



SANDY HILL RANCH

555 Altamira Ln Dale, TX

160 Acres | \$1,999,950



Copyright 2022 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC, by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Partner & Broker

john@grandland.com

(512) 497-8284

PROPERTY DESCRIPTION

A secluded recreational/hunting property located in the sand hills of Caldwell County near the community of McMahan. This 160-acre tract is heavily wooded with rolling topography with multiple high points and long-range views. The deep sandy soils make it easy to clear, giving the new owner a blank canvas to create their own paradise less than an hour from Austin, 1.5 hours from San Antonio, and 2.5 hours from Houston.

This property is in the sand hills of Caldwell County, which is known for deep sandy soils, great topography with big views, and lots of Post Oaks and Pines. A unique plant species on the property is the Dwarf Pawaw which is the only larval host to the Zebra Swallowtail Butterfly. These Pawpaws produce a small fruit that has a banana-like taste and texture. Pawpaw are native to the area but limited in abundance. The land is about 90% oak woodland and 10% native pasture. This closed canopy woodland has hundreds of Post Oaks, Pines, and Blackjack Oaks and provides excellent cover for whitetail deer and hogs. There is over 80' elevation change across the property. This rolling topography provides multiple high points with scenic long-range views. Multiple creek drainages traverse the tract, including the headwaters of Big Sandy Branch. Two small ponds are located on the southern portion of the property, which serve as a crucial water source for the local wildlife. The owner has found numerous stone projectile points confirming the use of the property by early Native Americans. There is even rumored to be a silver mine on the property dating back to Spanish colonization according to the owner.

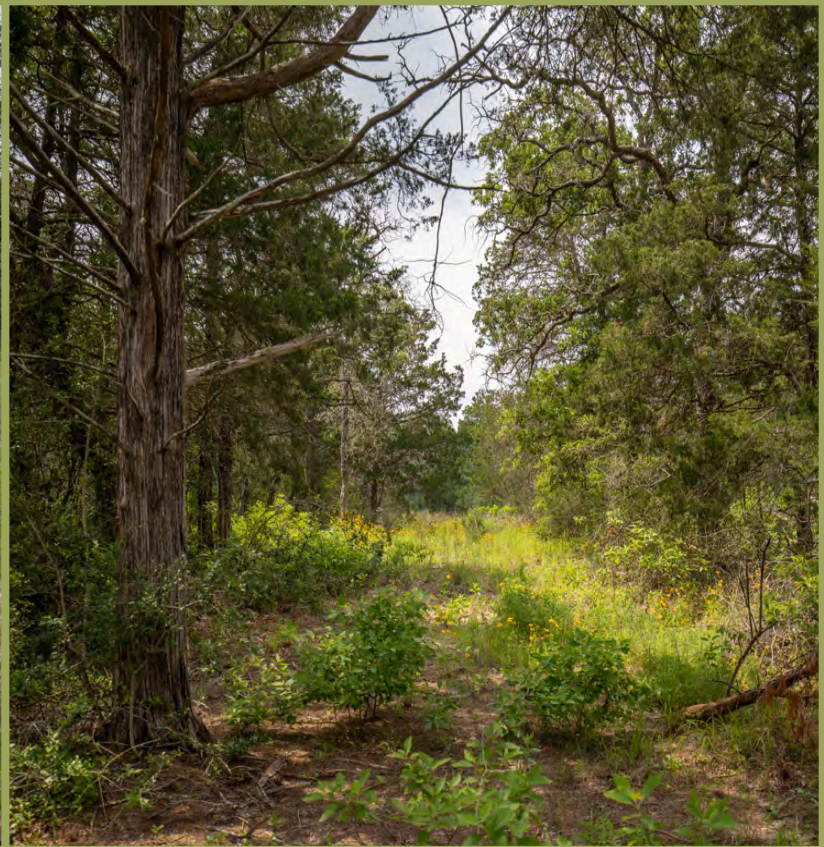
The seller owns a portion of the mineral estate and may convey a portion with an acceptable offer.

