



Sandy Ranch Retreat

1550 Sandy Ranch Rd, Harwood, TX 78632

40.99 Acres

\$749,950



BARNDOMINIUM

WORKSHOP & STORAGE

LARGE POND

A turnkey recreational property with nice living quarters, great views, mature trees, and a pond located an hour from Austin and San Antonio, and 2 hours from Houston. This 41-acre property has a 1 bed, 1 bath barndominium inside a 1,600 sq. ft. metal building, an enclosed shop and pole barn, rolling topography, and long-range views. Nestled in the back of the woods but still easily accessed, this property is a quiet retreat ready for the next family to enjoy.

This property is located in the Sand Hills of Caldwell County that is known for deep sandy soils, great topography with big views, and lots of post oaks and pines. The property is 70% pasture with some nice mature trees scattered throughout, and 30% mixed woodland. In the southwest portion of the property is a nearly two-acre pond when completely full. The woodland area provides great cover for whitetail deer and hogs. Trees observed on the property include Post Oak, Blackjack Oak, Live Oak, Loblolly Pine Eastern Red Cedar, and Water Oak. The midstory is comprised of Yaupon, American Beautyberry, Frostweed, Wolly Croton, and Dewberry. Grasses include Little Bluestem, Kleingrass, Virginia Wildrye, Canada Wildrye, and Coastal Bermuda.

The main structure is a 1,600 sq. ft. metal building with an additional 800 sq. ft. covered parking area. Inside the building is approximately 1,100 sq. ft. of finished living space. This includes a full bedroom, bathroom, kitchen, living area, walk-in pantry, and upstairs loft for additional sleeping quarters. There are two mini-split A/C units, and two window units service the living space. All furnishings in the living space will convey other than small personal items. There is also an enclosed shop on a slab with an adjacent pole barn with additional parking for tractors and UTVs. Water and electricity run to the shop which is also cooled by a window unit. Water is supplied by a well which is connected to a water conditioner. Aqua Water also has a line running along Sandy Ranch Road but currently there is no meter for the property. Bluebonnet Electric is the electric provider. The entrance has an electric gate opener for convenience. The property is perimeter fenced with 5-strand barbwire in fair to good condition. Agricultural tax valuation via a Wildlife Management Plan. Surface sale only, no mineral rights.

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John Melnar

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TREES

- Live Oak
- Post Oak
- Blackjack Oak
- Loblolly Pine
- Eastern Red Cedar
- Water Oak

WATER

- Pond
- Water Well

GRASSES

- Little Bluestem
- Kleingrass
- Virginia Wildrye
- Canada Wildrye
- Coastal Bermuda

WILDLIFE

- Whitetail deer
- Hogs
- Dove
- Turkey

SHRUBS

- Yaupon
- American Beautyberry
- Frostweed
- Wolly Croton
- Dewberry

UTILITIES

- Bluebonnet Electric
- Water well
- Aqua Water line at road
- Septic



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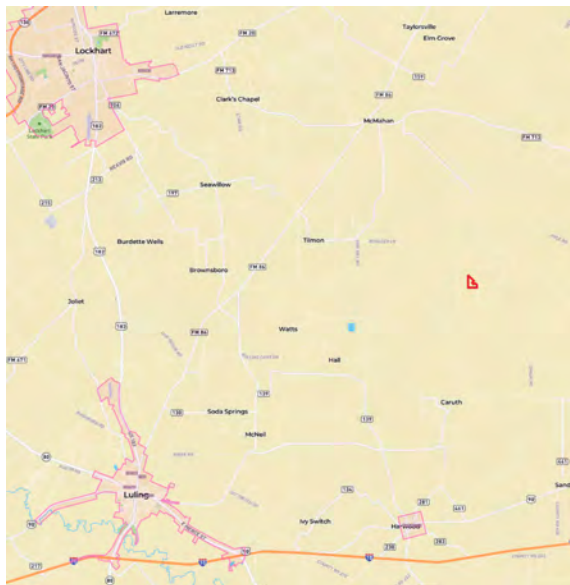


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LOCATION

Caldwell County, Lockhart ISD

18 miles to Waelder, 20 miles to Lockhart, 22 miles to Buc-ee's, 25 miles to Luling, 35 miles to Bastrop, 60 miles to Austin, 80 miles to San Antonio, 120 miles to Houston, and 52 miles to Austin Bergstrom International Airport.

