

\$1,298,000 - 1192 Sand Hill Road, Dale

MLS® #2673974

\$1,298,000

5 Bedroom, 3.00 Bathroom, 1,584 sqft
Farms and Ranches on 27.37 Acres

N/A, Dale, TX

Unique and pristine! This homestead with income producing potential is turn key, updated, and convenient to Austin, HWY 183, and the Toll 130. 27+ acres of combined tracts (13.686 each) have excellent potential for subdividing or allowing for an additional homestead. The main home (3 bedrooms/1 full bathroom) with a metal roof has been remodeled to include an open breezy front porch that spans the front of the home, LowE Anderson windows (2017), an open living area, stainless appliances in the kitchen, butcher block counters, statement tile backsplash, and open upper shelving. The pantry/laundry area is oversized with fantastic shelving. Fresh interior and exterior paint, updated water heater, recessed lighting, custom cedar closets--a gem! A short walk from the main home are two cottages-both with a full bathroom, kitchen, and outdoor areas. They have their own utility meters, and tankless water heaters--great income potential!

Both are near the tank (pond) that is perfect for livestock and wildlife. RV/Boat pad and hook up included! The 40x50 barn has hardi plank siding, metal roof, plywood interior walls at stalls, water, electrical, and a 20x50 attached equipment cover. The Metal Shop was built to last measuring 40x50 w/ 5" 5000 PSI concrete, includes interior finished office space, and enclosed feed storage. Property is fenced and crossed fenced including 1200+ feet of pipe fencing with 2"x4" no climb. Fields of coastal, Tifton, and mixed grasses have



been chemical free since 2013. 7000+Sq Ft. fully fenced garden with raised wood and iron beds is a homesteader's dream! Clusters of ancient live oaks stud the property allowing shade for livestock, stargazing, or the perfect spot for a picnic. 12x24' Metal Chicken Chalet has a metal roof and outside fenced area. The garden house/Storage is 12x24 with plywood flooring and clear poly roofing panels. Pride of ownership shows from the fence lines to the base boards! Unpack and unwind in the country!

Built in 1963

Essential Information

ListingFeed	abor_vow
MLS® #	2673974
List Price	\$1,298,000
Sale Price	\$1,200,000
Sale Date	August 26th, 2022
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,584
Acres	27.37
Year Built	1963
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1192 Sand Hill Road
Subdivision	N/A
City	Dale
County	Caldwell
State	TX
Zip Code	78616

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Circular Driveway
View	Pasture, Rural
Waterfront	Pond

Interior

Interior	Laminate
Appliances	See Remarks
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior Features	RV Hookup
Lot Description	Agricultural, Cleared, Few Trees, Trees Medium Size, Rolling Slope
Windows	Double Pane Windows
Roof	Metal
Construction	Cement Siding, Metal Siding
Foundation	Slab

School Information

District	Lockhart ISD
Elementary	Navarro
Middle	Lockhart
High	Lockhart