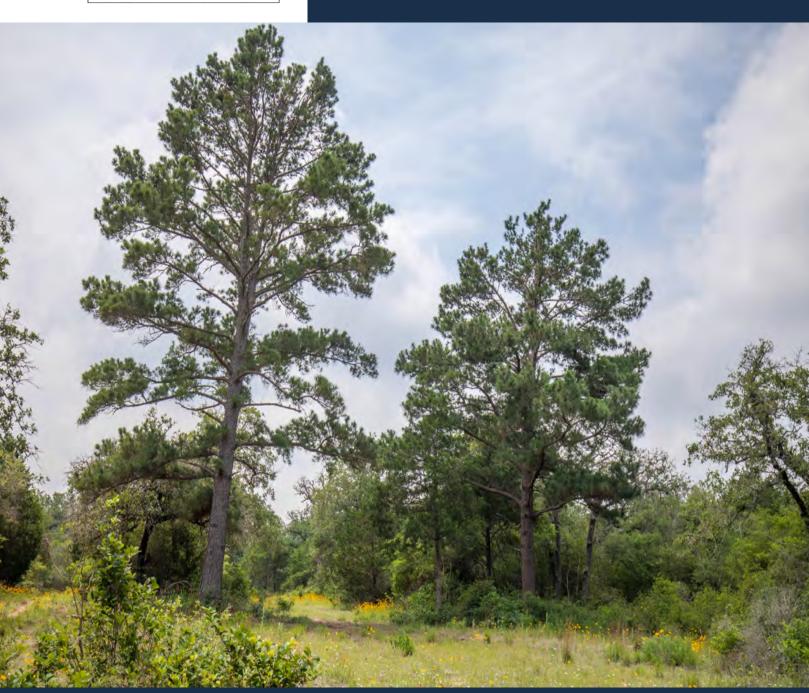


SANDY HILL RANCH

555 Altamira Ln Dale, TX 160 Acres | \$1,999,950



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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

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SCAN HERE TO VIEW MORE OF THE SANDY HILL RANCH

Sandy Hill Ranch | Dale, TX

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
Beutyberry,
Frostweed, and
Dewberry

WILDLIFE

Whitetail Deer Hogs

WATER

Well needed 2 stock ponds

UTILITIES

Electric available along southern boundary

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Sandy Hill Ranch | Dale, TX

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.

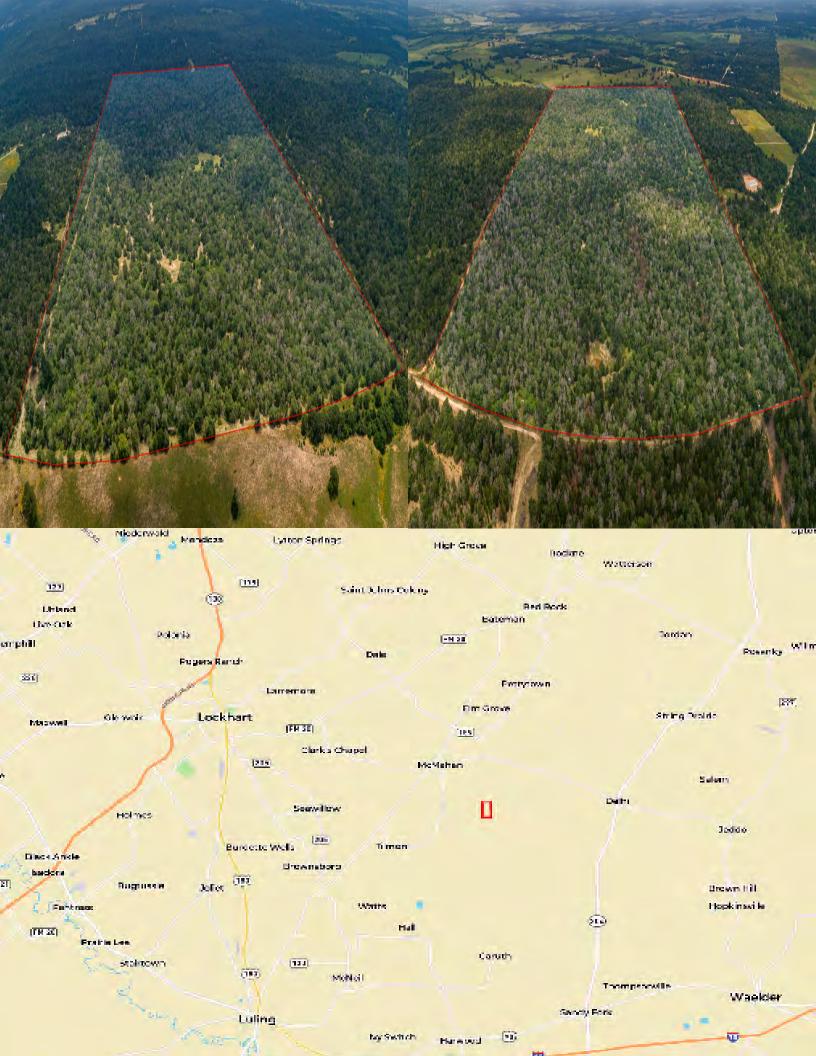
DIRECTIONS

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.

