



100 ACRES | DRIPPING SPRINGS, TEXAS

HAYN RANCH ESTATE VISION

Concept residence by award-winning Breven
Homes and Geschke Group Architecture.

CONCEPTUAL TOTAL ESTATE INVESTMENT

From \$8,995,000



Estate at a Glance

A concise vision for a private Hill Country legacy estate.

THE PROPERTY

100± private Hill Country acres with long-range views, mature native landscape and dramatic terrain.

THE RESIDENCE

Geschke Group's Hayn Ranch Plan - approx. 6,638 conditioned SF, 4 bedrooms, 5.5 baths, study, gym, play/media room and expansive estate-scale indoor/outdoor living.

THE EXPERIENCE

Resort-style pool, outdoor kitchen, terraces, privacy, views and a fully customized luxury residence by Breven Homes.

THE TIMELINE

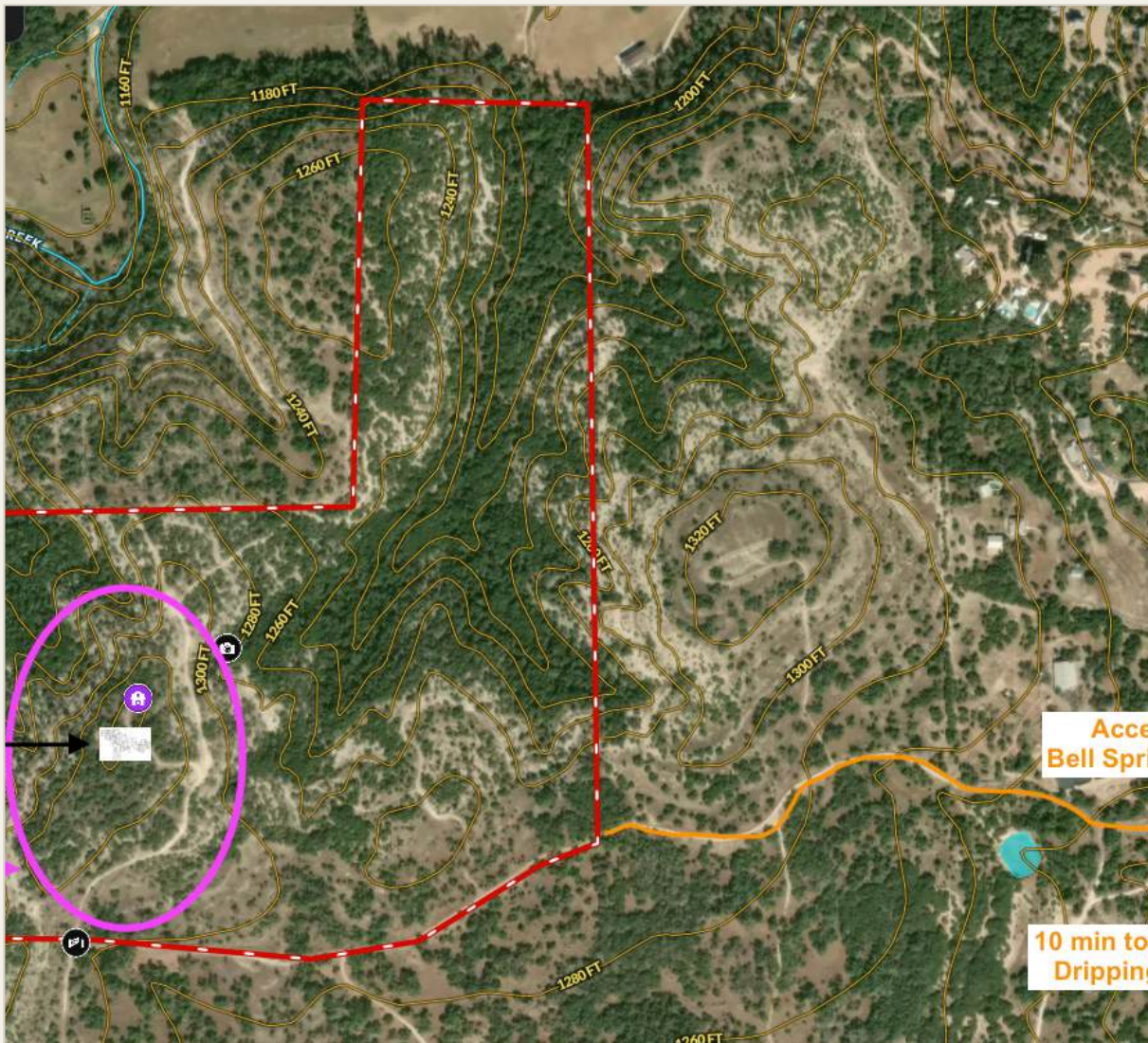
Approximately 22-26 months from design commencement through completion.

