



Leaning Oak Ranch

620 Coastal Ln. Luling, TX

113.96 Acres

\$1,799,950



SECLUDED

A secluded recreational property conveniently located between Luling and Lockhart with easy access to HWY 183. Mature Post Oaks and other hardwoods cover the majority of the property. The gently rolling topography, wet weather creek, two ponds, multiple pastures, all-weather road system, multiple electric meters, and a good water well all give the property an excellent start for the new owner. Located in a growing area, this property would serve as great recreational property with good investment value—an hour or less to Austin and San Antonio and only 2 hours to Houston.

DESIRABLE LOCATION

The property combines closed canopy forest, Post Oak savannah, and open pastures. The wet weather creek traverses the property in a general west-to-east direction with several other drainages feeding into it. This riparian area makes a great travel corridor for wildlife. From the entrance on the north, the topography slopes down to the creek, then back up to the south end of the property. There is approximately 40' of elevation change. There is one stocked pond on the south side of the property which has not gone dry in the seller's ownership. This pond can be supplemented by the water well. Another smaller pond near the gate serves as a wildlife water source. There is a small portion of the property within the 100-year floodplain.

MATURE OAKS

The property has approximately 1200' of frontage on Coastal Ln, a dead-end gravel county road with only three gates past the property. This, along with the dense tree cover, gives the property a secluded feel while being only 2/3rd of a mile from Hwy 183. The dense tree cover provides a good sound barrier from the highway that mutes out most of the road noise.

An all-weather gravel road runs north to south with a bypass loop to the east. There are multiple electric meters, including 440V service on the south end, per the owner. The water well is strong and recently had a new wire run in conduit from the breaker to the pump. The property is perimeter fenced with barbed wire in fair condition and holds livestock. Two pipelines run parallel to the main road. There is a single wide trailer and other rolling stock that is to be removed by the seller.

There is one active oil well with a pump jack and gathering location on site. The seller owns a portion of the mineral estate and is willing to convey that portion with an acceptable offer.

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John Melnar

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TREES

Post Oaks, Blackjack Oak, Cedar Elm, American Elm, Pecan, Hackberry, Sweet Gum, Black Willow, Osage Orange, Eastern Red Cedar, Mesquite

SHRUBS

Winged Elm, Yaupon, Lime Prickly Ash, Flame Leaf Sumac, Texas Persimmon, Prickly Pear, Tasajillo, American Beautyberry, Texas Croton, Woolly Croton, Broomweed, Mustange Grapes, Dewberry Vine, Frostweed, Green Briar, Sunflowers

GRASSES

Little Bluestem, Coastal Bermuda, King Ranch Bluestem, Texas Wintergrass, Oldfield Three Awn, Klein Grass

WATER

Wet-weather creek
2 ponds

WILDLIFE

Whitetail Deer, Turkeys, Feral Hogs, Migratory Waterfowl, Songbirds, Axis Deer.

UTILITIES

Multiple electric meters
(1) 440V electric service
Approx 330' water well

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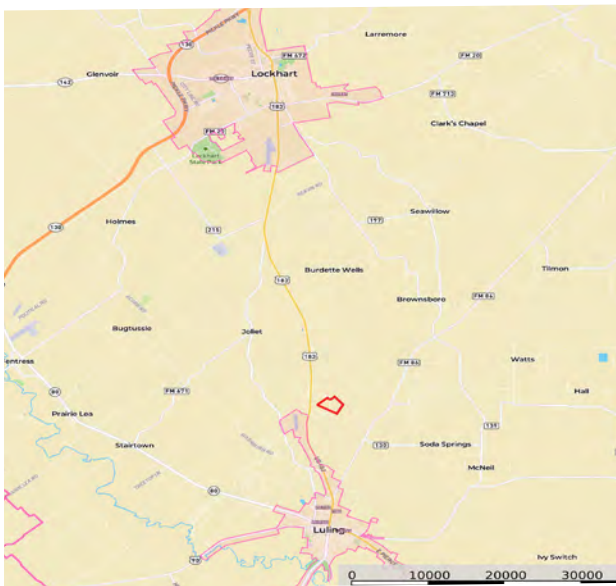


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LOCATION

Caldwell County, Luling ISD

4 miles to Luling, 11 miles to Lockhart, 30 miles to San Marcos, 45 miles to Austin, 60 miles to San Antonio, 145 miles to Houston, and 42 miles to Austin Bergstrom International Airport.

