



Sandy Branch Ranch

555 Altamira Ln, Dale, TX

164 Acres | \$1,749,950



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John Melnar

Partner & Broker

john@grandland.com

(512) 497-8284

PROPERTY DESCRIPTION

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. Recently, a brush management project was completed opening up most of the perimeter, several small openings in the interior, and creating a network of trails that traverse the property. 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. A third pond was created recently as well.

Access is off Altamira Ln, a 20' deeded easement that connects to Sand Hill Rd. This easement road was recently improved with ample base material, compacted, and topped with crushed concrete making an all-weather road for all vehicles. The property is perimeter-fenced, with the eastern boundary being high-fenced. The remaining boundaries are fenced with 5-strand barbwire in fair condition.

Bluebonnet Electric is available along the southern boundary and near the NE corner. Several water wells were recently drilled on the adjacent tracts to the east. These wells were in the 500-600' range and produced ample water for domestic and livestock use.

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SCAN HERE TO VIEW MORE OF
SANDY BRANCH RANCH

GRASSES

Little Bluestem
Silver Bluestem
Bushy Bluestem
KR Bluestem
Paspalums

BRUSH

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

TREES

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

WILDLIFE

Whitetail Deer
Hogs
Turkey

WATER

Well needed
Nearby wells are
approximately 500'-
600' deep

UTILITIES

Electric available along
southern boundary and
near NE corner

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LOCATION

Caldwell County

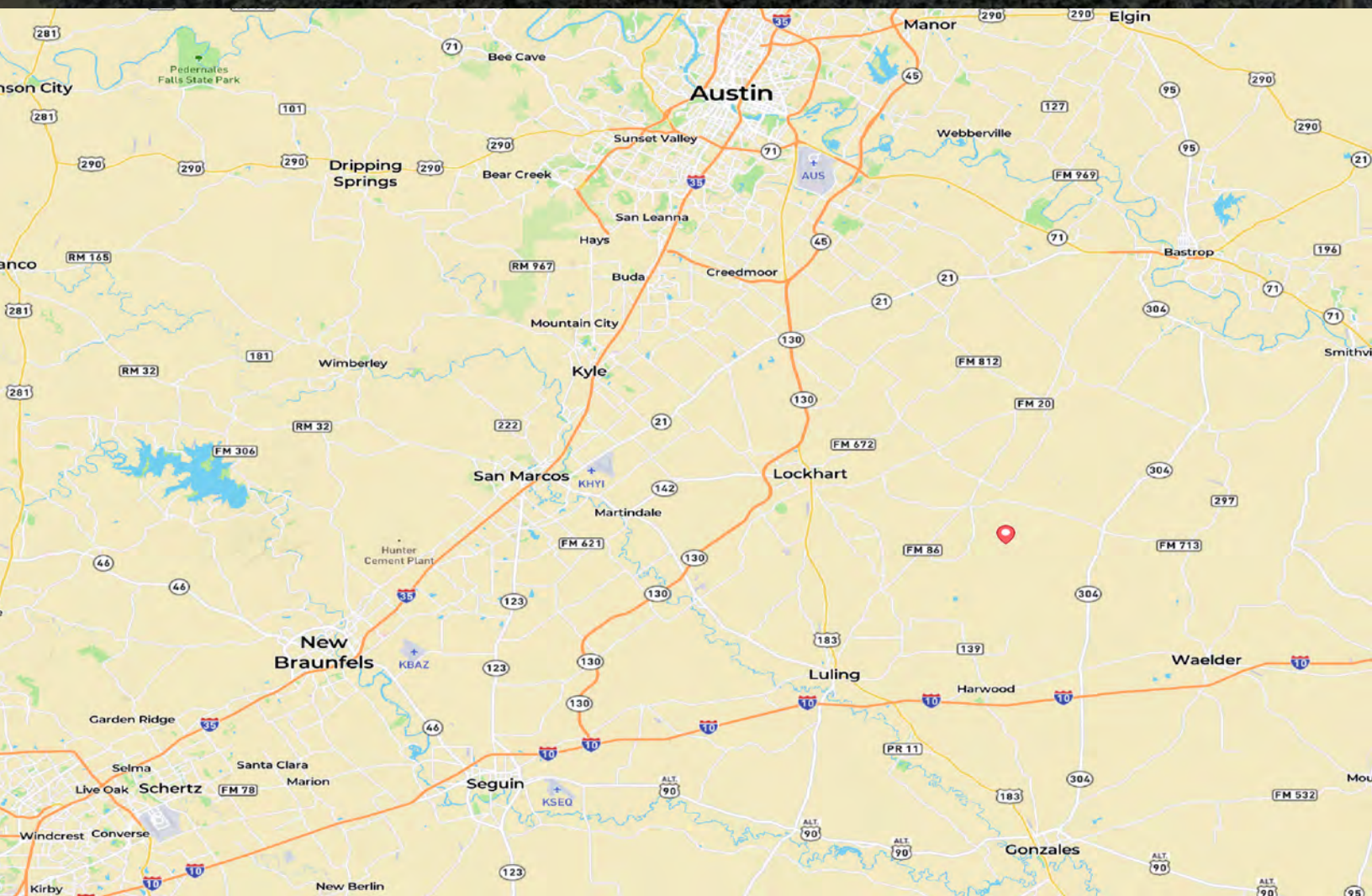
15 miles to Lockhart, 18 miles to Luling, 28 miles to Bastrop, 48 miles to Austin, 75 miles to San Antonio, 148 miles to Houston, and 40 miles to Austin Bergstrom International Airport.

