



Triple R Ranch

2524 Sandy Fork Rd Harwood, TX
392 Acres | \$ 4,399,950



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John Melnar

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Property Description

This property is located 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. The land is about 75% woodland and 25% native pasture. This closed canopy woodland has hundreds of Post Oaks, Pines, and Blackjack Oaks and provides excellent cover for hoof stock. There is over 100' elevation change across the property ranging from 480' to 582'. This rolling topography provides multiple high points with scenic long-range views that would serve as great building sites for a lodge. Multiple creek drainages traverse the tract with 4 ponds strategically located to provide water access across the property. Two of the ponds are approximately 0.75 of an acre and can be maintained by well water.

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Improvements

The headquarters include a 2,400sq. ft. 3 Bed, 2 Bath mobile home, scenic back porch, a 600sq.ft. bunkhouse, 30'x 60' four-bay equipment shed, engineered tree house, stand alone walk-in cooler for game. Two additional waters wells are located near the two larger ponds with separate electric hookups to supplement the ponds. There is an additional water tap available from Aqua WSC as well. Paved frontage along Sandy Fork Rd and Big Ranch Rd.

The entire perimeter is high fenced with a predator guard in good to fair condition. There is also internal high fencing that could divide the property into 3 separate pastures over 100 acres each. Additionally, there is a 9-acre section that could be used for soft release, trapping, or converted into deer management pens.

There are numerous protein feeders, 2 corn feeders, 2 fish feeders, 25hp tractor with shredder and implements, and a Kawasaki Mule. The home and bunkroom will come fully furnished except for a few personal items. All of this can be conveyed with an acceptable offer.

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Wildlife

In addition to the native wildlife such as Whitetail Deer, Rio Grande Turkey, Mourning Dove, and songbirds, several species of exotics call it home including Scimitar Horned Oryx, Red Deer, Axis Deer, Blackbuck, and Red Sheep. While the Red Deer and Oryx are in abundance, the other species have less than 10 animals per species.

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MIDSTORY

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
Live Oak
Loblolly Pine
Hackberry
Eastern Red Cedar

GRASSES

Little Bluestem,
Wooly Croton,
One-seed Croton,
Cowpen Daisy,
KR Bluestem, and
Paspalums

WATER

Water to the home
supplied by Aqua
WSC, 2 Wells supply
the ponds, 1 inactive
well located by the
home.