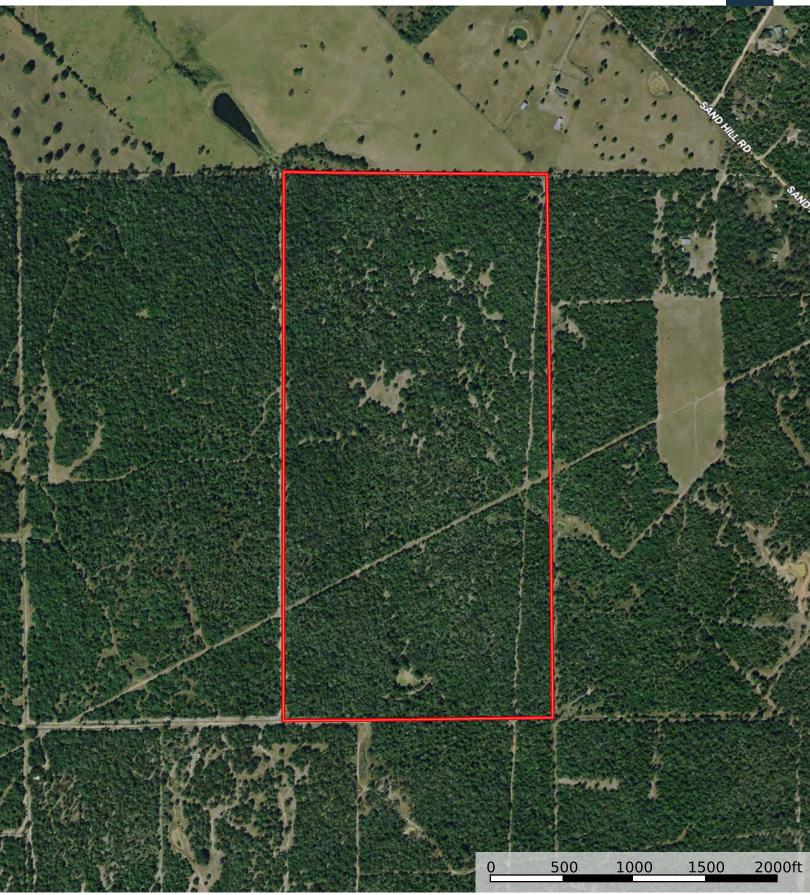
From Lockhart head south on HWY 183 to FM 20, turn left and go 4.2 miles, then right on FM 713 E, go 7.2 miles, then right on Sand Hill Rd, go 2.6 miles to Altamira Ln, entrance on the right.

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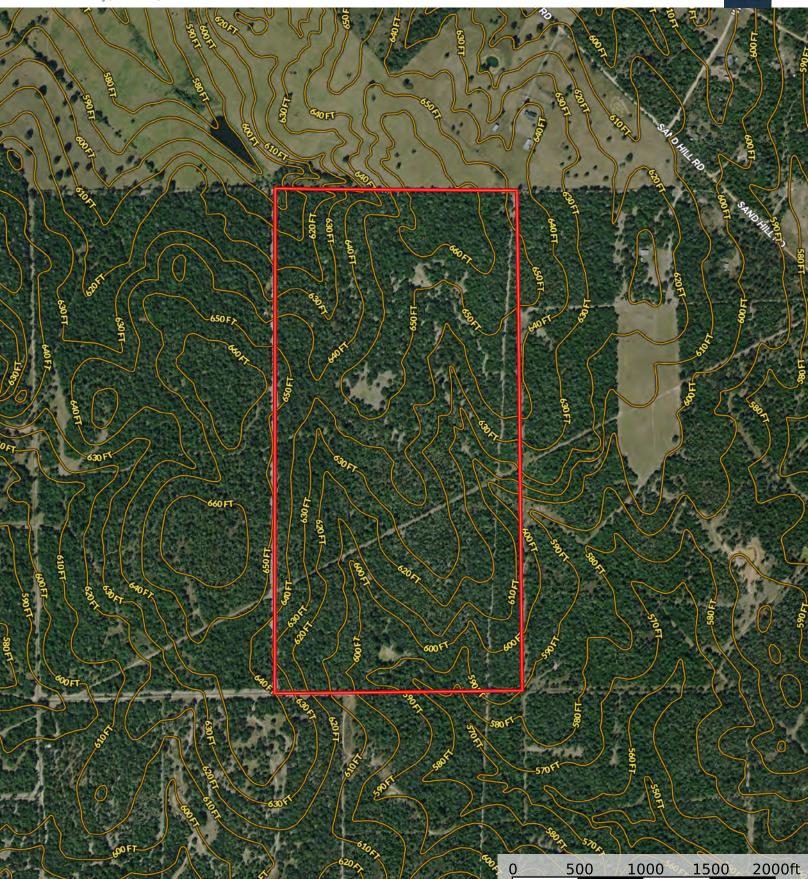