DIRECTIONS

From San Antonio or Houston take I-10 to Hwy 304, head north on 304 for 7.1 miles and turn left on Sandy Fork Rd.

Continue 3.6 miles to a T intersection, turn left, go 1.5 miles on Sandy Ranch Rd to gate on right. Look for sign.

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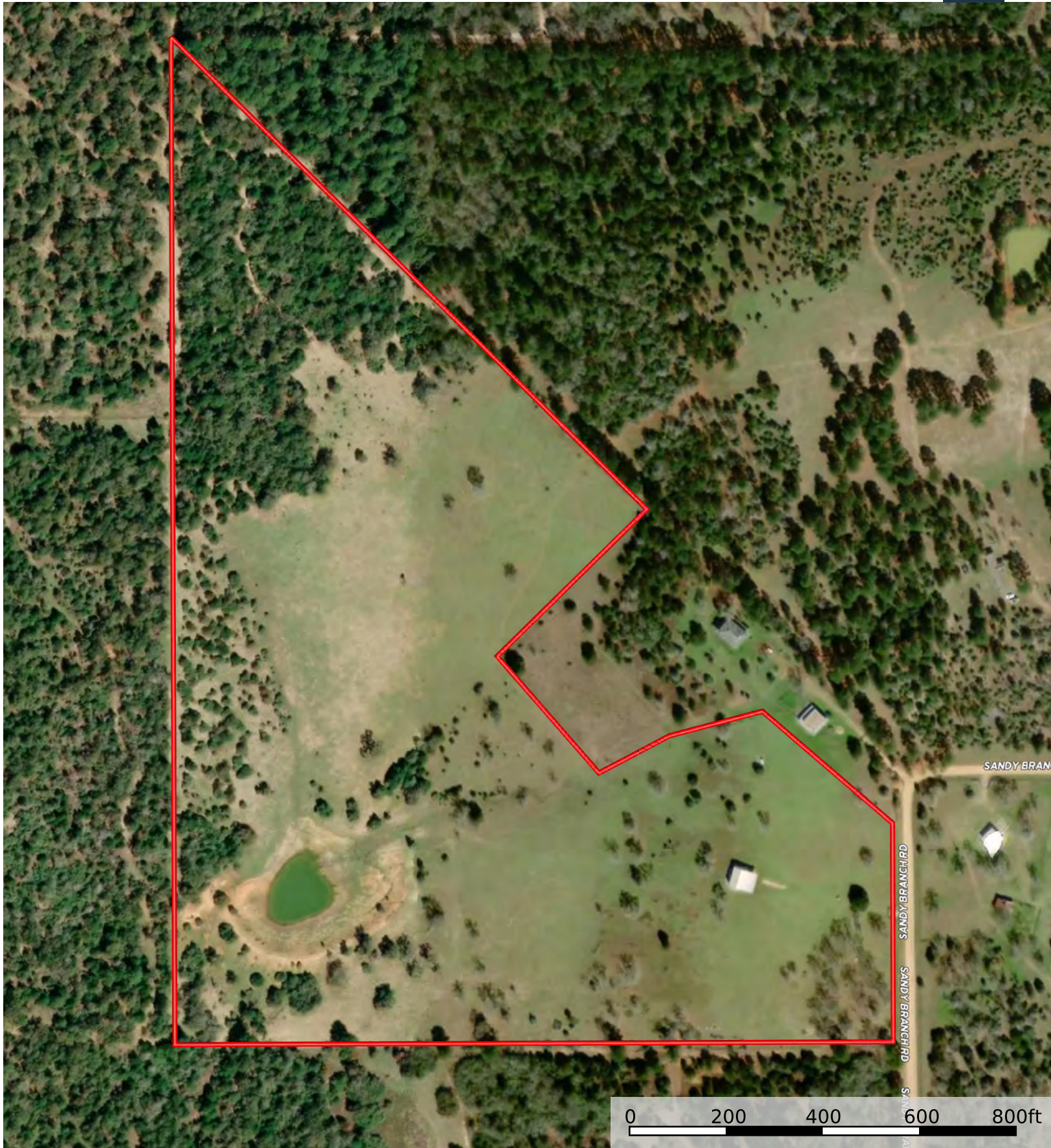


