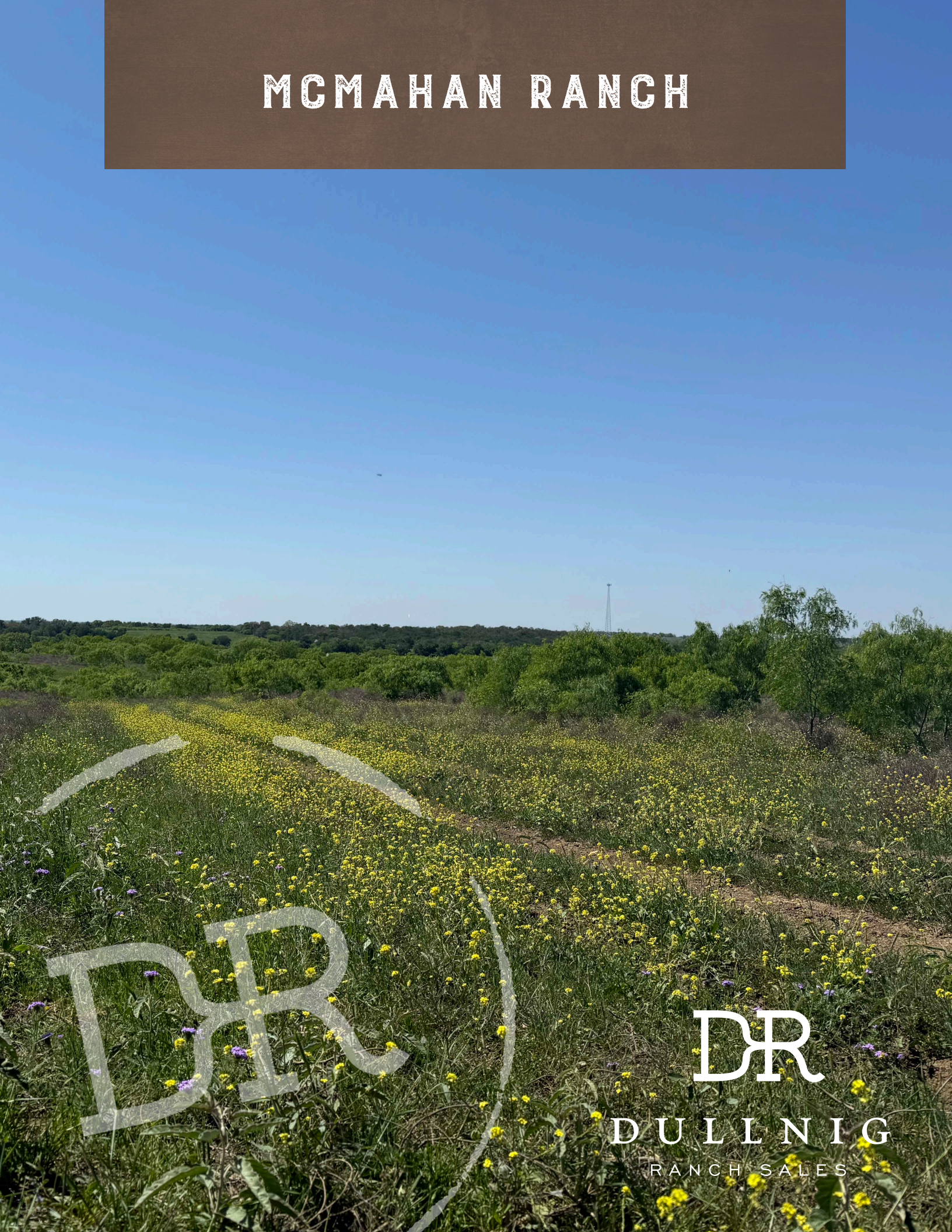


MCMAHAN RANCH



DR

DULLNIG
RANCH SALES

DESCRIPTION

Discover your slice of Texas paradise in McMahan Ranch, an exceptional 558-acre farm property nestled in the heart of Caldwell County. This expansive tract offers a harmonious blend of fertile farmland and gently rolling hills, creating an ideal setting for both agricultural pursuits and rural living. The highlight of this property is its exceptional location: just 45± miles from Austin, 15± miles north of Luling, and 15± miles from Lockhart, the BBQ capital of Texas. Boasting rich soils, ample grazing land, and stunning panoramic views, this property presents a unique opportunity for farmers, ranchers, developers, and outdoor enthusiasts alike.

Additionally, this ranch holds 1,500 ± ft of FM 3158 road frontage and 2,341± ft of Sand Hill Road frontage.



558± Acres
Caldwell County

IMPROVEMENTS

McMahan Ranch has complete perimeter fencing and is cross fenced into 7 different pastures, each containing its own water source. The property is void of any other significant structural improvements and gives the new owner a blank canvas to do as they please. Additionally, there is electricity on site.



