

# *J Ranch*

*118 Acres*

*Luxury Barndominium  
Lockhart, TX*



**MOCK RANCHES**

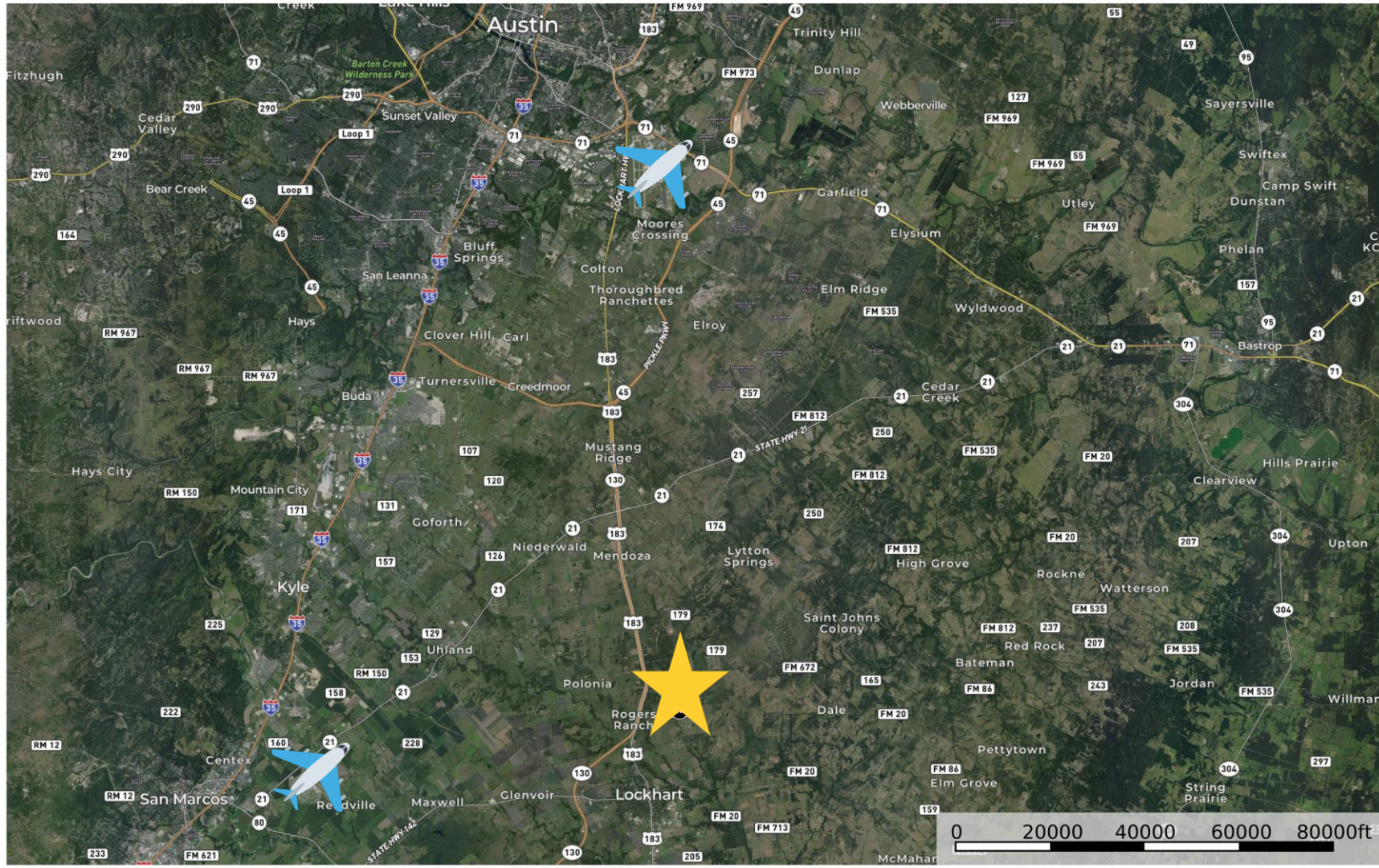
*kw*

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# Location Map

**Johnson Lockhart**  
Caldwell County, Texas, AC +/-



- Gate
- Feeder
- Horse Stall
- Barn
- Main House
- Shed / Shack
- Blind
- Boundary
- Pond / Tank
- Fence
- Tour

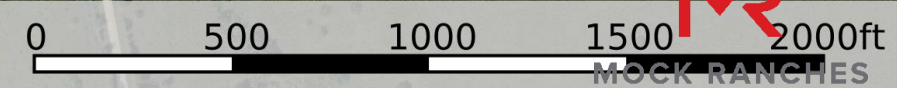
**Kasey Mock**  
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**M** The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.





