



HIDE-AWAY RANCH

315+ Acres
Bastrop & Caldwell Counties

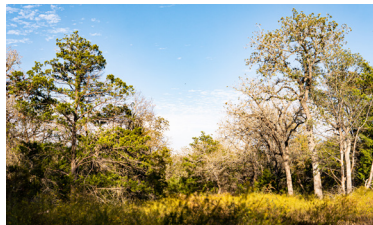
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DESCRIPTION

The 315+ Acre Hide-Away Ranch is a rare find with varied terrain and an ideal mix of hardwood cover. The ranch is an easy escape from the city as it is conveniently situated within 45-minutes of downtown Austin! The property is located on the Bastrop/Caldwell County line about 10 miles North of Lockhart, the BBQ capital of Texas. Hide-Away is also an easy drive from San Antonio (1 hour 15 minutes) and Houston (2 hours 20 minutes), making it a quick escape, and doubles as a great commuter ranch for those who want to enjoy living on acreage. Hide-Away Ranch is one of the largest tracts available in the area today and without question one of the best bargains with excellent proximity. It is a sanctuary for whitetail deer, hogs, turkey, dove, and ducks. The majority of the property is covered in towering Hardwoods including Oaks of various kinds as well as Elms and many more, providing extensive cover for wildlife. Austin Bergstrom International Airport is exceptionally close, just a 30-minute drive.



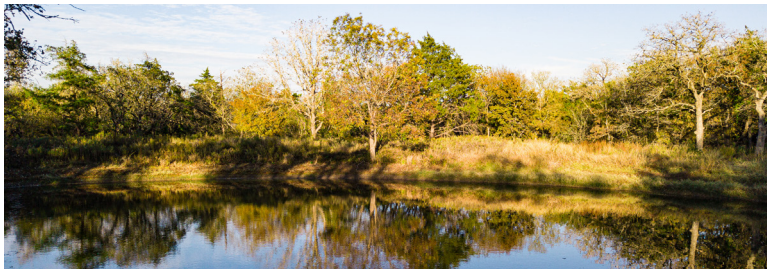
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IMPROVEMENTS

A small wooden cabin sits just above a large tank located on the southern section of the ranch. It is surrounded by towering hardwoods and a gorgeous view of the water just off the front porch. There are two other houses on the northern section of the ranch, neither of which are currently in good condition. One of them sits just on the north side of a seasonal water impoundment. Electricity is located at all 3 residential locations throughout the ranch. On the northern side of the property there is an adequate set of metal cattle pens and a few smaller sheds for storage.

WATER

There are three water impoundments located on the ranch with two of them holding water year-round even in dry conditions. The largest is a picturesque tank that is located on the southern section of the ranch at the foot of the small cabin. The second largest tank is located in the North-Eastern section of the property, east of the cattle pens. It is secluded, providing a great water source for wildlife. The third is a wet weather tank located close to the Northern-most house. Lytton Creek winds through the ranch for over 3,800 feet as well as other small tributary creeks. Aqua Water Supply provides water to the northern side of the ranch, Polonia Water Supply provides water to the small cabin and southern side of the ranch.



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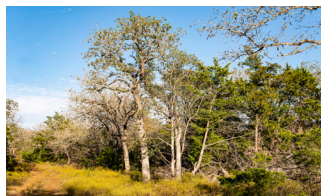
HABITAT & TERRAIN

Rolling terrain with an elevation height of 560 feet and a low of 460 feet. The majority of the ranch is loaded with hardwood trees of various types, and the thicket areas are divided by Senderos, providing long range views and are active areas for wildlife crossings. Along Lytton Creek and other natural drainage areas you will find massive elms, mature oaks, and a few large pecan trees.



WILDLIFE

The ranch has a healthy population of whitetail deer, hogs, turkey, dove, and ducks.



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315+ ACRES

BASTROP AND CALDWELL COUNTIES

The ranch has two access points: one entrance is on Hidden Oaks Road, and the second access is an easement that comes off of Carter Road.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf
All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MINERALS

Minerals are negotiable.

TAXES

Ag Exempt.

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Jordan Shipley
325.998.4548

jordan@dullnigranches.com

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