

\$1,999,999 - 1616 Fm 3158, Dale

MLS® #5180568

\$1,999,999

3 Bedroom, 2.00 Bathroom, 1,636 sqft
Farms and Ranches on 145.66 Acres

N/A, Dale, TX

This expansive 145 + acre property just 55 minutes southeast of Austin, TX is one of a kind! Located on a paved county road 19 minutes from the historic Lockhart square with 535+/- ' of road frontage make this property an excellent investment, primary ranch, or recreational oasis. The site built brick home includes 3 bedrooms, 2 bathrooms, and a screened in porch. It's nestled under mature oaks and is serviced by a water well. The fenced back yard has a majestic century oak that provides ample shade. The metal open sided covered workshop/storage area includes a 24x50' concrete slab workshop with an additional 75' of covered space. Extensive improvements include 9 commercial electric meters, (38) 200 AMP breakers, (456) 20 amp breakers, as well as (256) 20 amps, 204 (30 amps) and (30) 50 amp RV plug ins. These are all housed on 38 individual panel boards. This infrastructure makes it turn key for an RV park, festivals, camping, glamping, and a variety of commercial opportunities. A well maintained gravel road takes you easily through the property and meanders through various camp groups and densely tree'd areas throughout the front half of the property. Cleared pastures with sandy loam offers excellent grazing and hunting opportunities. Teaming with wildlife--enjoy deer, turkey, hog, and dove hunting with the opportunity to produce income with a hunting lease. Fully fenced, this slice of heaven has the best topography Texas has to offer-- live oaks, post



oaks, hackberry, cedar, native grasses amidst gently rolling hills, and a pond. Enjoy low taxes with the wildlife exemption currently in place. Multiple build sites for one or several homes with stunning views. Peace, quiet, and opportunity are waiting for you in Caldwell County!

Built in 1984

Essential Information

ListingFeed	abor_vow
MLS® #	5180568
List Price	\$1,999,999
Sale Price	\$1,600,000
Sale Date	April 23rd, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,636
Acres	145.66
Year Built	1984
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1616 Fm 3158
Subdivision	N/A
City	Dale
County	Caldwell
State	TX
Zip Code	78616

Amenities

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	2

View	Rural, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	See Remarks
Appliances	See Remarks
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Gentle Sloping, Moderate Trees, Trees Large Size, Trees Medium Size
Windows	Double Pane Windows
Roof	Metal
Construction	Brick Veneer
Foundation	Slab

School Information

District	Lockhart ISD
Elementary	Navarro
Middle	Lockhart
High	Lockhart