DIRECTIONS

From Luling, take Hwy 183 north, turn right on Coastal Ln, go 0.6 miles, gate on right. From Lockhart, head south on Hwy 183, turn left on Coastal Ln, go 0.6 miles, gate on right.

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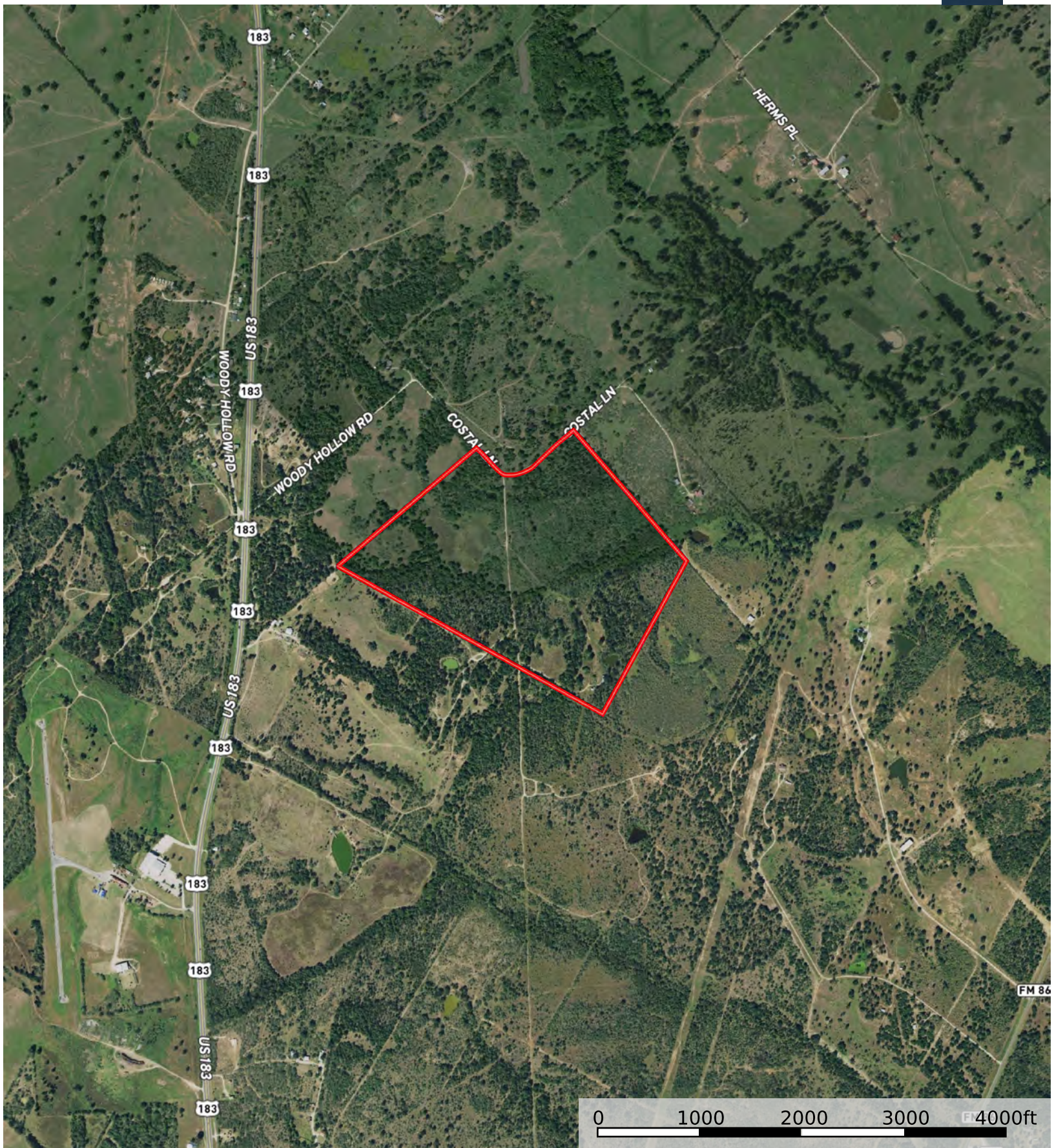


