessibility, with easy access to Austin, Pflugerville, and Round Rock, as well as proximity to Tesla's facilities. Being ag exempt and within city limits, the property offers significant tax benefits and development potential.

Dancing Oaks is more than just a property; it's a lifestyle. It presents the opportunity to own a piece of Texas paradise, complete with premier equestrian facilities, exceptional living accommodations, and stunning natural beauty.



# Arena

- Size: 75' x 200'
- Premium Attwood Equestrian Footing
- Fully Lighted
- 4' Overhang on Long Sides





# Barn 1, Barn 2, Barn 3

## Barn 1

- 4 Stalls (2 with 25' runs) (2 with 50' runs)
- 2 Turn Out Pasture Runs
- 2 Tack Rooms
- Feed Room
- Kitchen
- Bathroom



## Barn 2

- 4 12' x 12' stalls
- 2 12' x 18' stalls
- Open Air Barn
- Can Be Closed on 3 Sides
- South Exposed
- Storage Area



## Barn 3

- Clinic Barn
- 40' x 50'
- 4 Stalls with 50' runs
- Storage Room
- Tack Room
- 920 SF Apartment Above Barn
  - 23' x 40'
  - 1 Bed, 1 Bath, Living Room, Washer/Dryer

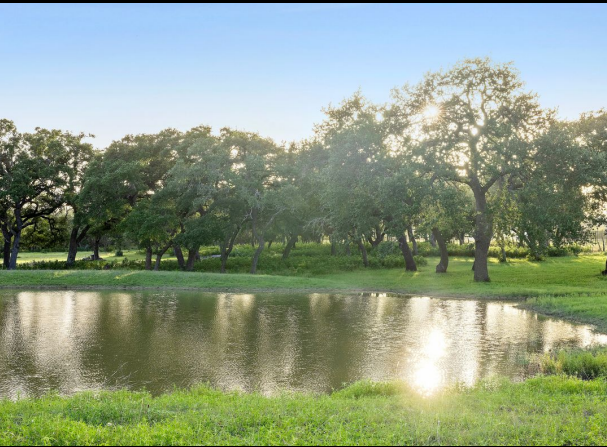




# House & Additional Details

## House

- 3,100 SF
- 3 Bed, 3.5 Bath, Flex Room
- Multiple Living Areas
- Dining Room
- Pool and Spa



## Additional Ranch Details

- 11 Paddocks with Non-Climbing Horse Fence
- 3 Acre Pasture in Front, 35 Acre Pasture in Back
- 3 Barns - 14 Total Stalls
- 10 Turn Out Pastures
- 75' x 200' Lighted Arena
- Round Pen
- Run-In Sheds
- Hay Barn
- Feed Storage Barn
- Equipment Shed
- Storage Shed
- Round Pen
- 2 Wash Racks
- 700 Gallon Water Tank with Pump
- City Water for House, Barn Apartment, Pens, and Clinic Pen
- Well Water for Everything Else
- 2 Wells
- 5 Pastures with Automatic Watering Troughs
- 49.93 Acres
- Additional Living Quarters -1 Bedroom,
- 1 Bath, Living Area, Kitchenette



# About Dripping Springs

Dripping Springs offers an irresistible blend of natural beauty, small-town charm, and modern amenities, making it a highly desirable place to live. Nestled in the picturesque Texas Hill Country, the town boasts stunning landscapes with trails, rolling hills, lush greenery, scenic rivers & creeks and its historic swimming hole, providing ample opportunities for outdoor recreation. The community is vibrant and welcoming, featuring a historic downtown with unique shops, local eateries, and frequent cultural events that foster a strong sense of togetherness. Dripping Springs is also renowned for its wineries, breweries, and distilleries, enhancing its appeal as a hub for wine and spirit enthusiasts. Families are drawn to the area for its top-rated schools and safe, friendly neighborhoods, while its proximity to Austin ensures convenient access to urban amenities and employment opportunities.







Broker Assoc.  
M: 512.626.4479  
mark.gjesecke@compass.com