558± Acres
Caldwell County

VEGETATION/TOPOGRAPHY

You must see this property in person to truly appreciate the vast rolling hills and views this ranch provides. With over 100± feet of elevation change, there are many opportunities for beautiful home sites with mile-long views. Scattered mature Post oak and Live oak trees are sprinkled throughout the property giving enough cover for wildlife, but not too much to take away from grazing opportunities.



558± Acres
Caldwell County



WATER

This property contains 7 surface ponds, one for each pasture. There is a water line running through the property, as well.

WILDLIFE

Many species of wildlife call this property home including but not limited to: Whitetail deer, turkey, wild pigs, dove, varmint, and many species of songbirds. This ranch has been utilized as a cattle ranch and carefully managed to prevent overgrazing in any pasture.



558± Acres
Caldwell County

MINERALS

See broker for details.

TAXES

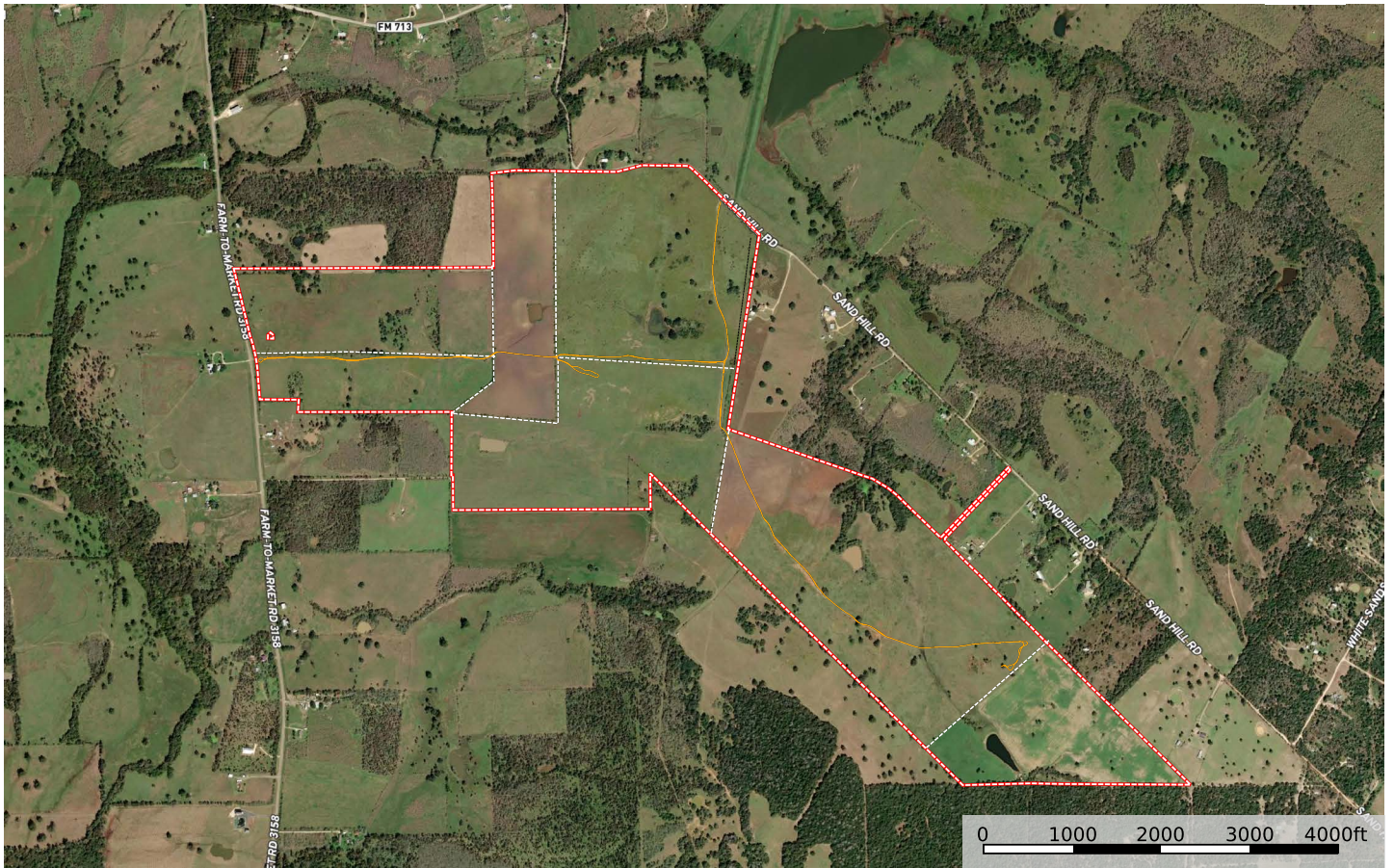
\$767 (2025) Exempt.



558± Acres
Caldwell County

MAP

[Click here to view map](#)



558± Acres
Caldwell County



**558± ACRES CALDWELL COUNTY
FM 3158
DALE, TX 78616**

The ranch is located 37± miles E of New Braunfels 48± miles SE of Austin, 59± miles NE of San Antonio, 141± miles W of Houston.

Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.state.tx.us/pdf/contracts/OP-K.pdf

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

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