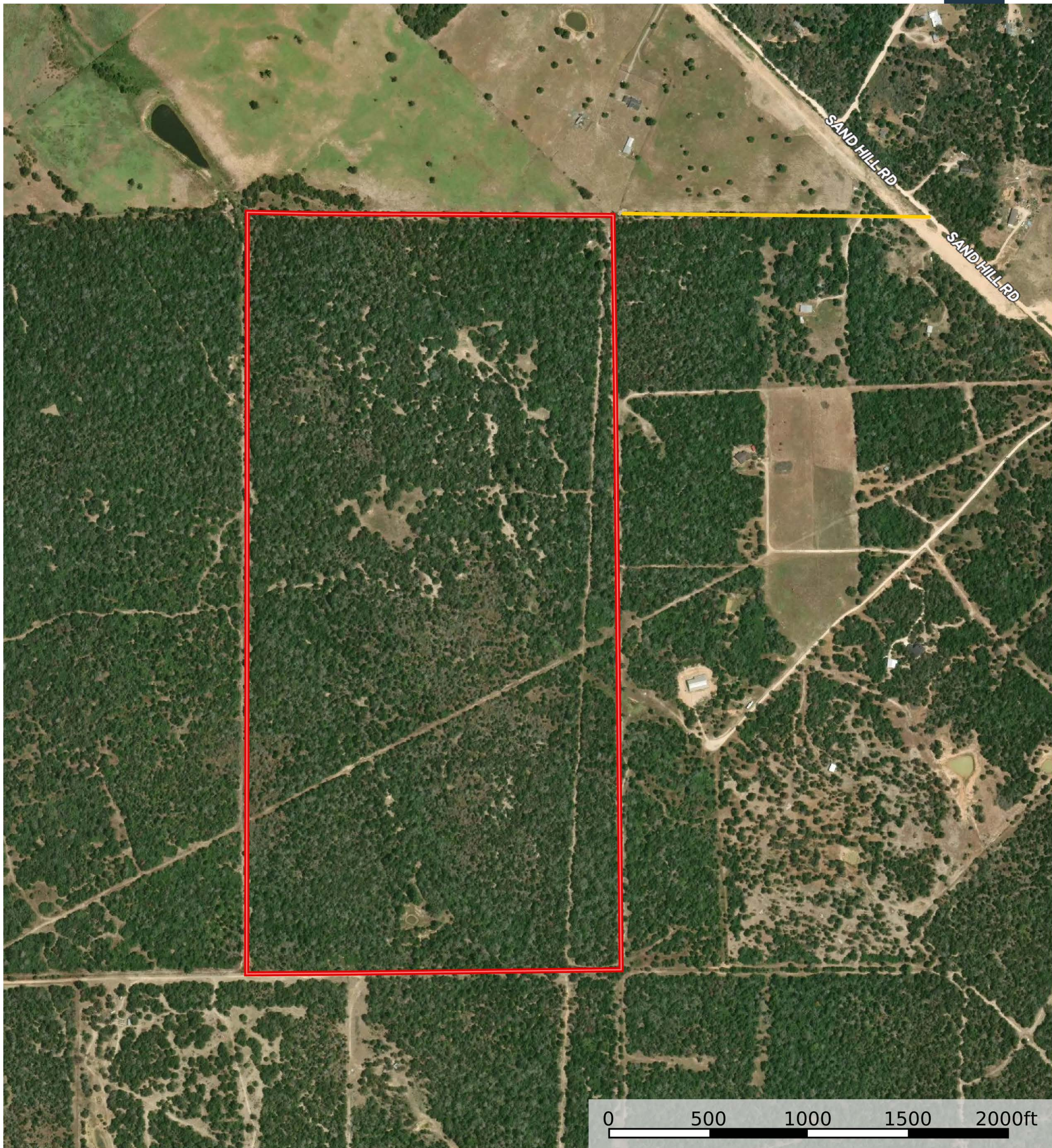
DIRECTIONS

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.

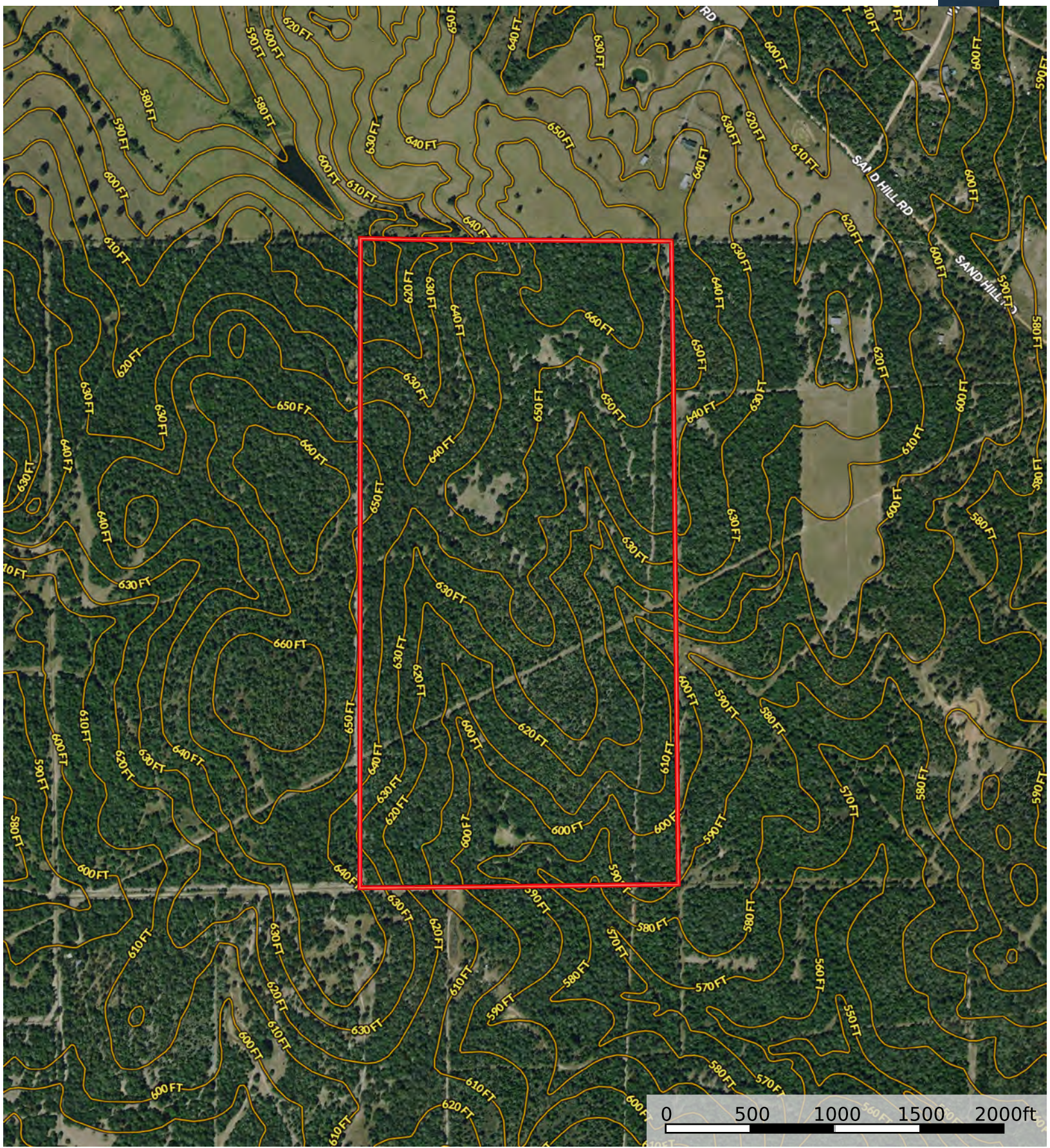
From Lockhart head south on HWY 183 to FM 20, turn left and go 4.2 miles, then right on FM 713 E, go 7.2 miles, then right on Sand Hill Rd, go 2.6 miles to Altamira Ln, entrance on the right.