TBD Altamira Ln, Dale, TX 78616

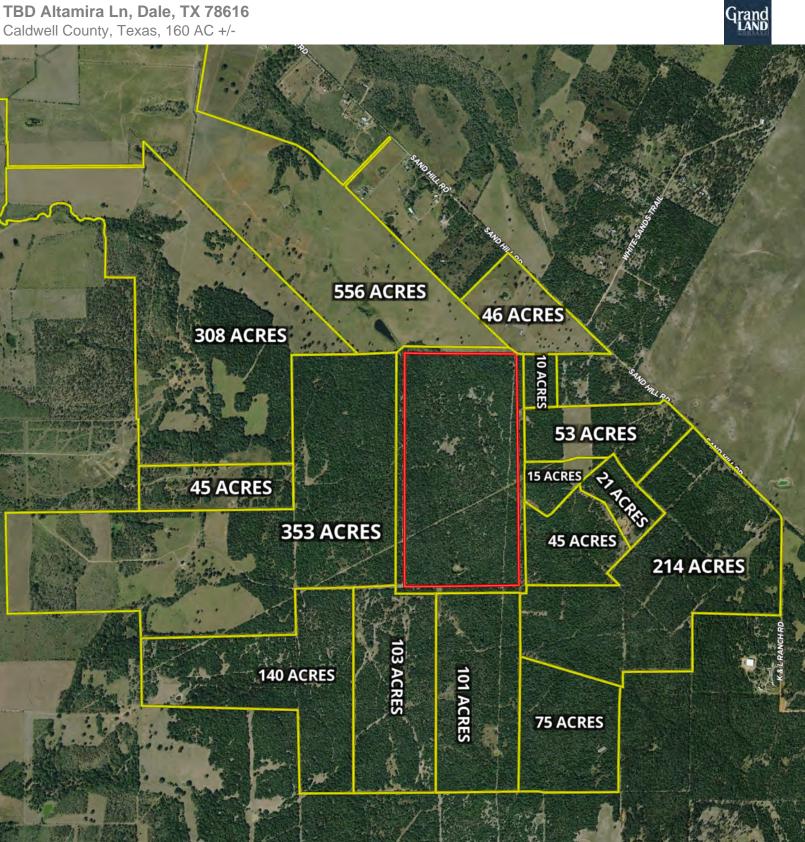
Caldwell County, Texas, 160 AC +/-





Grand LAND

TBD Altamira Ln, Dale, TX 78616 Caldwell County, Texas, 160 AC +/-250 Saint Marys Colony Mustang Ridge Hills Prairie FM 20 120 Clearview FM 812 Mountain City Adalia 250 Goforth Otis Upton Lytton Springs **High Grove** 179 127 Saint Johns Colony (130) Red Rock Uhland Live Oak Polonia Jordan SE SE 158 FM 20 Willman 22 Rogers Ranch 160 228 Centex Larremore 297 Elm Grove String Prairie Lockhart Glenvoir KHYL FM 20 159 80 Clark's Chapel 205 McMahan Delhi Holmes Jeddo Tilmon **Burdette Wells** Black Ankle Brownsboro Isadora 183 FM 621 Bugtussle Brown Hill Hopkinsville Fentress Watts Elm (304) FM 20 Galle Caruth 130 183 McNeil Thompsonville Weinert Waelder Sandy Fork Luling 90 Ivy Switch Harwood Kingsbury 130 aubach Hickston Ottine Saturn 80 Comanche Crossing Saint James + KSEQ 304 FM 794 Little New York Smithville Belmont 90 FM 466 Dilworth FM 466 **Gonzales** 90 183 Kokernot Cost 40000 60000 80000ft 20000 Bebe 100 Year 500 Year Unmapped/ Not Included Boundary







mapbox





2000

1000

3000 4000ft