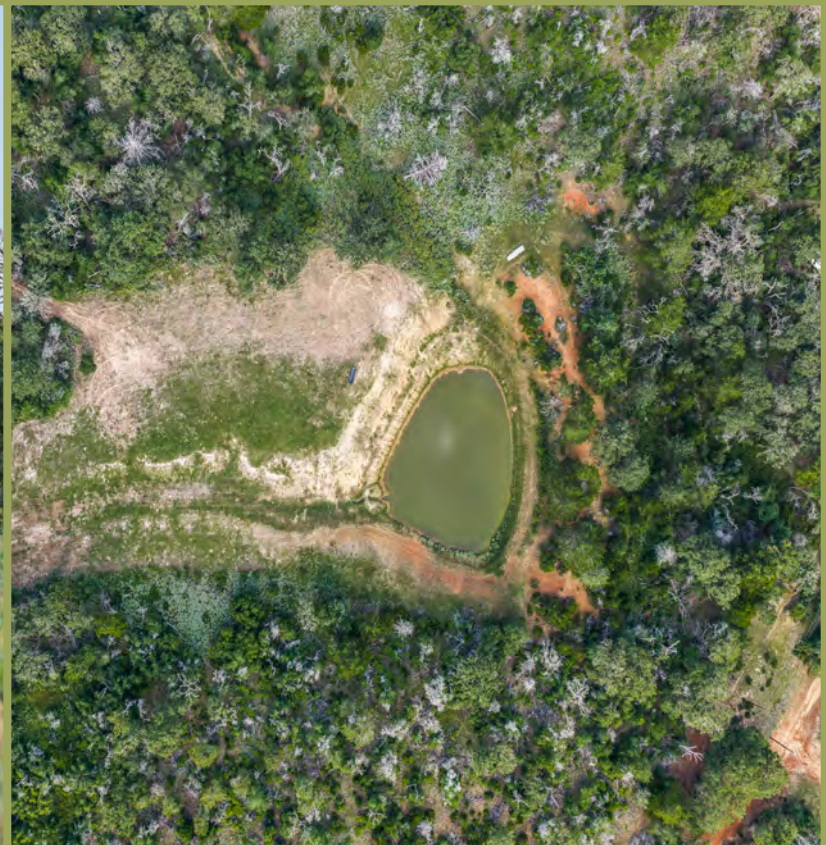
UTILITIES

Electricity supplied by
Bluebonnet Electric.
Septic on property

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SCAN HERE TO VIEW MORE OF
TRIPLE R RANCH

Location

Caldwell County

25 miles to Lockhart, 32 miles to Bastrop, 54 miles to Austin, 80 miles to San Antonio, 135 miles to Houston, and 50 miles to Austin Bergstrom International Airport.