The property is qualified for Agricultural Valuation. 2022 taxes were approximately \$96.40

Copyright 2022 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC, by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar
Partner & Broker
john@grandland.com
(512) 497-8284



SCAN HERE TO VIEW MORE OF
THE SANDY HILL RANCH

GRASSES

Little Bluestem
King Ranch Bluestem
Paspalums

TREES

Post Oak
Blackjack Oak
Bluejack Oak
Loblolly Pine
Hickory
Eastern Red Cedar

SHRUBS

Gum Bumelia,
PawPaw, Mustang
Grape, Lantana,
Horsemint, Queen's
Delight, Golden
Wave Tickseed,
Texas Paintbrush,
Yaupon, American
Beautyberry,
Frostweed, and
Dewberry

WILDLIFE

Whitetail Deer
Hogs

WATER

Well needed
2 stock ponds

UTILITIES

Electric available along
southern boundary

Copyright 2022 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar
Partner & Broker
john@grandland.com
(512) 497-8284



LOCATION

Caldwell County

15 miles to Lockhart, 18 miles to Luling, 28 miles to Bastrop, 48 miles to Austin, 75 miles to San Antonio, 148 miles to Houston, and 40 miles to Austin Bergstrom International Airport.

Basic necessities can be found 20 minutes away in Lockhart or Luling. Take your pick on Saturday which famous BBQ place you're going to enjoy. The property is located within Lockhart ISD.

DIRECTIONS

From Luling take Hwy 183 North to FM 86 turn right and go 13.3 miles, then right onto FM 713, go 1.2 miles, then right on Sand Hill Rd, go 2.6 miles to Altamira Ln, entrance on the right.

From Lockhart head south on HWY 183 to FM 20, turn left and go 4.2 miles, then right on FM 713 E, go 7.2 miles, then right on Sand Hill Rd, go 2.6 miles to Altamira Ln, entrance on the right.

