

\$6,995,000 - 0000 Gibson-best Road, Hye

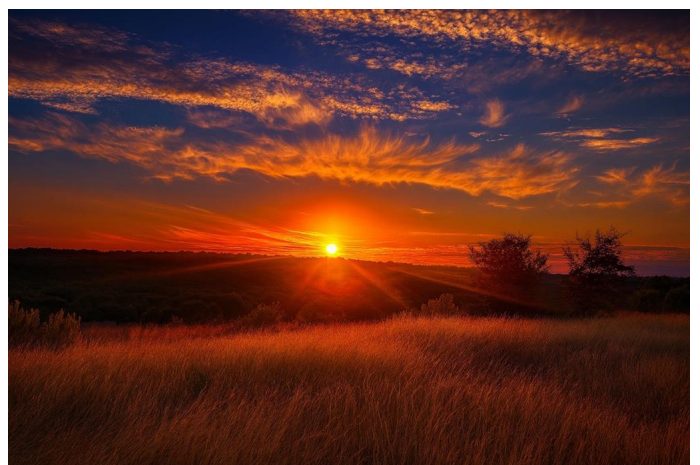
MLS® #20942352

\$6,995,000

0 Bedroom, 0.00 Bathroom,
Land on 259.15 Acres

NA, Hye, TX

In the heart of Texas Wine Country near Fredericksburg, 260 Acres, Parked Out, Pond, Multiple Improvements & Off-Grid Capable. Welcome to Lonesome Valley, a stunning 260-acre Hill Country ranch in the heart of Texas wine country. Ideally located just 30 minutes west of Dripping Springs, 9 miles west of Johnson City on Hwy 290 and only 1.5 miles from the gate via Rocky Creek Road, this private estate offers a mile-long paved drive to the main improvements. The ranch features breathtaking views, mature oak trees, rolling hills, large open pastures, and wooded areas for wildlife habitat. Wildlife includes whitetail deer, axis, turkey, dove, and hogsâ€”making it a hunterâ€™s paradise. Approximately half of the ranch is cleared while the other half remains natural. Improvements include a 3-bed, 3-bath main home with a large covered outdoor kitchen-living area offering incredible views. A spacious barndominium includes a 3-bed, 3-bath upstairs with a 10-bed bunk room, and downstairs features a full kitchen, bath, saloon, and living areaâ€”all with wraparound porches. Amenities include a large fire pit, basketball, tennis, and two pickleball courts. Thereâ€™s also an equipment barn with a small apartment. A 2 bedroom, 1 bath fishing cabin overlooks a 1-acre pond with a pier, fountain, floating dock, and man-made creek. The ranch also includes a seasonal creek, extensive trails, and a high-fenced garden. Off-grid capable, the ranch is powered by solar, 100,000-gallon



rainwater collection, deep well, backup generators, wood stoves, and 4,000 gallons of propane. Underground electricity is in place. Lonesome Valley is a turnkey family retreat with income potential from Airbnb, weddings, and corporate events. In Q4 of 2024 alone, Airbnb rentals brought in over \$30,000. Offered fully furnished, with a replacement value over \$10M. *Financing available
*Owner-Agent

Built in 2021

Essential Information

MLS® #	20942352
Price	\$6,995,000
Bathrooms	0.00
Acres	259.15
Year Built	2021
Type	Land
Sub-Type	Ranch
Status	Active

Community Information

Address	0000 Gibson-best Road
Subdivision	NA
City	Hye
County	Blanco
State	TX
Zip Code	78635

Amenities

Utilities	Septic, Well
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Interior

Heating	Central, Electric, Fireplace(s), Wood Stove
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Exterior

Exterior Features	Balcony, Fire Pit, Rain Gutters, Outdoor Grill, Storage, Other, Attached Grill, Basketball Court, Barbecue, Private Entrance, RV/Boat Parking,
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	RV Hookup, Sport Court, Stable/Barn, Tennis Court(s)
Lot Description	Acreage, Sprinkler System, Water/Lake View, Agricultural, Cleared, Many Trees, Tank/ Pond

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson

Additional Information

Zoning	N/A
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Listing Details

Listing Agent	David Murray
Listing Office	Keller Williams Realty

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