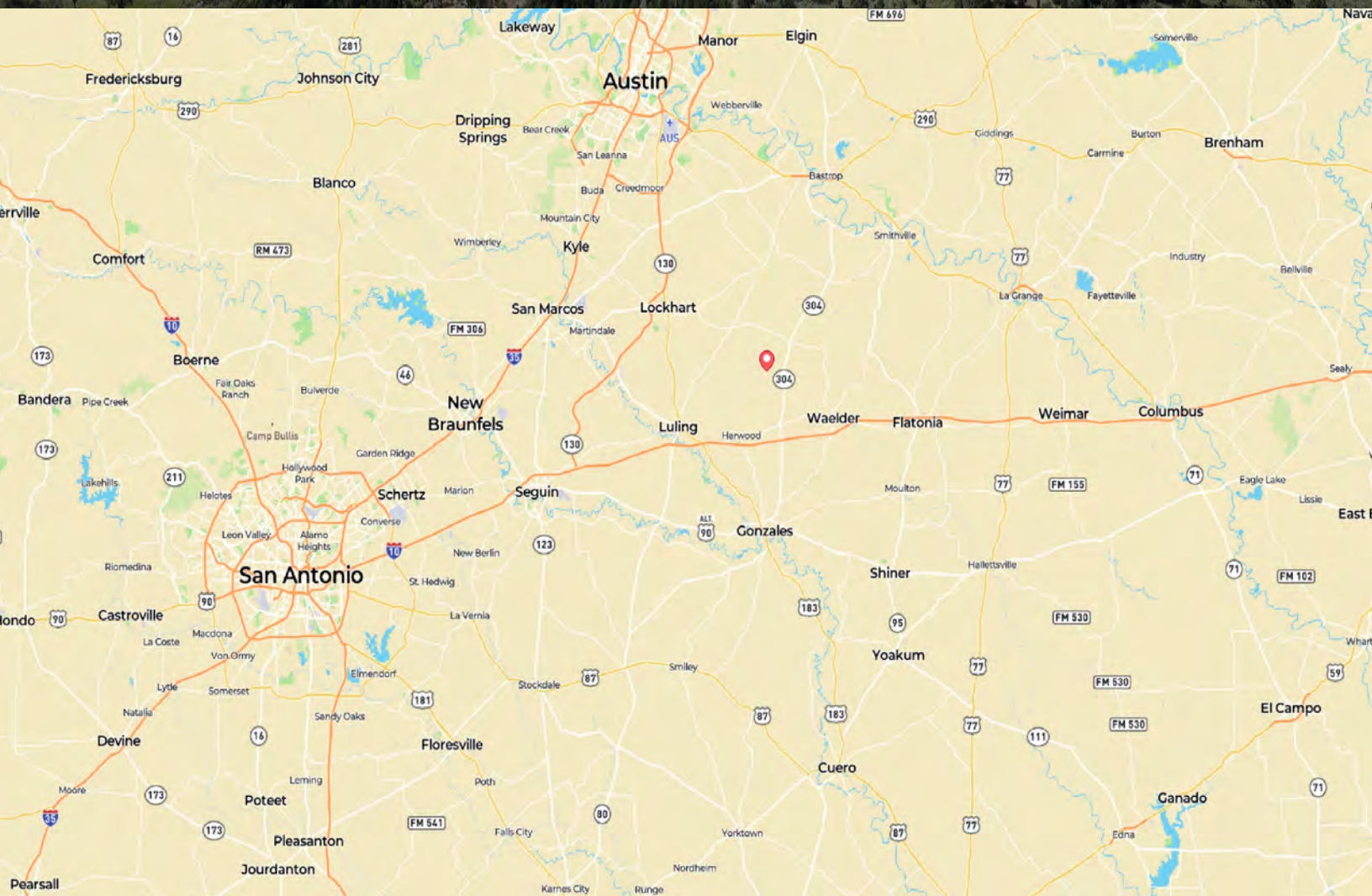
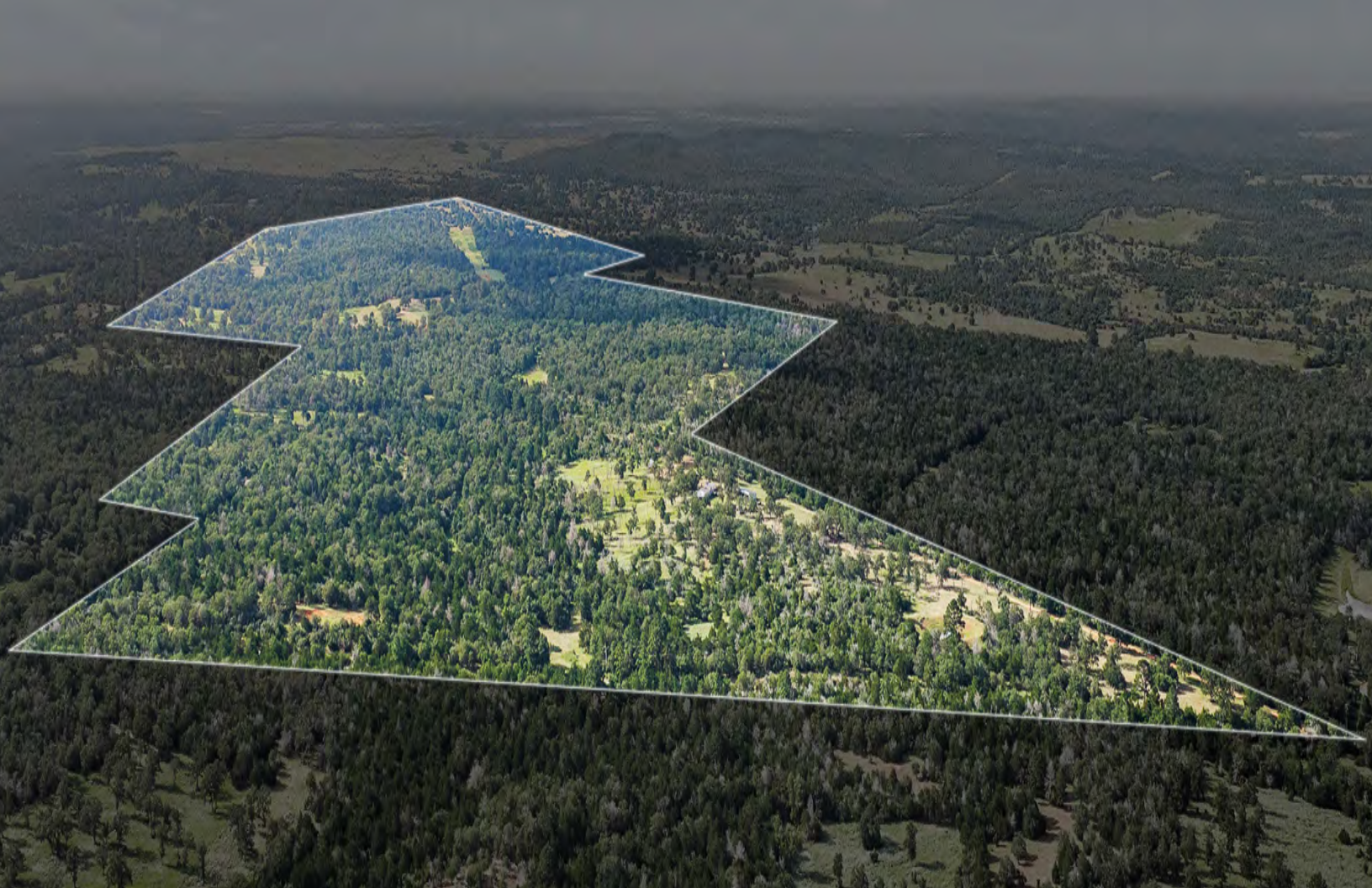
Directions

Take Hwy 304 to Sandy Fork Rd, head west, go 2.5 miles, gate will be on the left.

