



# Red Sand Ranch

1735 Red Sand Trail, Dale, TX 78616

55.18 Acres

\$799,950



## HOUSES & BARNES

A turnkey recreational property ready for entertaining family and friends, located at the end of private road with deeded easements that requires a 4WD vehicle due to a couple very sandy spots in the road. This 55-acre retreat 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 80% oak woodland and 20% native pasture. This woodland has hundreds of post oaks and blackjack oaks and provides great cover for whitetail deer and hogs. From the gate, the elevation rises over 40 feet to the hilltop location of the improvements. There is a small pond that appears to hold water even in the driest of times.

The Log Cabin is approximately 1,720 sq. ft. and has a full bed and bath downstairs with full kitchen and separate dining area. Going up the spiral metal staircase to the second level to the loft you overlook the large living area downstairs with a large stone fireplace. In addition to the 2 bedrooms and half bath on the second floor, there is a screened porch designed to catch the morning and evening breezes.

The Guest Cottage is just far enough away from the cabin to give privacy for both you and your guests. It has an eclectic décor and a large bathroom with soaking tub and free-standing sink. Large picture windows and French doors make this a quaint abode. This structure is heated and cooled by window units.

The Bunk House is located out of sight from the other main structures making it a great place for the kids and grand-kids to stay. This open concept space can sleep 10 people with four bunkbeds and two days beds. It has a full bath with shower, kitchenette, pool table, covered porch, and central HVAC.

All furnishings in the living spaces will convey other than small personal items. There is also an enclosed shop behind the bunk house along with several storage buildings, and a stable. There is a split rail wooden fence running around the log cabin with two paddocks connecting to the stable. Water is supplied by Aqua Water with the meter located in the NE corner of the property. There is a booster pump at the cabin to ensure all the living quarters have adequate water pressure. There is a large propane tank that serves the log cabin. The property is perimeter fenced with 5-strand barbwire except the frontage which has a split rail wood fence. No mineral rights available.

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## TREES

Post Oak  
Blackjack Oak  
Loblolly Pine  
Eastern Red Cedar  
Water Oak

## GRASSES

Little Bluestem  
Various natives

## SHRUBS

Yaupon  
American Beautyberry  
Frostweed  
Dewberry

## WATER

Pond

## WILDLIFE

Whitetail deer  
Hogs  
Dove  
Turkey

## UTILITIES

Electricity  
Aqua Water meter  
Septic

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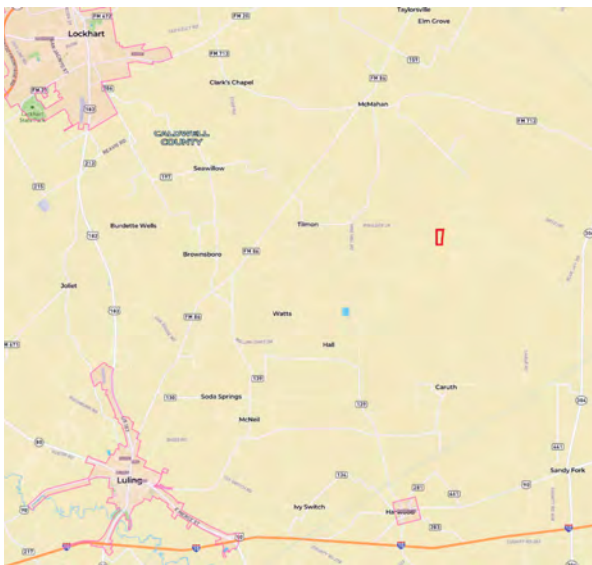
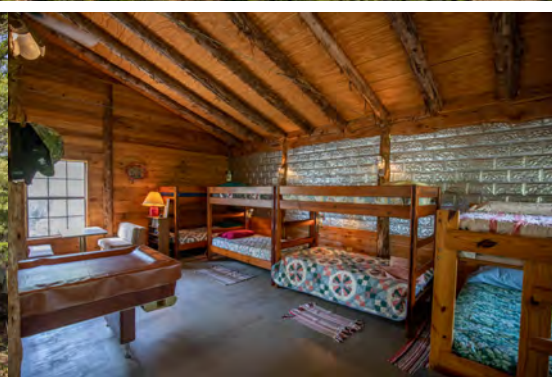
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## LOCATION

Caldwell County, Lockhart ISD

20 miles to Lockhart and Luling, 32 miles to Bastrop, 54 miles to Austin, 75 miles to San Antonio, 140 miles to Houston, and 48 miles to Austin Bergstrom International Airport.

