

# \$325,000 - 3057 Sand Hill Road, McMahan

MLS® #450862

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Land on 18.30 Acres

N/A, McMahan, Texas

PRIVATE & QUIET SETTING AT THE END OF A COUNTY ROAD. The Ranches of Colony Line Trail (CLT) is a rural ranch development with eight tracts of land ranging from 15 acres to 21 acres in size. One is greeted at the entry of the ranch by a new modern entry gate system that is designed to fit the surrounding native landscape and keep out anyone other than owners and their guests. Each property owner shares in the newly constructed private road that meanders through the ranch and leads to each tract. Each tract has private water well service and full electricity hookup ready to go. CLT has some open grassy areas, mature hardwood trees throughout, many watering holes for wildlife and a great setting for relaxation and enjoyment of the great outdoors. CLT would be favorable for horses, livestock, recreational and residential living. Hurry fast to choose your favorite tract of land that offers pretty much anything you may be looking for within your gentleman's ranch!  
Fully ag exempt

## Essential Information

MLS® #	450862
Price	\$325,000
Bathrooms	0.00
Acres	18.30
Type	Land



Sub-Type	Unimproved Land
Status	Active

### **Community Information**

Address	3057 Sand Hill Road
Subdivision	N/A
City	McMahan
County	Caldwell
State	Texas
Zip Code	78616

### **Amenities**

Utilities	Electricity Available
Features	Gated
View	Park/Greenbelt, Panoramic, Pond, Trees/Woods

### **School Information**

District	Lockhart ISD
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### **Additional Information**

Date Listed	September 7th, 2021
HOA Fees	450.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Premier Ranch Properties, LLC
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