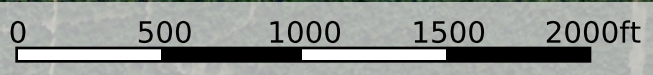




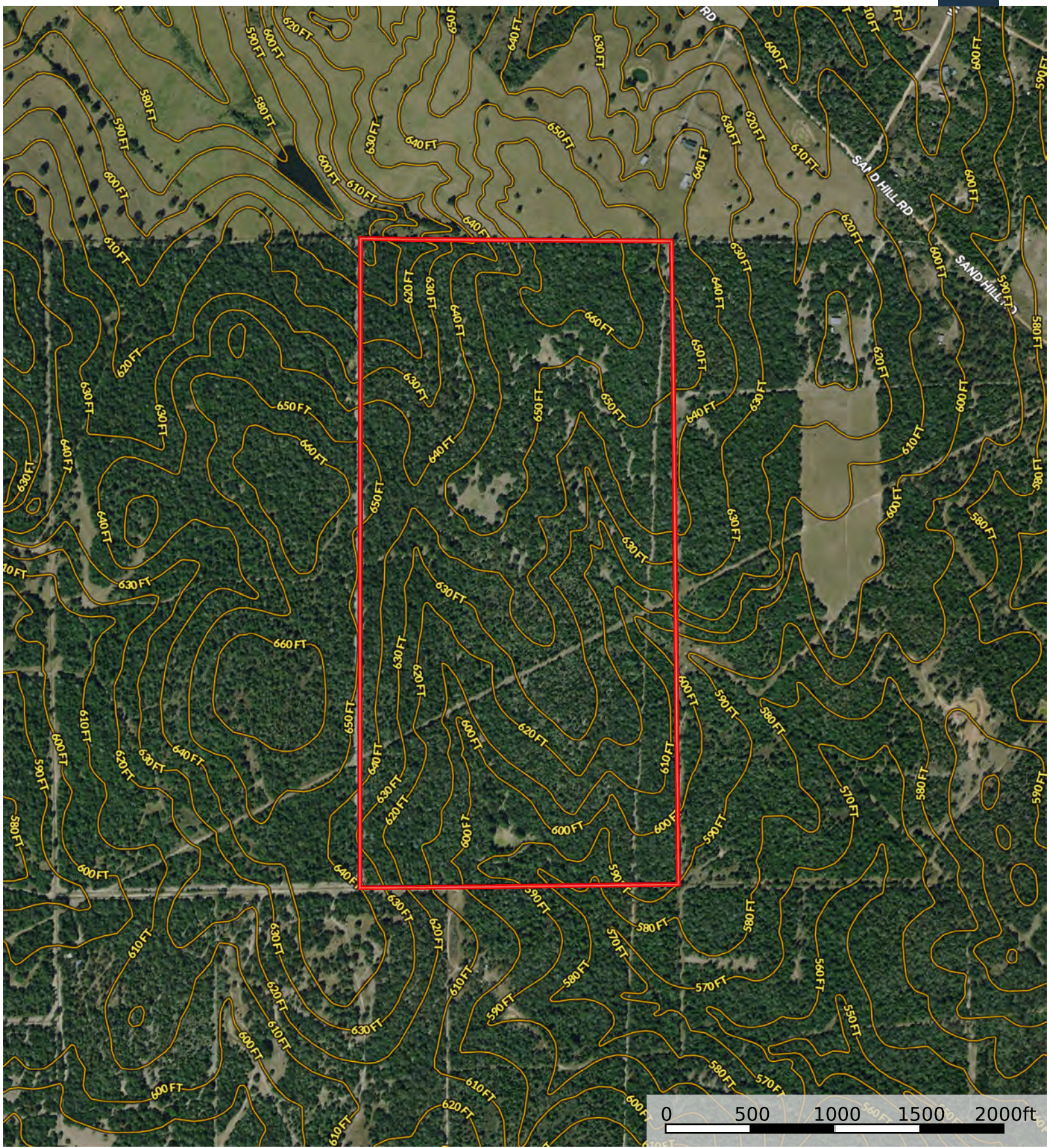


SAND HILL RD