## DIRECTIONS

From Lockhart head south on HWY 183 to FM 20, turn left and go 4.2 miles, then right on FM 713 E, go 6.4 miles, then right on FM 3158 and go 4 miles, then left on Vine Hill Rd for .2 miles, then left on Boulder Ln for 1.5 miles then after 90 degree right turn, (private road) Red Sand Trail begins, follow to end of road, gate will be on the left. Sign on gate.

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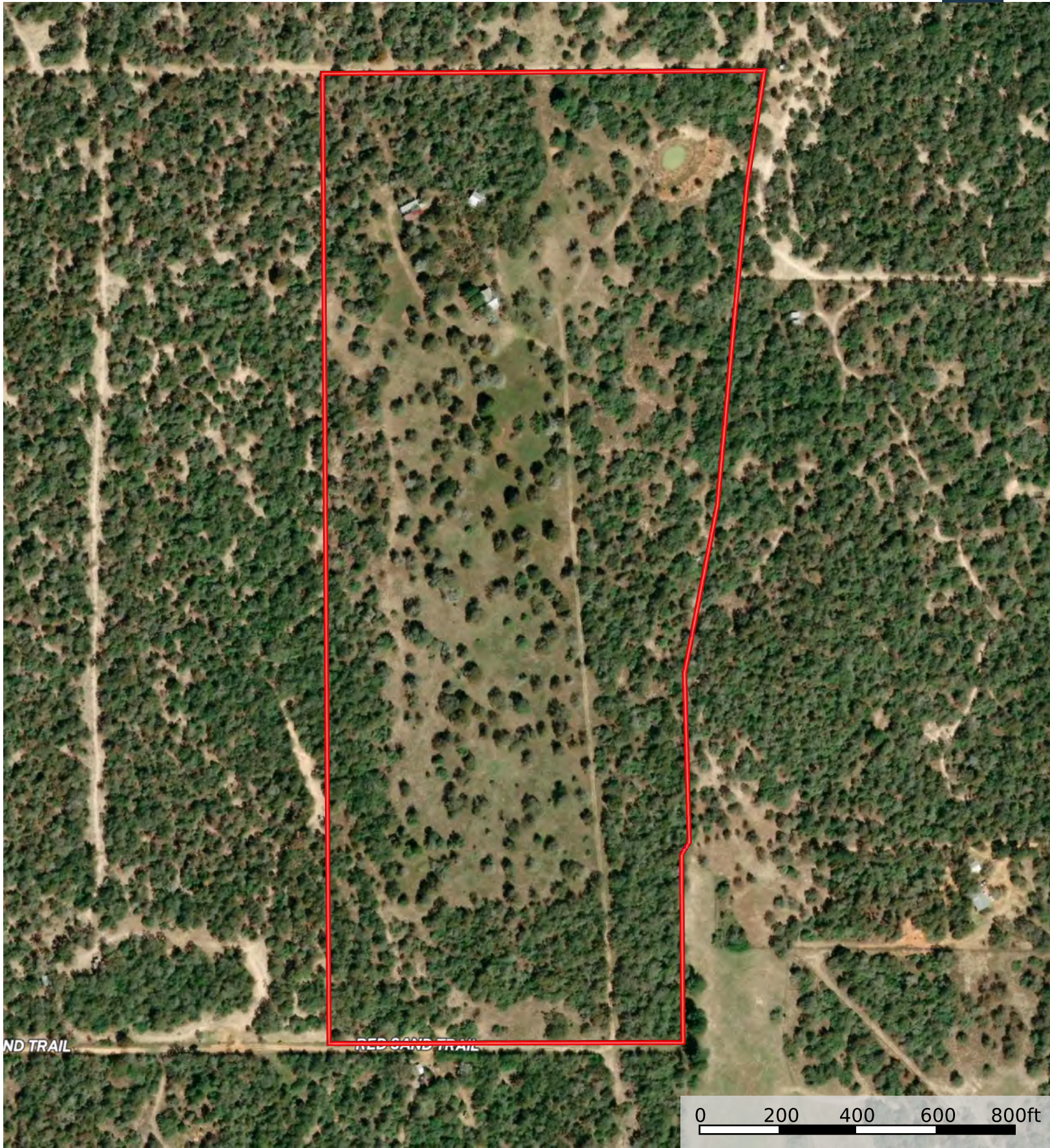
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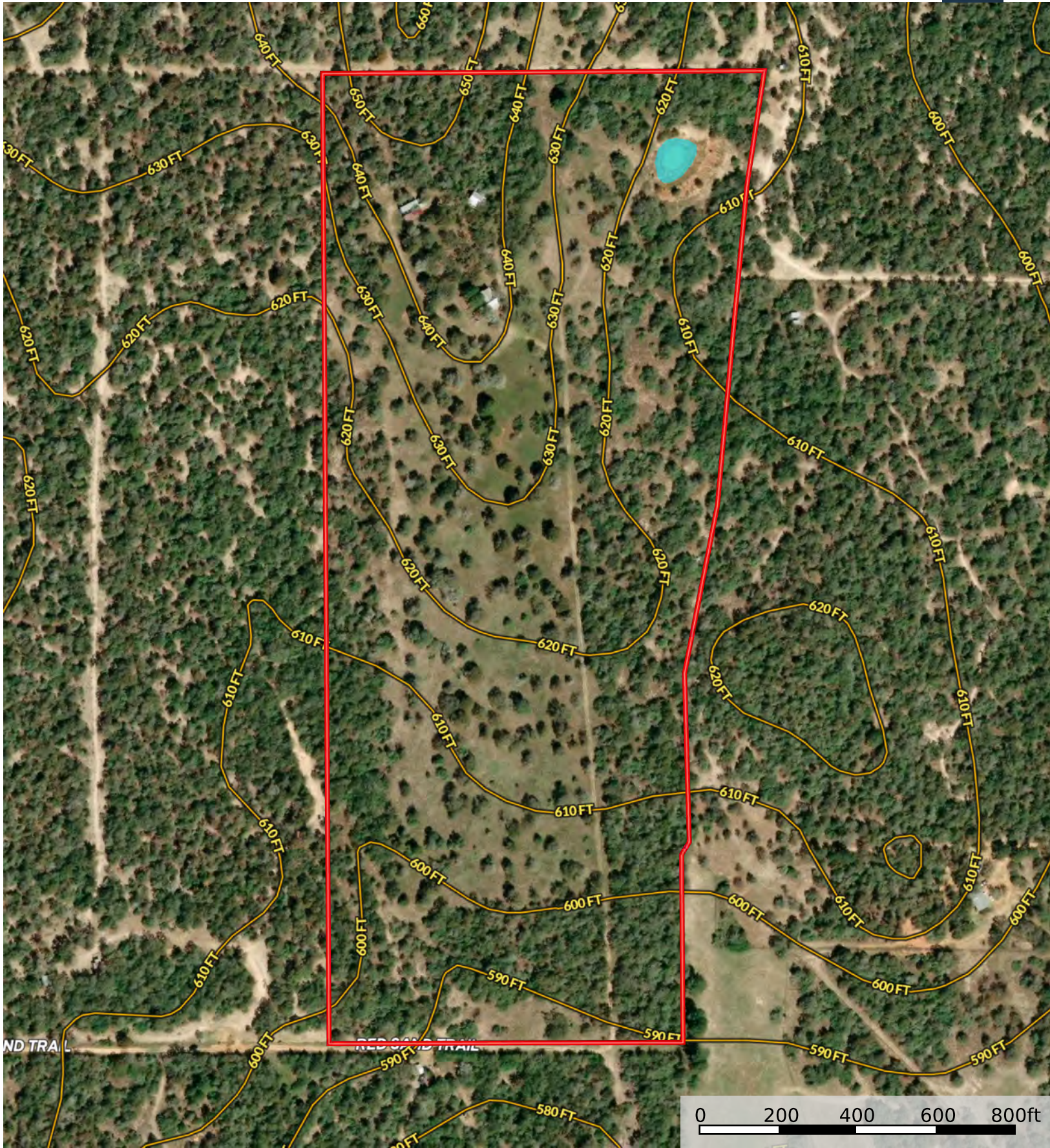
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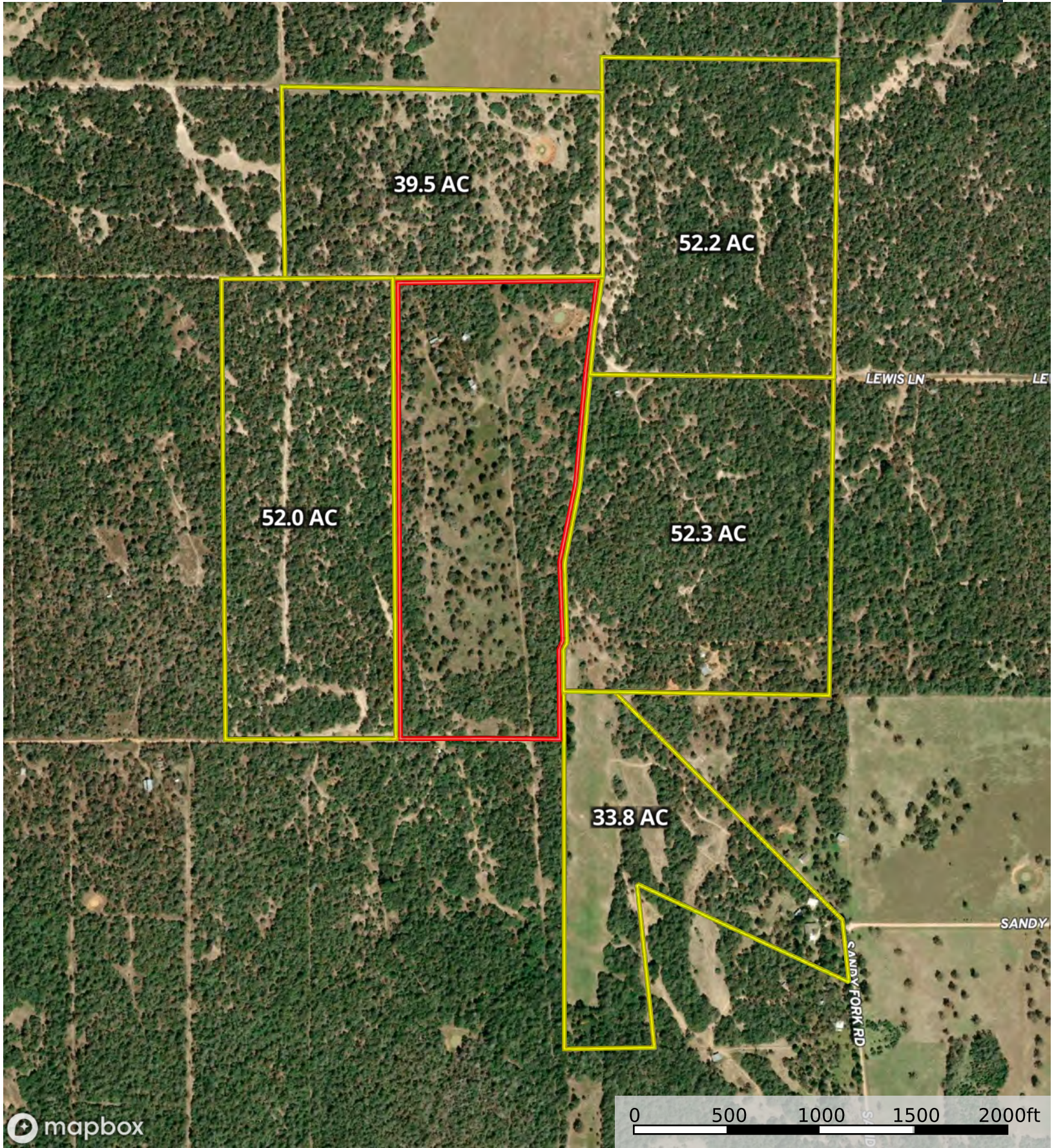
 Boundary





Boundary     Stream, Intermittent     River/Creek     Water Body





 Boundary  Neighbor



**Grand  
LAND  
COMPANY**

This map displays Caldwell County, Texas, with various towns and geographical features. A red-outlined area is located in the eastern part of the county, near the town of Watts. The map includes major roads such as US-183, US-90, and FM-130, as well as smaller roads like FM-672, FM-20, and FM-86. Other towns shown include Lockhart, Luling, and Harwood. A scale bar at the bottom indicates distances up to 8 miles.



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