



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

CALDWELL COUNTY HUNTING RANCH

(Excellent Recreational Ranch, Deer, Hogs, 2 Tanks, Electricity, Privacy)

143 ACRES

BASTROP AND CALDWELL COUNTIES, TEXAS

Ground Snapshots



LOCATION: Located in Bastrop and Caldwell Counties approximately 15 miles east of Lockhart which is the Caldwell county seat, or 70 miles northeast of San Antonio, or 25 miles southeast of Austin, or 120 miles west of Houston, or 175 miles southwest of Dallas. All distances are measured straight-line "as the crow flies".

BACKGROUND INFORMATION: This 143 acre ranch was once part of a larger family ranching operation.

REASON FOR SALE: The owner has made the decision to sell this property for estate planning purposes.

METHOD OF SALE: The Seller will convey the property by a General Warranty Deed, provide a standard Owner's Policy of Title Insurance and furnish a current/recertified survey. The property is offered for sale for all cash.

DESCRIPTION: This excellent hunting/recreational ranch is a happy combination of hilltop views, meadows and is heavily wooded with hardwoods, oaks and mesquite. Accessed via a private easement off a paved county road, this ranch has seclusion and privacy. Whitetail deer, hogs, turkey inhabit the ranch as does the usual suspects of predators and birds. Views stretch out in excess of ten miles and offer excellent building sites for those wishing to build a cabin, lodge or permanent residence. Two tanks, low fencing, large neighbors and diverse topography make this ranch a one of a kind property. It is a blank canvas awaiting the lucky buyer.

MINERALS: To include all water, timber and air rights. There are no minerals that convey and this is a surface estate sale only.

POSSESSION: Possession of the Property subject to no hunting or grazing leases will be delivered to the buyer on the date of closing and funding.

IMPROVEMENTS: The property is fenced, has electricity and two tanks.

LOCAL AREA INFORMATION:

Caldwell County: <http://www.co.caldwell.tx.us/ips/cms>

City of Lockhart: <http://www.lockhart-tx.org/web98/>

Lockhart Chamber of Commerce: <http://www.lockhartchamber.com/>

Bastrop County Appraisal District: <http://www.bastropcad.org/Appraisal/PublicAccess/>

Caldwell County Appraisal District: <http://caldwellcad.org/>

Austin International Airport: <http://www.austintexas.gov/airport>

PRICE: \$464,750.00 *(\$3,250.00 per acre).

*Price to be adjusted based on the actual number of surveyed acres that will be conveyed by a General Warranty Deed and covered by an Owner's Policy of Title Insurance multiplied by the price per acre agreed upon by OWNER and Buyer.

TERMS: (Two Options):

- All cash at closing.
- Any other terms acceptable to Owner.

AIRPORT INFORMATION: The Austin International Airport is located just 45 minutes north of this property.

SHOWING COORDINATION: This ranch is available for inspection seven days a week by prior appointment only. **CALL: Frank J. Carter (956) 740-4849** at any time for showing coordination, service and support. Or you may contact him via E-Mail at: frankcarter220@yahoo.com

NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided without any guarantee, warranty or representation, express or implied.

Buyers of real estate are notified that properties may be subject to Oak Wilt, Drought, Flood, Hurricanes, Tornadoes, Infestation, Allergens, Economic Influences, Diseases and other acts of God, Nature or Man.

Buyer's Brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Frank J. Carter, Broker.

[For more information on this property see our Invitation to Buyers.](#)

MAPS:

CALDWELL COUNTY ROAD MAP



[GOOGLE MAP](#)



TEXAS ROAD MAP