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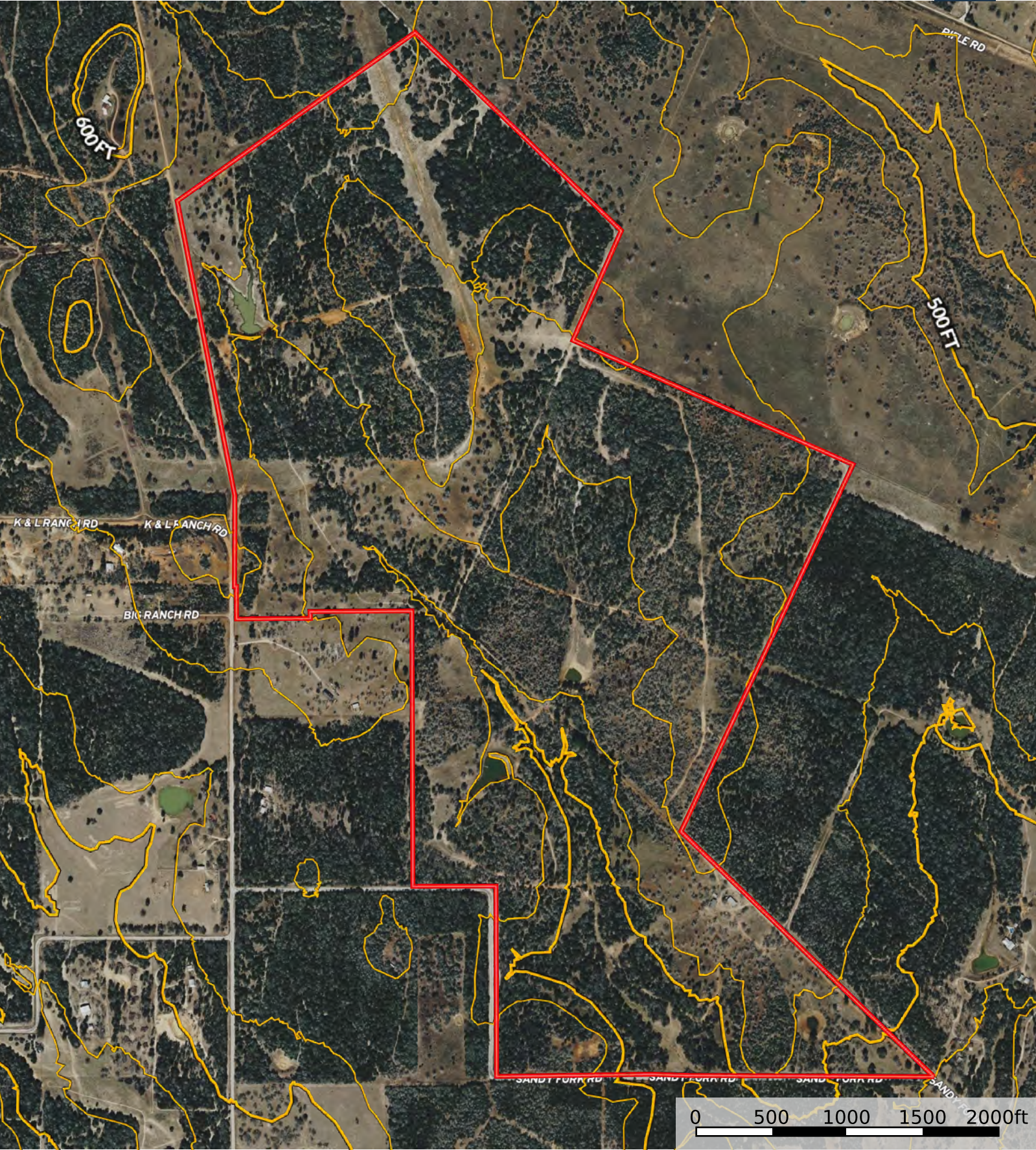


