

\$2,533,765 - Seawillow Road, Lockhart

MLS® #4307121

\$2,533,765

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 298.09 Acres

none, Lockhart, TX

There are few places left where the experience of natural beauty, convenience of location, and living history collide. Comanche Flats Ranch, situated in Southwest Caldwell, 10 minutes South of Lockhart is such a place. Each turn of this ranch is a new experience; with dramatic views, ample cover for wildlife, and exceptional stretches of Plum Creek, this ranch offers a rare opportunity to own a beautiful ranch with endless opportunities for ranching, hunting, investment as a family homestead or weekend retreat.

History: This ranch has been in the family for nearly 100 years. The storied grounds of this property have provided many years of enjoyment for the current owners, and it is time to pass the torch to a new legacy.

The namesake of this ranch is given to it by history. In the mid-1800s, the last battle between the Comanche Indians and the Anglos, consisting of Texas Rangers and Volunteers, took place on what is the present-day ranch and surrounding land.

Land & Terrain: The ranch boasts dramatic elevation changes for Caldwell County. As you drive the all-weather roads throughout the ranch, you will find ancient Live Oak and Pecan trees scattered along the 4,000+- ft of the Plum Creek -- the Biodiversity of this ranch is off the charts. In the pastures, you can find several creeks and tributaries and much surface water in times of high rainfall, including



the Pecan Branch. There is also a small tank next to the cabin (1 bed/1bath)

The ranch has had low hunting pressure; as such, there is a healthy population of Whitetail Deer. You could expect to see Turkey, Water fowl, and other fur-bearing animals.

Essential Information

ListingFeed	abor_vow
MLS® #	4307121
List Price	\$2,533,765
Sale Price	\$2,295,000
Sale Date	February 18th, 2022
Bathrooms	0.00
Acres	298.09
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	Seawillow Road
Subdivision	none
City	Lockhart
County	Caldwell
State	TX
Zip Code	78644

Amenities

Utilities	Above Ground Utilities, See Remarks, Water Connected
View	Pond, Pasture, Rural
Waterfront	Creek, See Remarks

Exterior

Lot Description	Agricultural, Open Lot, See Remarks, Wetlands, Rolling Slope
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School Information

District	Lockhart ISD
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Elementary	Other
Middle	Other
High	Lockhart

Additional Information

RE / Bank Owned Yes