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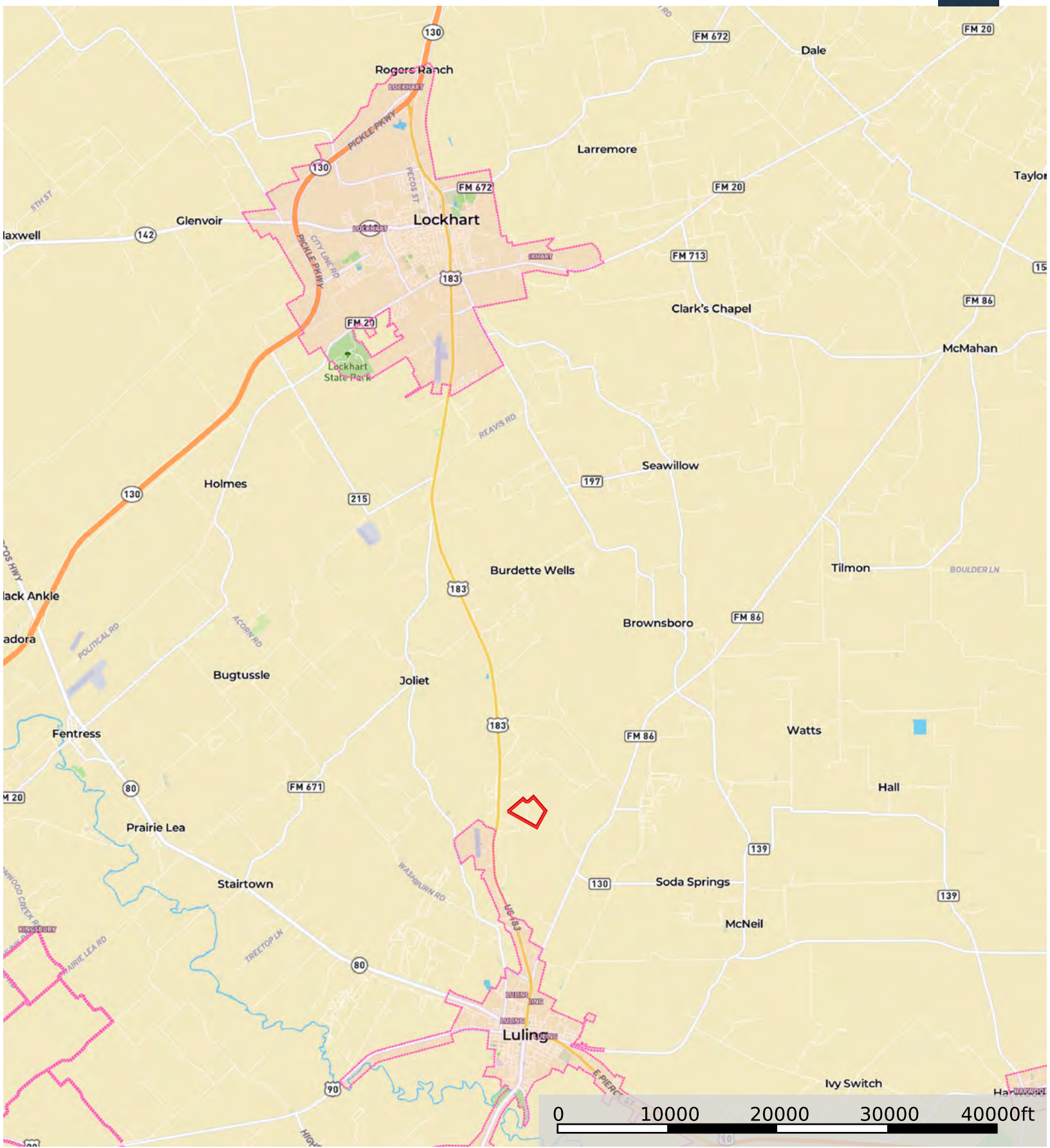
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