

# \$5,400,000 - 16291 Fm 86 Road, Dale

MLS® #5791535

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## \$5,400,000

0 Bedroom, 0.00 Bathroom, 2,535 sqft  
Farms and Ranches on 155.95 Acres

George W James Surv Abs 156, Dale, TX

**TAKING BACKUPS - GREAT DEVELOPMENT OPPORTUNITY - SHOVEL READY!!** The final plat for Caldwell County is prepared and ready for recording, encompassing 124 single-family residential lots.

The preliminary plat has received approval. Fully Approved Construction Plan Set. Caldwell County construction permits are already secured.

This development is shovel-ready and unaffected by floodplains.

We've obtained 125 LUES from Aqua Water Supply, and they are included in the purchase. Powered by Bluebonnet Electric.

These stunning one-acre lots feature an abundance of trees, meadows, pastures, and picturesque elevated views.

The subdivision is enriched with tranquil creeks, adding unique character.

The property is fully fenced.

Included in the package are two Barndominiums: one with a spacious 6,000 square feet and another with 2,500 square feet.

Conveniently located just 45 minutes from Austin and a mere 18 minutes from Lockhart.



Built in 2011

## Essential Information

ListingFeed	abor_vow
MLS® #	5791535

List Price	\$5,400,000
Sale Price	\$4,750,000
Sale Date	January 2nd, 2024
Bathrooms	0.00
Square Footage	2,535
Acres	155.95
Year Built	2011
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	16291 Fm 86 Road
Subdivision	George W James Surv Abs 156
City	Dale
County	Caldwell
State	TX
Zip Code	78616

### **Amenities**

Utilities	Electricity Available, Water Available
View	Pasture
Waterfront	Pond
Has Pool	Yes

### **Interior**

# of Stories	1
Stories	One

### **Exterior**

Lot Description	Agricultural
Foundation	Slab

### **School Information**

District	Lockhart ISD
Elementary	Navarro (Lockhart ISD)
Middle	Lockhart
High	Lockhart