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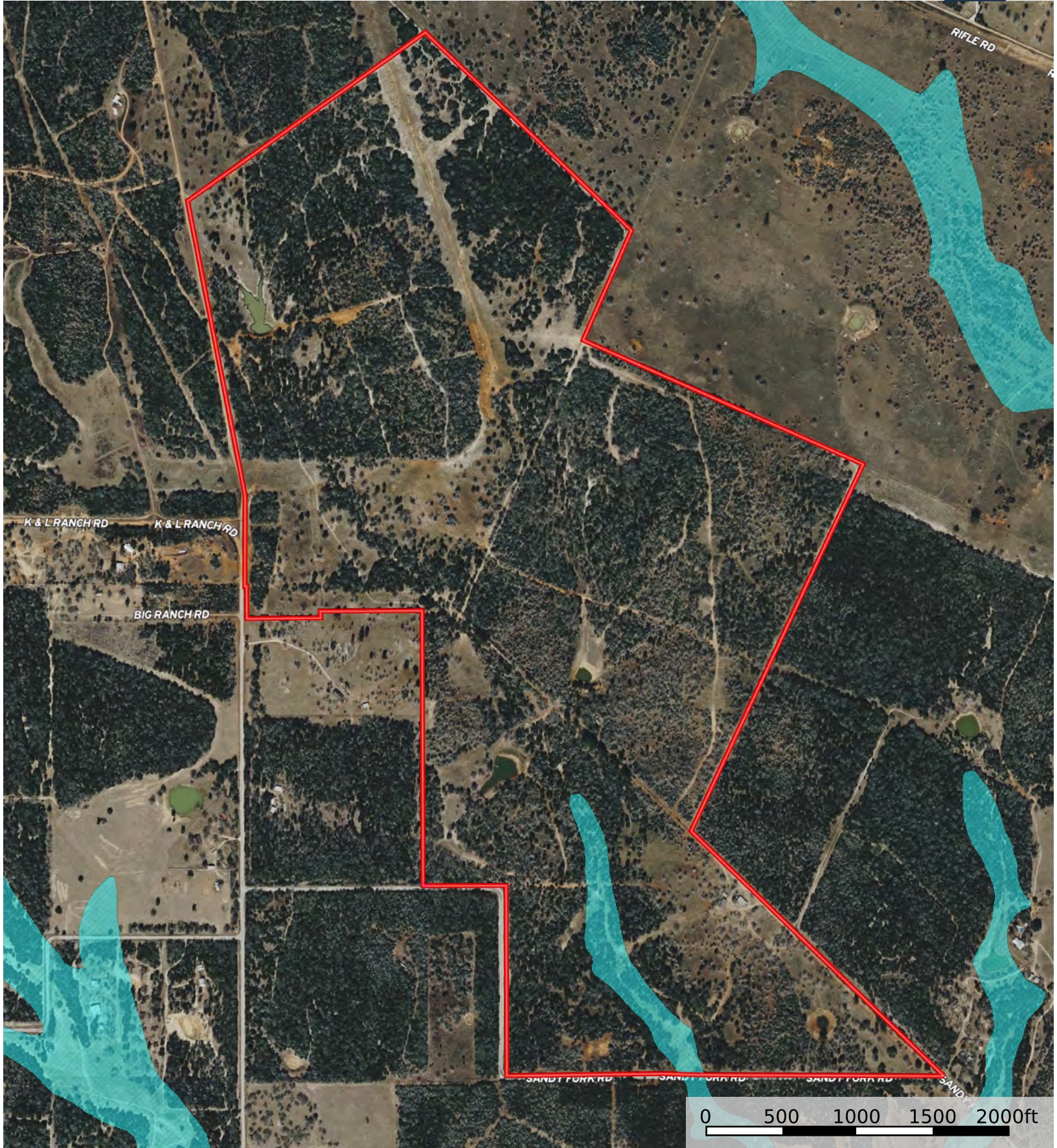




