JRanch

118 Acres Luxury Barndomíníum Lockhart, TX

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# MOCK RANCHES

States - Land - Walter Walter

GLOBAL LAND MARKETING

Johnson Lockhart Caldwell County, Texas, AC +/-



# Location Map



MOCK RANCHES





**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 stores in the 3,000 sqft enclosed, insulated workshop with a full bathroom, and equipment storage in the 30X40 pole barn.



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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 raining forage fish, and a smaller half acre pond behind the house.

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# J Ranch

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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15T FLOOR PLAN	A2.0	ARCHITECTURAL
2ND FLOOR PLAN	A2.1	ARCHITECTURAL
STRUCTUR	AL DRAWINGS	
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FOUNDATION PLAN	81.0	STRUCTURAL
LOFT FRAMING PLAN	51.1	STRUCTURAL
LOWER ROOF FRAMING PLAN	81,2	STRUCTURAL
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