# Property Map





## J Ranch

**DESCRIPTION:** Ranch buyers and real estate investors looking for a turnkey showplace near Austin and Tesla will appreciate the J Ranch in Caldwell County. J Ranch is conveniently located 22 miles south of Austin Bergstrom International Airport, just north of Lockhart, TX. Lockhart was officially named the BBQ capital of Texas by the 76<sup>th</sup> State Legislature and is one of the fastest growing, culturally rich small towns in central Texas.

Discerning buyers will appreciate the thought that has gone into designing and building this 118-acre ranch. J Ranch is highlighted by exceptional, first class improvements for entertaining and luxury ranch living. The newly constructed, 8,286 sqft custom barndominium has 5,556 sqft of headed and cooled living space and literally no detail overlooked. The construction and finish work are of the highest quality, creating what is arguably one of the finest structures in the area.

Rounding out the ranch improvements are a custom horse barn, ready to be completed to buyer's specifications, complete with an executive apartment. Toys and tools can be stored in the 3,000 sqft enclosed, insulated workshop with a full bathroom, and equipment storage in the 30X40 pole barn.

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## J Ranch

**WILDLIFE:** Wildlife is abundant and hunting opportunities are plentiful at J Ranch. The ranch is managed for native white-tailed deer, Rio Grande turkey, migratory game birds and Bob white quail which are regularly observed and heard throughout the property. Dove hunters will especially appreciate the sunflower field which is cultivated for exceptional wing shooting.

**HABITAT:** Habitat varies from healthy black land prairie to mature mesquite savannah and diverse hardwood bottoms along the riparian areas. The ranch is equally as appealing to the recreational cattleman with productive grazing capacities and maintains a favorable 1d1 open space Tax valuation for affordable property taxes.

**WATER:** The ranch has three water features, and the owner has invested heavily in improving the surface water for wildlife, livestock, and recreational fishing. The main lake has been expanded to nearly 2.5 acres, with quality spawning areas and waterfowl habitat. There is a 1 acre bluegill pond for fishing and raising forage fish, and a smaller half acre pond behind the house.

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The J Ranch is well positioned in the path of growth and conveniently located for easy use.

This property is marketed and shown exclusively by the Mock Ranches Group at Keller Williams Realty.



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## J Ranch

### **Showing Instructions:**

Buyers or Buyers agents must make an appointment with the Listing Agent for any and all showings. All appointments require at least 48 hour notice for showings. Do not go without an appointment.

### **Notice to Buyers Agents:**

Buyer agent must make first contact and be present for all showings in order to qualify for a full commission. If this condition is not met, fee participation will be at the sole discretion of the Listing Broker and/or its associates.

### **Disclaimers:**

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group at Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

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## Blueprints available

**DESIGN LOADS:** Ground Snow 3 PSF  
Wind Speed (Sust.) 115 mph  
Soil Bearing Pressure 1,500 PSF  
Interior Design A  
Loft Live Load 40 PSF  
Roof Live Load 40 PSF

**FINISH:** 4x PT Posts Heavy Ry #2  
Main Ry #2  
Beam Ry #2

**DETAILS**  
Main CSA drop on every p on made of 2x4 T&G  
Roof, Rafter to board pressure treated on exterior walls, 1 pressure treated board on interior walls.

**SPECIAL INSTRUCTIONS**  
Required special inspections listed below, are to be performed by a competent third party under direct contract of the owner.  
a) None required.