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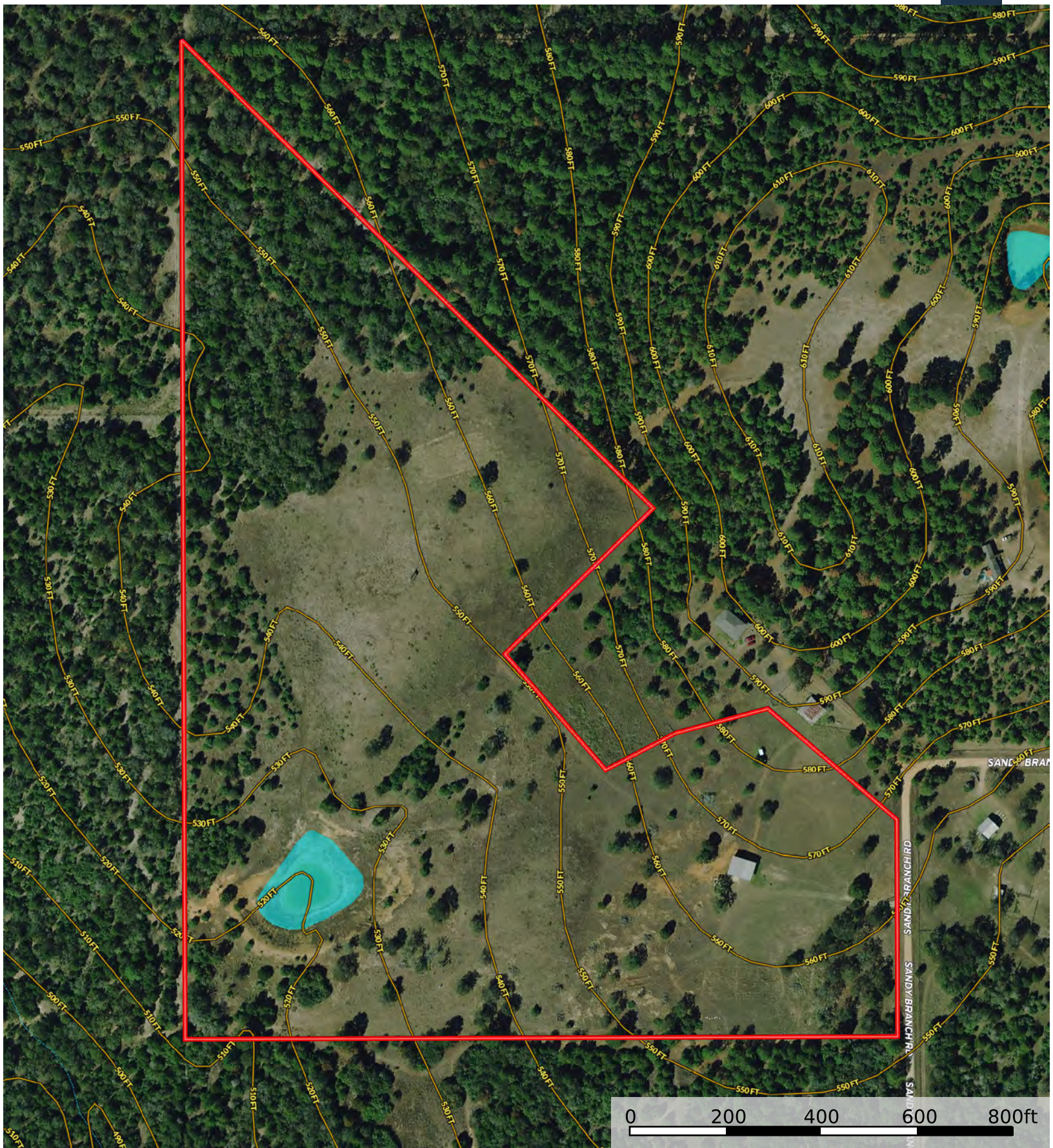
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