

# \$4,900,000 - 16291 Fm 86, Dale

MLS® #5335128

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## \$4,900,000

1 Bedroom, 2.00 Bathroom, 2,535 sqft  
Farms and Ranches on 155.95 Acres

George W James Surv A-160, Dale, TX

**GREAT DEVELOPMENT OPPORTUNITY!!  
TAKING BACKUP CONTRACTS!** -Caldwell County Final Plat is ready to record for 124 Single Family Residential Lots (see attachment). - Preliminary plat was approved in December of last year. - Caldwell County Construction Permits have been secured. - All the hard work has been done and is ready for construction when you are. -Lots have been staked. -No Floodplain. -125 LUES are secured from Aqua Water Supply. -The 125 LUES are included in the price - Blue Bonnet Electric - Beautiful, one-acre lots with trees, meadows, pastures, and elevated views. - Tranquil creeks give this subdivision character. -Fully fenced - 2 Barndominiums - Large Barndominium 6,000 Square Foot - Small Bardominium 2,500 Square Foot - 45 Minutes From Austin - 18 Minutes From Lockhart - 35 Minutes From Austin Bergstrom - 35 Minutes from Tesla Gigafactory - 25 Minutes From Circuit Of Americas -Property's aerial video and flyer are available upon request. OWNER FINANCING AVAILABLE CALL FOR DETAILS!



 COOL WATER  
ACRES

Built in 2011

## Essential Information

ListingFeed	abor_vow
MLS® #	5335128
List Price	\$4,900,000

Sale Price	\$4,400,000
Sale Date	February 27th, 2023
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	2,535
Acres	155.95
Year Built	2011
Type	Farms and Ranches
Sub-Type	Other
Status	Closed

### **Community Information**

Address	16291 Fm 86
Subdivision	George W James Surv A-160
City	Dale
County	Caldwell
State	TX
Zip Code	78616

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Other, Phone Available, Water Available
Features	None
Parking	Additional Parking, Garage, Oversized, Private, Workshop in Garage
# of Garages	2
View	Hills, Panoramic, Pasture, Pond, Rural, Trees/Woods
Waterfront	None

### **Interior**

Interior	Concrete
Appliances	Cooktop, Dishwasher, Dryer, Gas Oven, Gas Water Heater, Microwave, Range, Washer
Heating	Central
Cooling	Ceiling Fan(s), Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Agricultural, Farm, Many Trees, Native Plants, Subdivided, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Roof	Metal
Construction	Metal Siding
Foundation	Slab

### **School Information**

District	Lockhart ISD
Elementary	Clear Fork
Middle	Lockhart
High	Lockhart