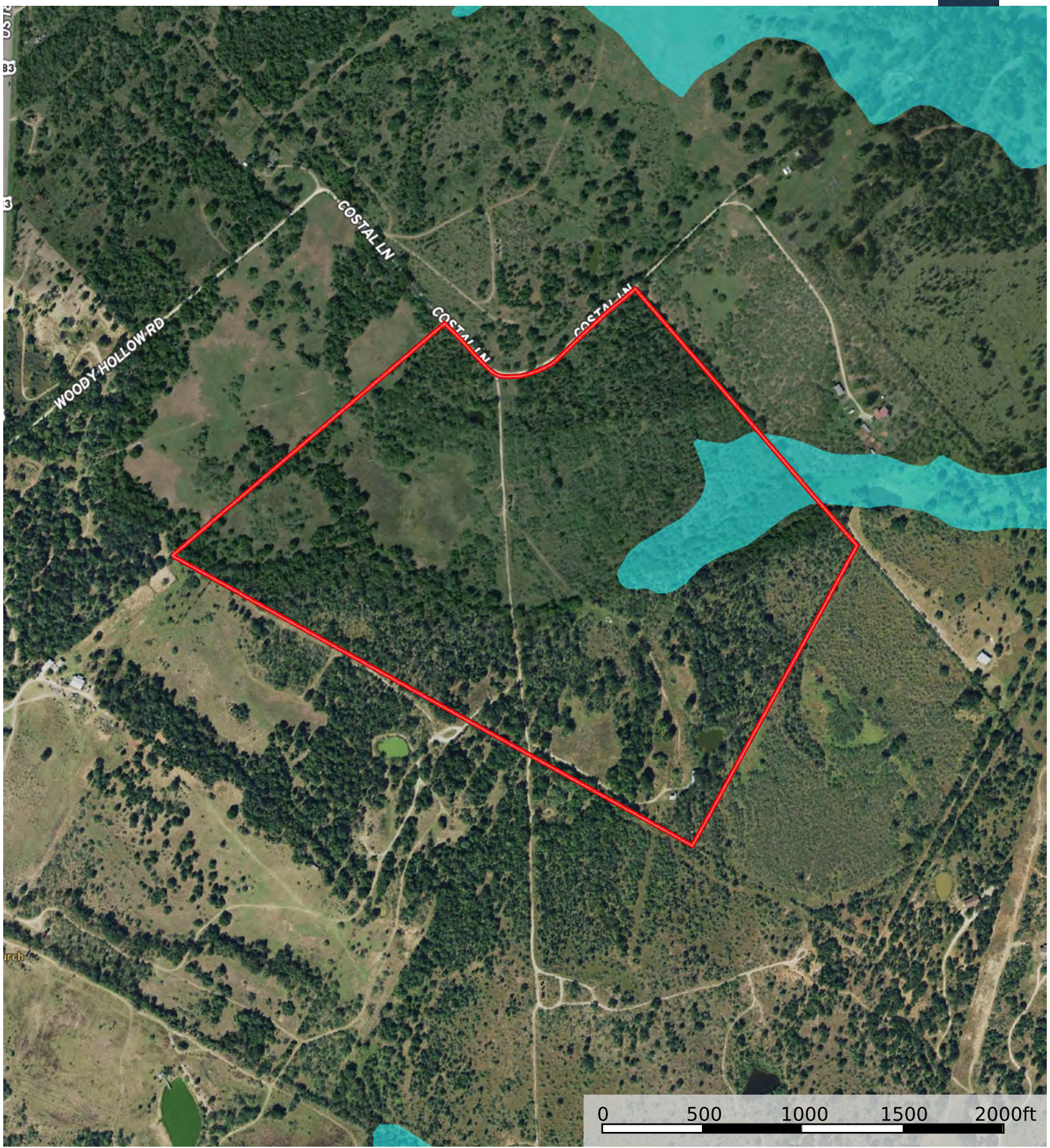
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Boundary