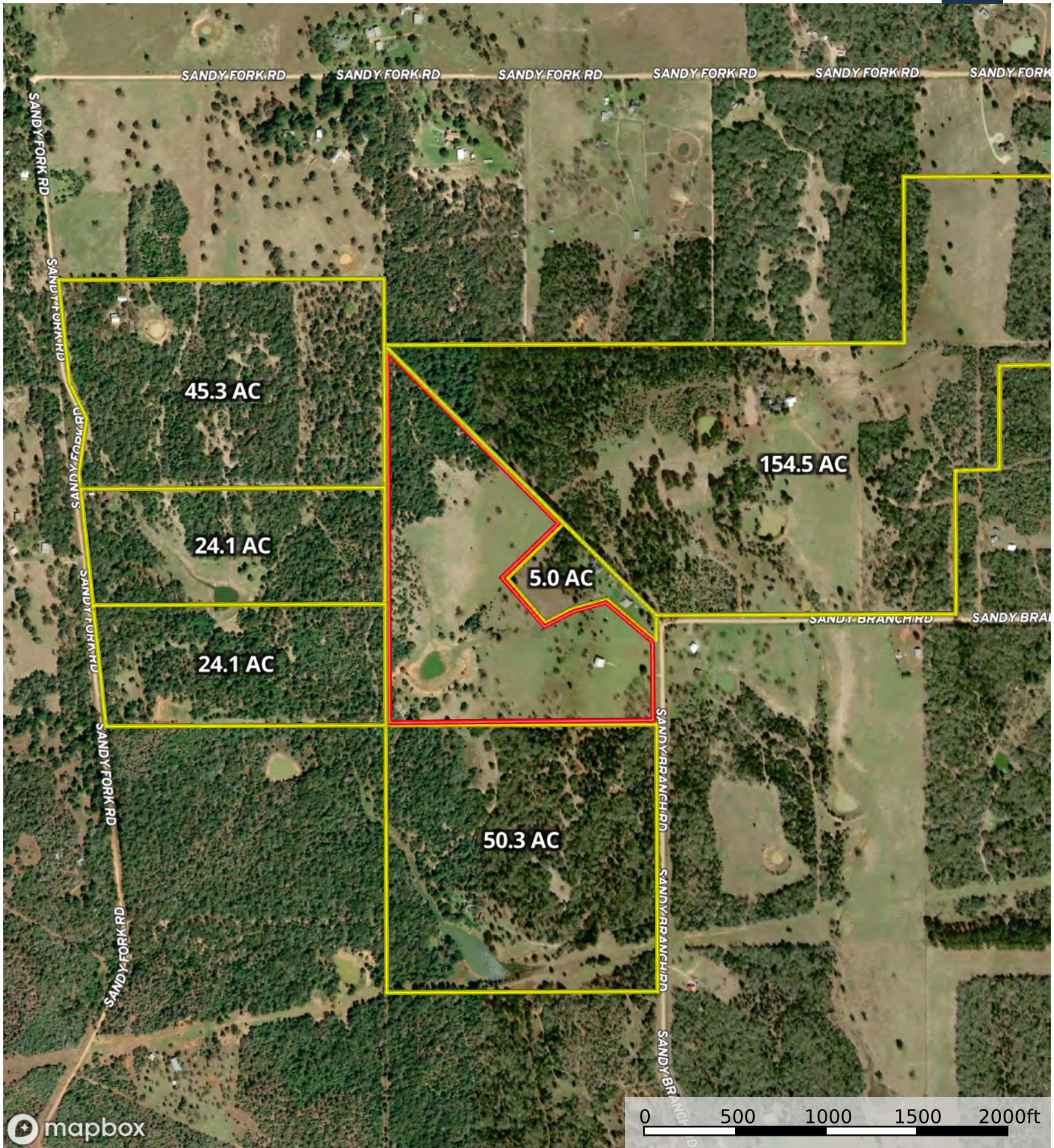
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 Boundary