THE TEAM

Builder: Breven Homes | **Architectural Concept:** Geschke Group Architecture | **Land Brokerage:** Sonny / Listing Broker

From
\$8,995,000

Conceptual Total Estate Investment



THE RANCH OPPORTUNITY

A protected Hill Country canvas.

The conservation framework narrows the buyer pool, but it also supports a stronger story for the right buyer: privacy, permanence and a landscape designed for long-term enjoyment rather than subdivision.

100± acre private ranch setting just northwest of Dripping Springs
Concept package reframes raw land into a complete estate vision
Visualizes homesite, arrival sequence, outdoor living and view orientation
Designed to start qualified conversations before full custom design begins

Positioning shift: from “restricted land” to “legacy estate privacy.”

Architectural Concept

Based on Geschke Group Plan 20034 - final design subject to separate architectural agreement.



PLAN 20034

Farmhouse-inspired estate program with strong indoor/outdoor living.

6,638 conditioned SF | 4 bedrooms + 5.5 baths | Study, gym and play/media room | Great room, chef's kitchen and screened porch | 2-car garage | Expansive covered outdoor living

Credit: Architectural Concept | Geschke Group | Plan 20034. Final design subject to separate architectural agreement.

CONCEPTUAL EXTERIOR RENDERING

Quiet luxury, farmhouse character, Hill Country materials.

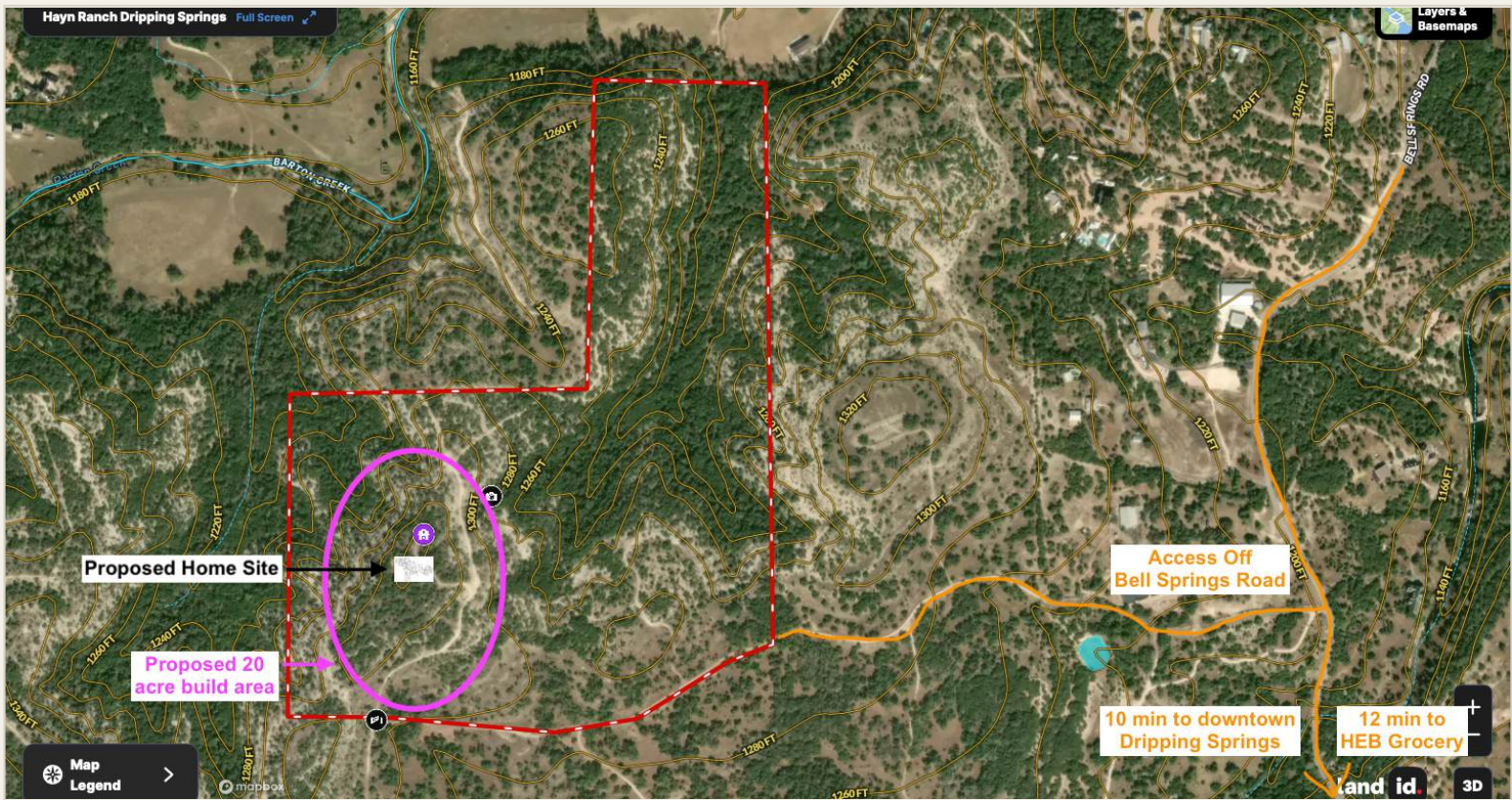
Classic farmhouse massing designed to feel at home on the ranch | Native stone, dark standing-seam metal roofs and warm timber accents | Generous porches, large windows and outdoor living oriented toward long-range views | Luxury estate presence without feeling overbuilt for the land



Conceptual rendering - final architecture and materials subject to buyer selections and design development.