 Boundary

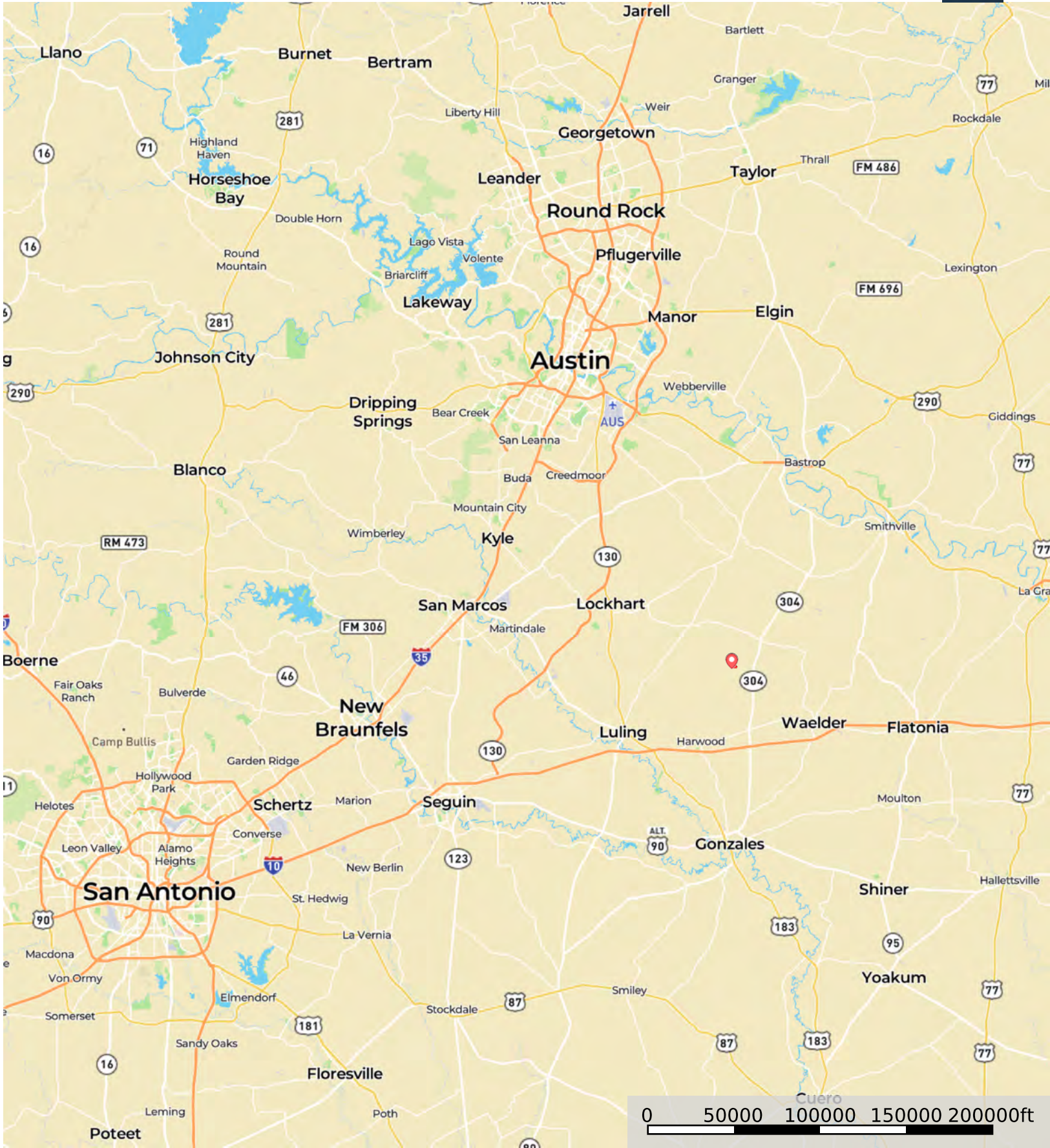


 Boundary



2524 Sandy Fork Road, Harwood, Texas 78632

Texas, 392 AC +/-



Marker Boundary