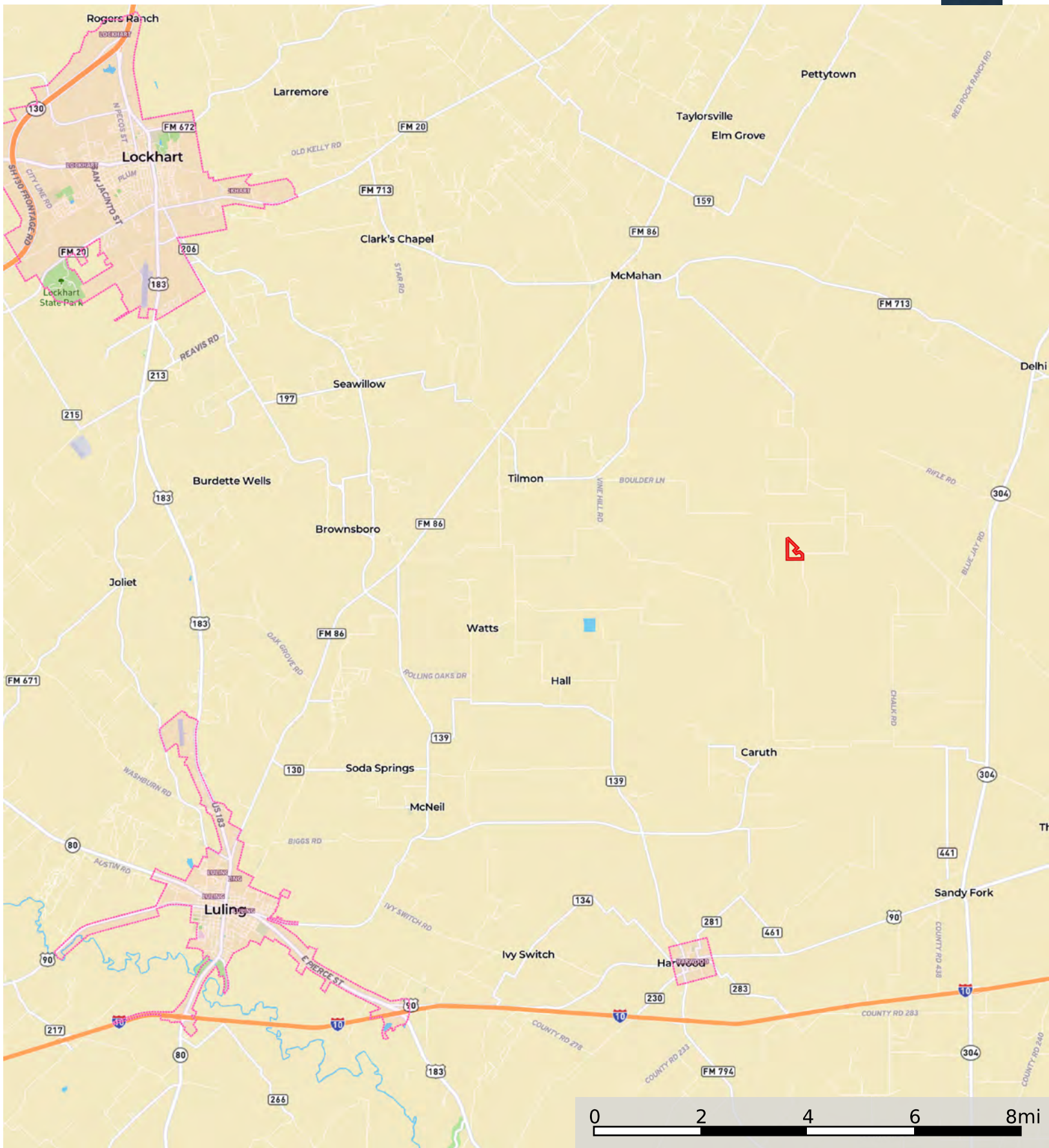





Boundary Neighbor

1550 Sandy Ranch Road, Harwood, TX 78632

Caldwell County, Texas, 40.999 AC +/-



 Boundary