Conceptual Estate Placement

A simple visual guide for where the estate could live on the ranch.



SITE STORY

The concept connects land, access and view orientation.

- Highlights a preferred estate area within the larger ranch
- Shows how the house, drive, pool and outdoor living begin to organize the land
- Keeps final site due diligence separate from marketing vision

POOL + TERRACES

An outdoor-living destination that turns the view into the amenity.

Infinity-edge pool, shaded outdoor living, fire/lounge zones, waterfall + slide feature and native Hill Country landscape designed around the ranch setting.

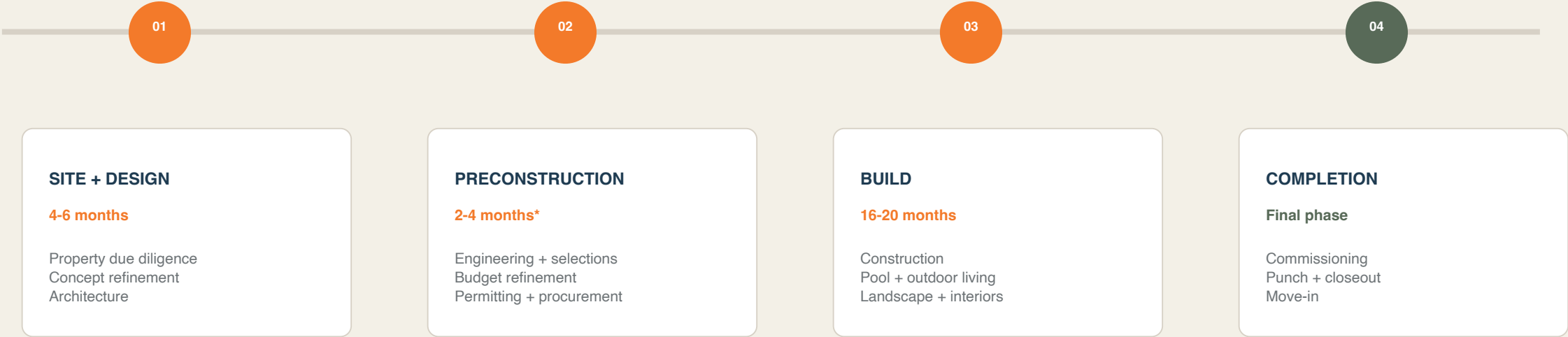
Conceptual rendering - final pool design, landscape and outdoor amenities subject to design development and buyer selections.

Project Timeline

22-26 MONTHS

A structured path from design commencement through completion.

Estimated from design commencement through completion. Phases intentionally overlap; this is not a guaranteed completion schedule.



*Preconstruction activities may overlap with the architecture/design phase. Timing may vary based on final architecture, engineering, permitting, site conditions, selections, procurement and buyer decisions.



BUILDER

BREVEN HOMES

Award-Winning Texas Custom Home Builder

Specializing in distinctive Hill Country residences, complex sites, and highly personalized construction.

CUSTOM HOMES WITHOUT THE CHAOS

Breven at a Glance

Hill Country custom-home specialization
Distinctive architecture and elevated interior finishes
Dedicated estate project management for large-scale residences
Established regional trade network with project-specific specialty craftsmen
Transparent budgeting and owner communication
Collaborative approach with architects, designers and consultants

Dedicated Estate Project Management

For Hayn Ranch, Breven anticipates assigning dedicated project management supported by ownership, estimating, accounting, design coordination and its trade network.

Conceptual Marketing Disclosures

Important buyer-facing disclosure language.

Conceptual presentation only. The residence, pool, landscape, driveways, site placement and other improvements shown are illustrative and do not currently exist on the property.

Final architecture, engineering, construction documents, pricing, schedule, utilities, septic feasibility, permitting, conservation-easement compliance and buyer selections are subject to due diligence and executed agreements.

Land purchase and construction services may require separate agreements. No buyer is obligated to build with Breven Homes solely by purchasing the property.

Architectural materials are subject to the architect's permission and final agreement. Plan 20034 is attributed to Geschke Group and final site-specific design would be completed separately.

Actual property photography and conceptual renderings should be clearly labeled in all public marketing materials.



HAYN RANCH ESTATE VISION

A rare opportunity to pair 100± acres of protected Texas Hill Country with a fully customized luxury residence designed around privacy, views and long-term enjoyment of the land.