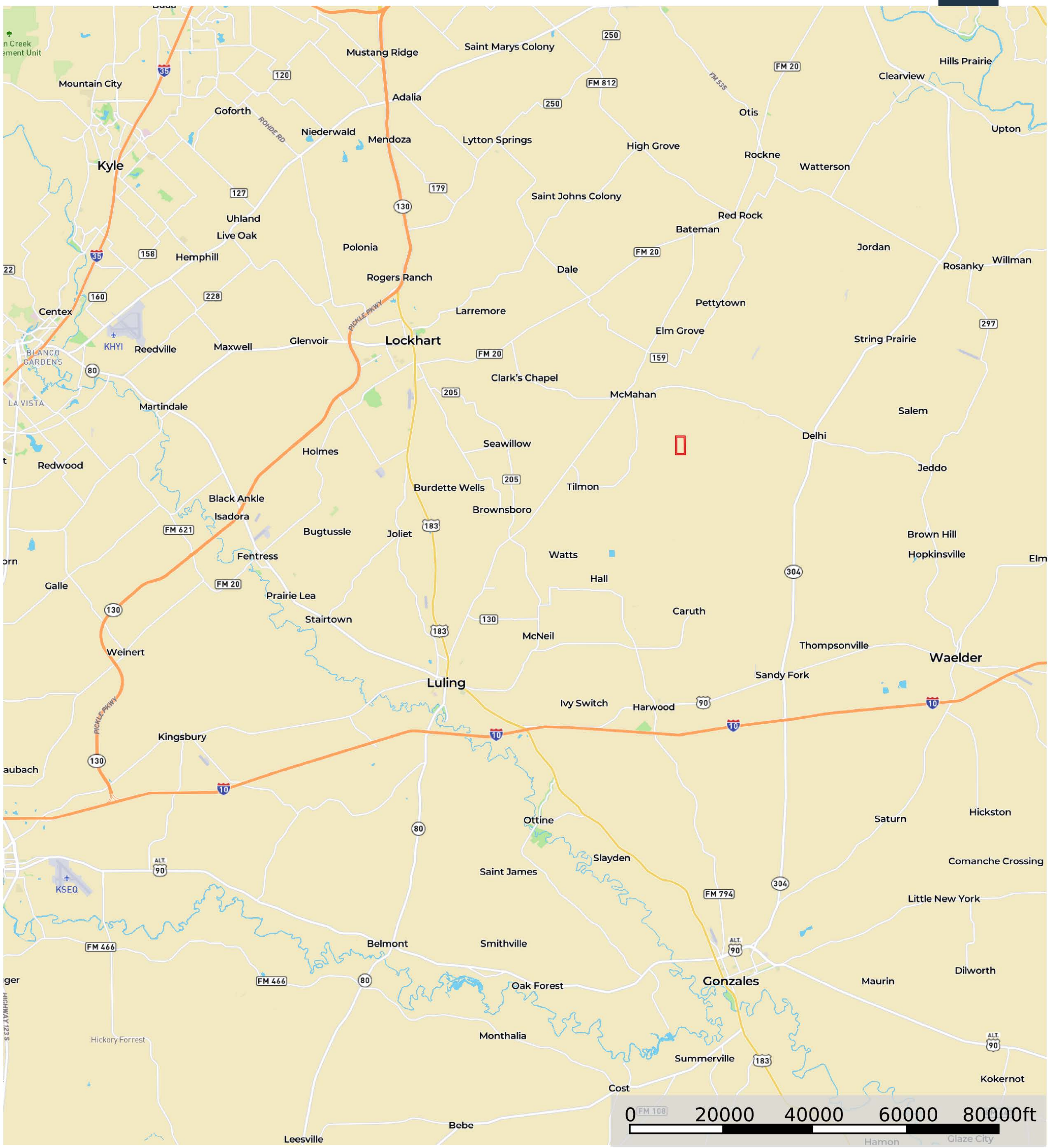
→ Direction □ Boundary



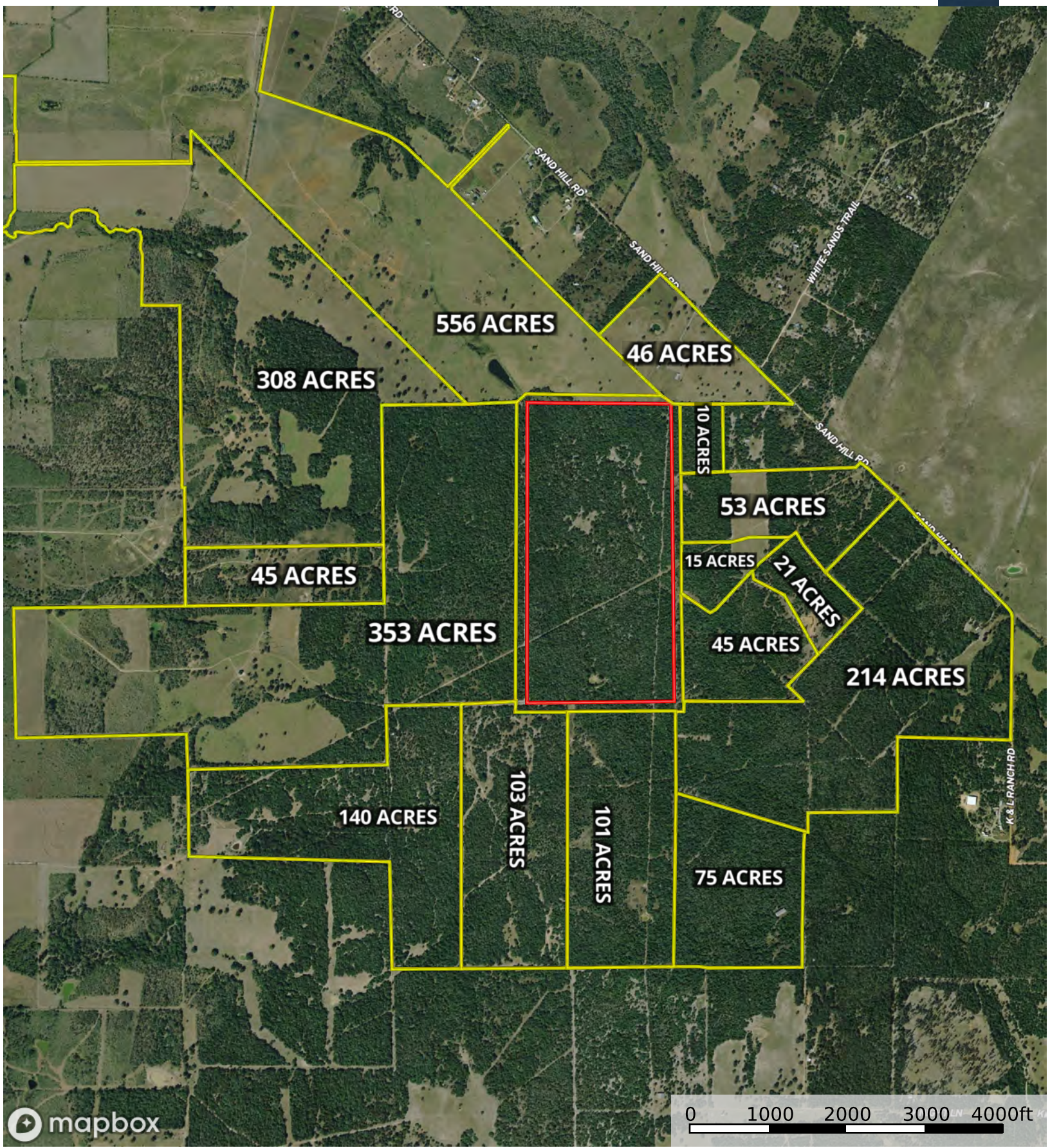
Boundary

TBD Altamira Ln, Dale, TX 78616

Caldwell County, Texas, 160 AC +/-



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



Boundary 1 Boundary