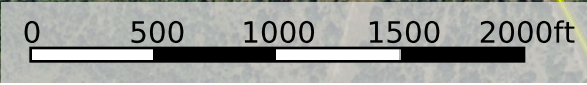
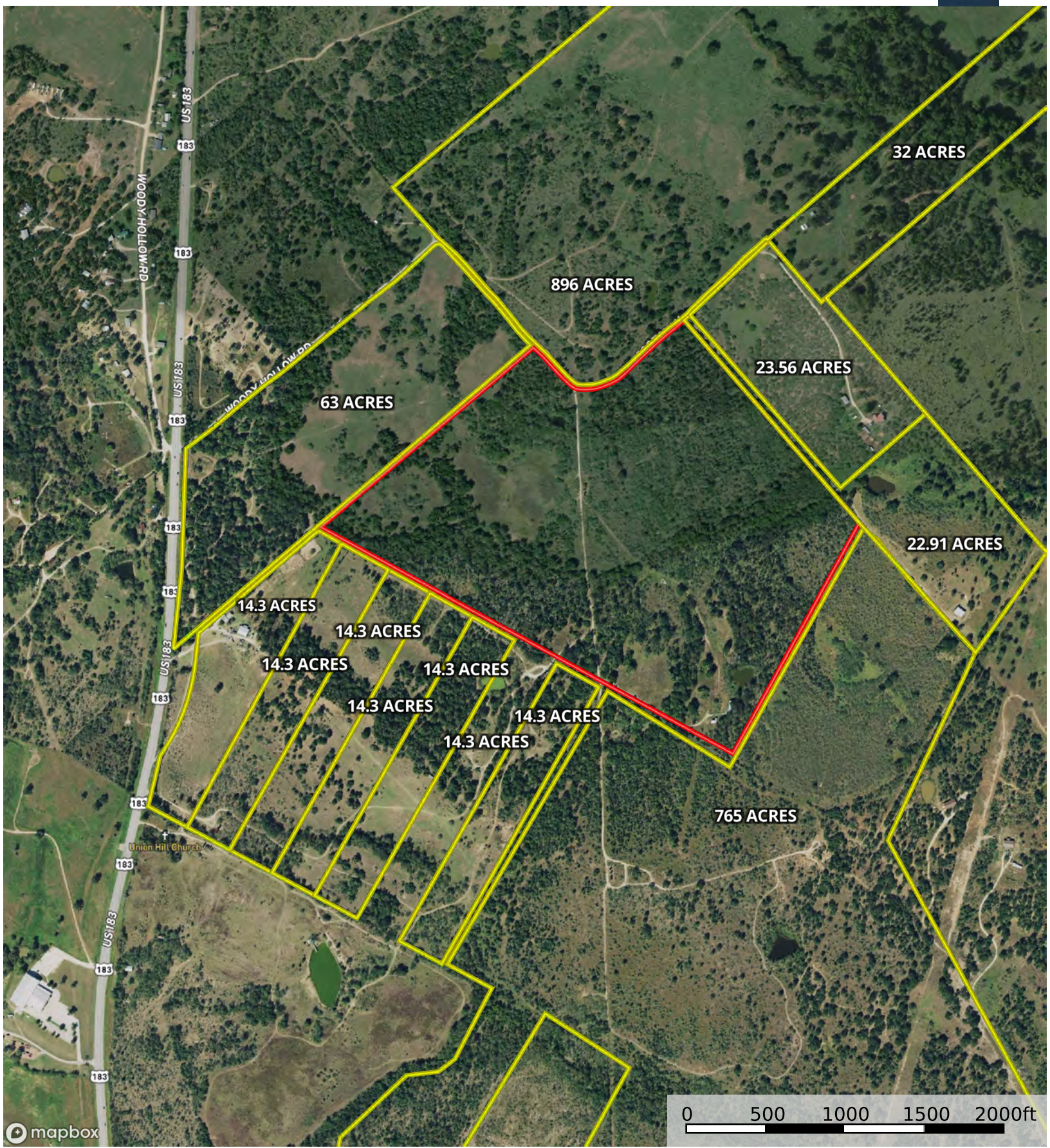
Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



Boundary



mapbox

Boundary 1 Boundary