Contract Name:  
Operations - Atom Plus Inc.  
16547 149 DR SE  
Issued: 10/11/2019  
1-800-884-3279

**ABBREVIATIONS**

|        |                     |
|--------|---------------------|
| AB     | Anchor Bolt         |
| BLK    | Block               |
| BLDG   | Building            |
| BD     | Board               |
| BCI    | Brutum              |
| BLDG   | Building            |
| CB     | Ceiling Bolt        |
| CLG    | Cladding            |
| CONC.  | Concrete            |
| CONC   | Concrete/Conformax  |
| CM     | Chimney             |
| DAM    | Damage              |
| SL     | Slab                |
| FE     | Fire Extinguisher   |
| FLR    | Floor Finishing     |
| FRG    | Roofing             |
| INS    | Insulated by others |
| FLR    | Floor Finishing     |
| GYP BS | Gypsum Dry Wall     |
| W      | Weight              |
| M      | Member              |
| MANF   | Manufacturer        |
| MC     | Not to Construct    |
| MT     | Not to locate       |
| PRELAB | Pre-labeled         |
| PREINS | Pre-insulated       |
| PT     | Light Duty          |
| PS     | Pressure Treated    |
| R&G    | Roofing             |
| R&G2   | Roofing             |
| RG     | Roofing             |
| R.O.   | Roofing Opening     |
| SM     | Similar             |
| IF     | Square Feet         |
| SH     | Single Layer        |
| SL     | Sliding             |
| ST     | Standard            |
| ST     | Steel               |
| ST&P   | Staircase/Glazing   |
| T&G    | Tongue & Groove     |
| T.O.   | Top of              |
| T      | Top of Joint        |
| TRF    | Typical             |
| UT     | Underlayment        |
| CON    | Concrete/Conformax  |
| VIB    | Vibration Resistant |

| INFORMATION AND NOTES     |              |                  |
|---------------------------|--------------|------------------|
| Sheet Name                | Sheet Number | Sheet Discipline |
| COVER & GENERAL NOTES     | 0            | GENERAL          |
| ARCHITECTURAL DRAWINGS    |              |                  |
| Sheet Name                | Sheet Number | Sheet Discipline |
| EXTERIOR ELEVATIONS       | A1.0         | ARCHITECTURAL    |
| EXTERIOR ELEVATIONS       | A1.1         | ARCHITECTURAL    |
| 1ST FLOOR PLAN            | A2.0         | ARCHITECTURAL    |
| 2ND FLOOR PLAN            | A2.1         | ARCHITECTURAL    |
| STRUCTURAL DRAWINGS       |              |                  |
| Sheet Name                | Sheet Number | Sheet Discipline |
| FOUNDATION PLAN           | S1.0         | STRUCTURAL       |
| LOFT FRAMING PLAN         | S1.1         | STRUCTURAL       |
| LOWER ROOF FRAMING PLAN   | S1.2         | STRUCTURAL       |
| UPPER ROOF FRAMING PLAN   | S1.3         | STRUCTURAL       |
| SECTION & ISOMETRIC VIEWS | S2.0         | STRUCTURAL       |

[illegible]

All steel shall have a minimum cover below grade 3" where poured against earth, and 2" where formed against earth.

All rebar shall be continuous in all footings, foundation walls, and all of all corners with all rebar spaced a maximum of 18".

No licks or points rebar shall be used to support reinforcing at the ground.

**Concrete & Wood**

All town lumber shall be stamped with grade and a certain lumber grading agency. Maximum content shall not exceed 15%.

Other AFA used structural panels conforming to MIL-101 and product standard, and with the same exposure durability classification, nominal thickness may be substituted for plywood.

**Reinforcing Anchor:** Simpson or approved equal metal as per manufacturer's recommendations.

For nailing not shown on these drawings, use nail schedule, Table 211-B-1. Structural members shall not be cut for pipes, ducts, etc., unless specifically noted, detailed or approved in writing by the engineer.

Wood stud walls shall be 2x4 @ 16" O.C. unless otherwise noted on plans. Where anchor bolts shall be 5/8" diameter placed not to exceed 4" O.C. unless otherwise noted. Anchor bolts shall be placed at all joints, corners, intersections, and wall ends. All bottom plates shall have a minimum of 2 anchor bolts. All bottom plates or sills on concrete slabs, and on concrete shall be securely treated and stamped by an approved agency.

Iron Pipe: wherever the right of replacement on any existing, heated, genetically defective or missing structural members. For defective framing members, protection shall be provided before replacement material will be sent. Inventory of the materials is expected to be completed within 3 business days of delivery. Any shortages from the original list are expected to be brought to our attention at that time. Material report beyond 3 weeks will be evaluated on a case-by-case basis and material supplied at team price discretion.

Use plywood sheathing in all walls wherever possible.

Where there will construction it indicated, provide sheathing to the grade and thickness indicated on drawings. Provide blocking of panel edges as designated on these drawings.