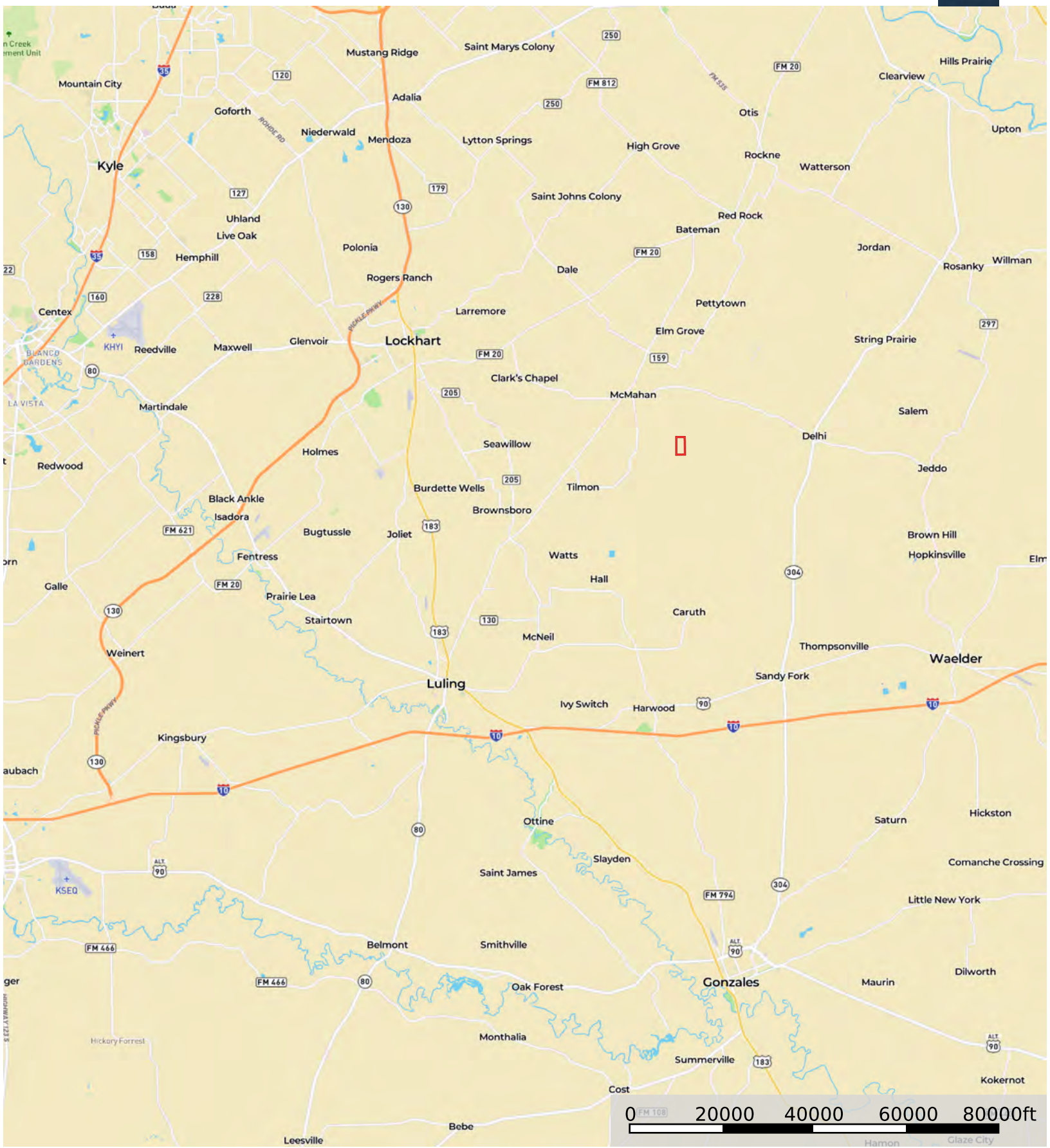
SAND

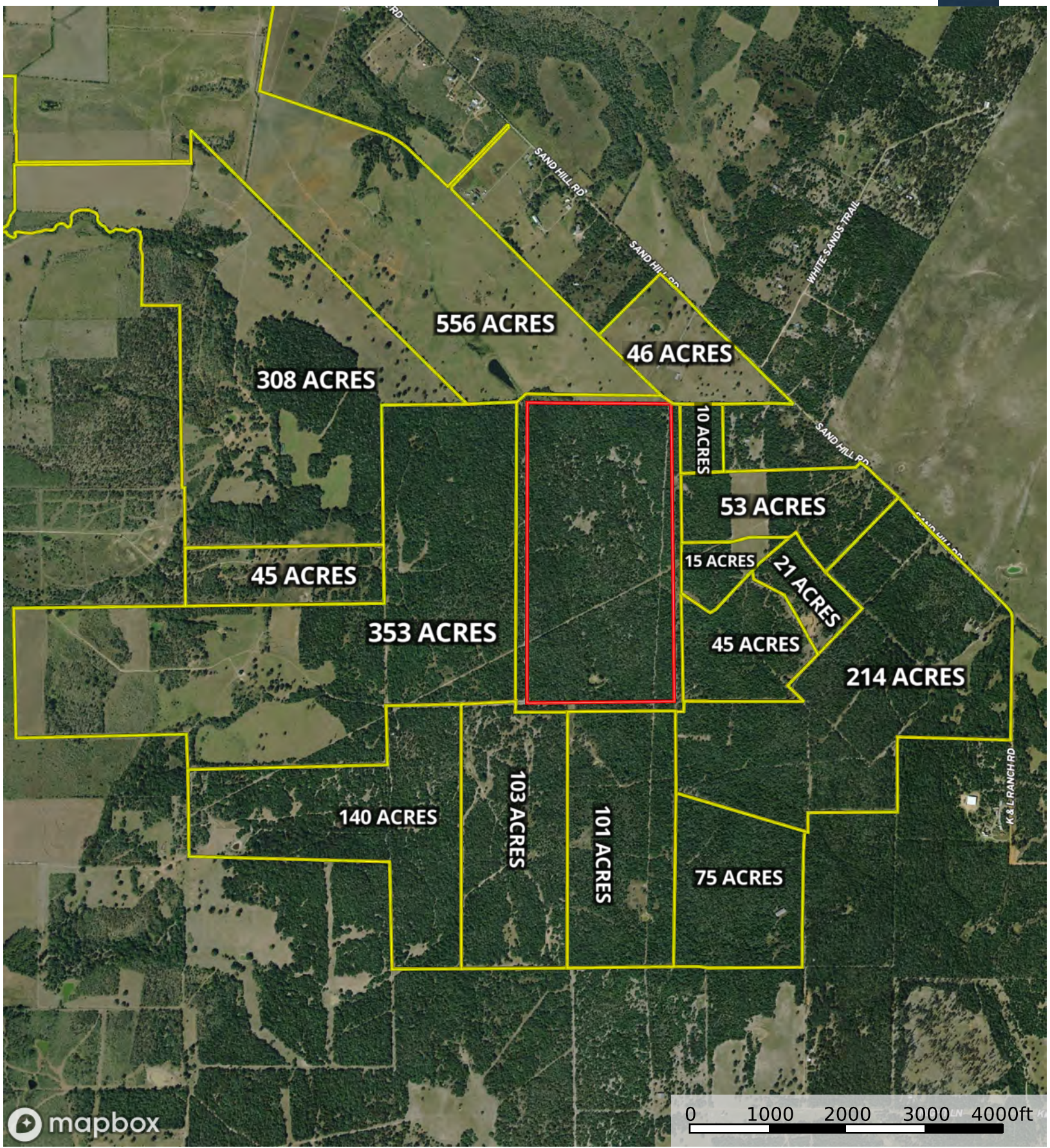


Boundary



Boundary





Boundary 1 Boundary