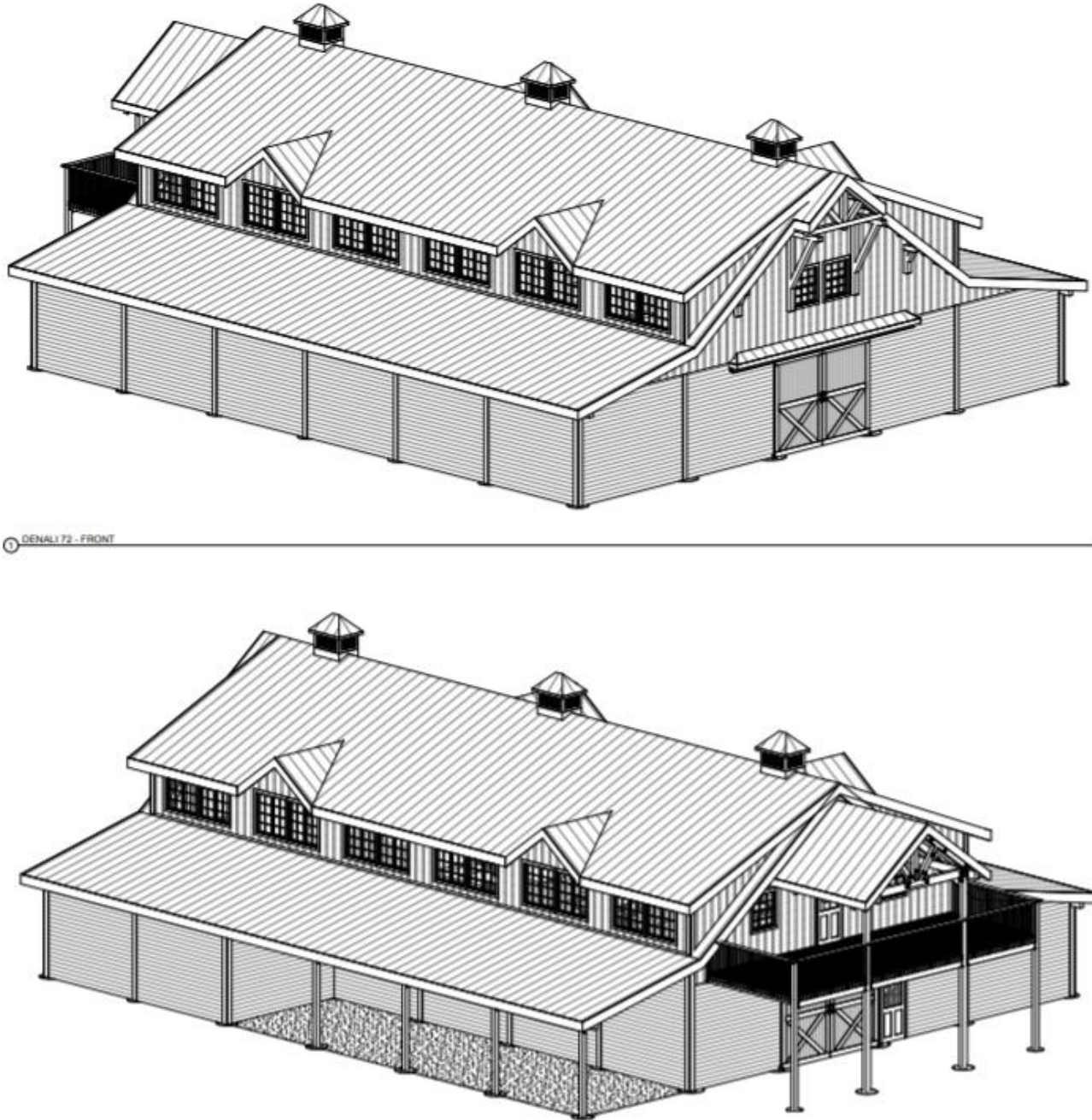
If issues arise, the roof from supplier responsible for the design and detail of the houses to the building construction and details as shown in the drawings.

**Ground Rains:**

Ground Rains shall be of least 3/4" High. Ground rains and pond rains shall have intermediate coils such that a 6" DIA object cannot pass through.

**Engineer of Record**

Edgemo Engineering  
113 W Main Street, Suite B  
Ossineau, WI 53050





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