

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

LEGACY
LAND COMPANY



COMANCHE FLATS RANCH

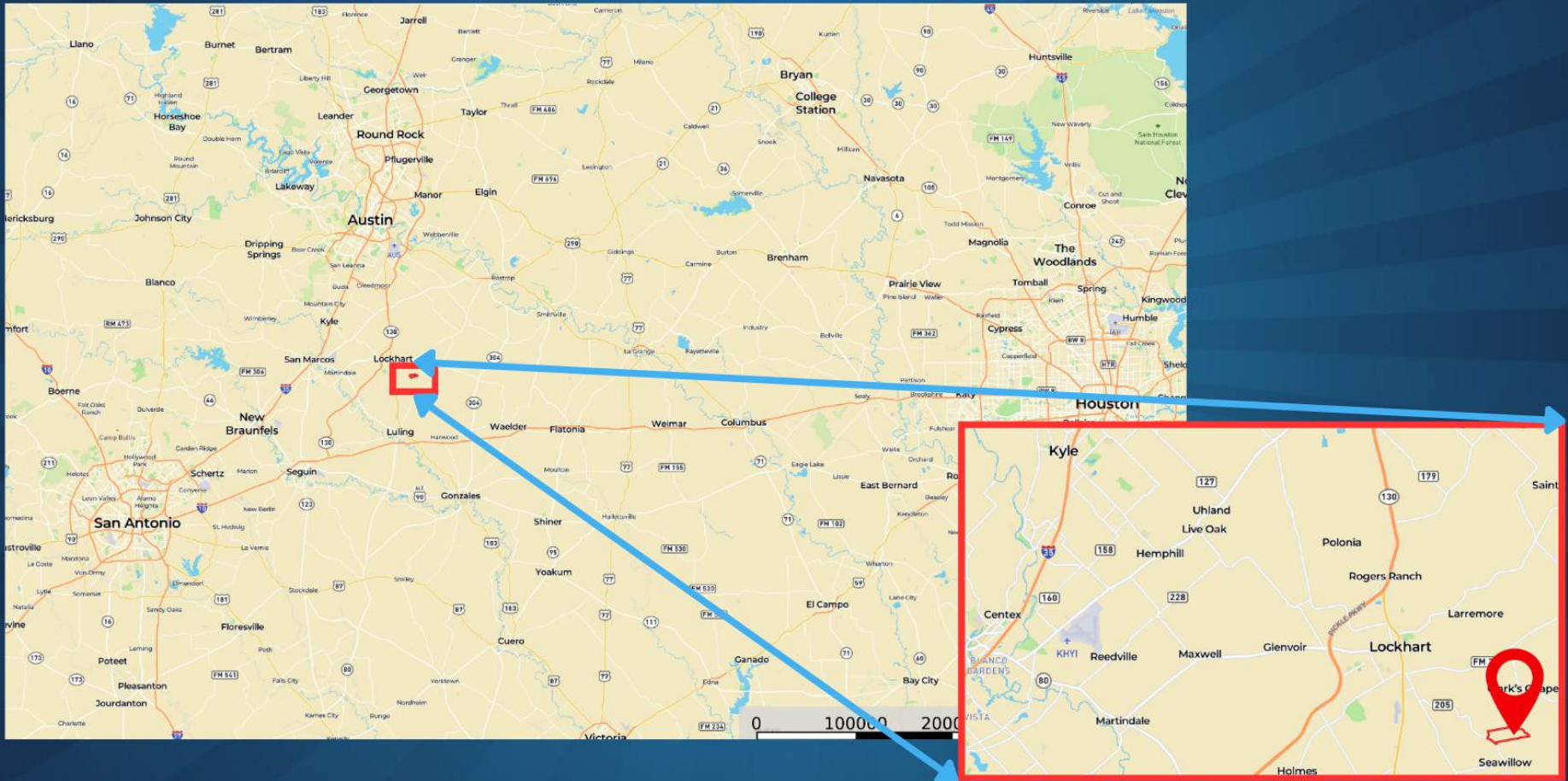
355 acres ± | Lockhart | Caldwell County TX

Presented By :

Ben Jackson • Ranch Broker

LOCKHART TEXAS

355± acres



COMANCHE FLATS

355± acres

Positioned 40 miles from the bustling heart of Austin, Texas, the expansive Comanche Flats Ranch presents a rare opportunity far beyond the traditional ranch offerings. Spread over 355 exquisite acres, this property is a testament to Texas' rich historical tapestry and breathtaking natural beauty. Once the backdrop for key historical events like the Battle of Plum Creek, the ranch offers direct ties to notable figures such as Edward Burleson and the legendary Texas Rangers. Today, it serves not only as a custodian of history, with its land still harboring Indian artifacts but also as a thriving habitat for native wildlife, making it a sanctuary for conservation enthusiasts and historians alike.

The essence of Comanche Flats Ranch is captured in its historical richness, diverse landscapes, and modern amenities. Featuring a cozy cabin equipped with essential modern comforts, including electricity and running water, the ranch also boasts significant road frontage and multiple potential homesites that command panoramic vistas. The varied terrain, rising and dipping from 460 to 390 feet above sea level, encapsulates the classic Texas scenery—offering fertile lands perfect for many uses, from agriculture to residential development.

Comanche Flats Ranch is a veritable playground for the outdoor aficionado and the conservation-minded. Extensive trails crisscross the property, facilitating everything from scenic hikes and vigorous ATV rides to exploration of fossils and artifacts. Hunters will find an abundant wildlife population across varied ecosystems, including Whitetail deer, turkey, hogs, doves, and waterfowl, from lush meadows and live creeks to wetlands adorned by mature live oaks.

Complementarily, approximately 134 acres of the ranch are dedicated to a conservation easement aimed at restoring and preserving the native flora and fauna, emphasizing environmental stewardship alongside recreational enjoyment

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COMANCHE FLATS

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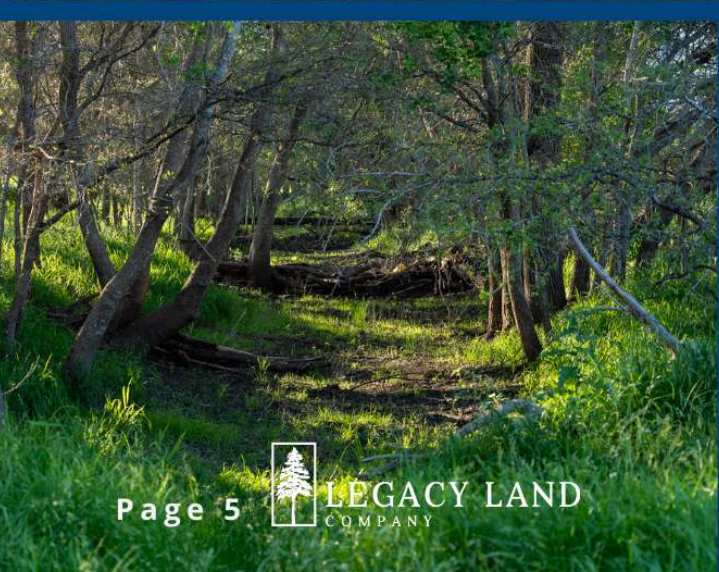


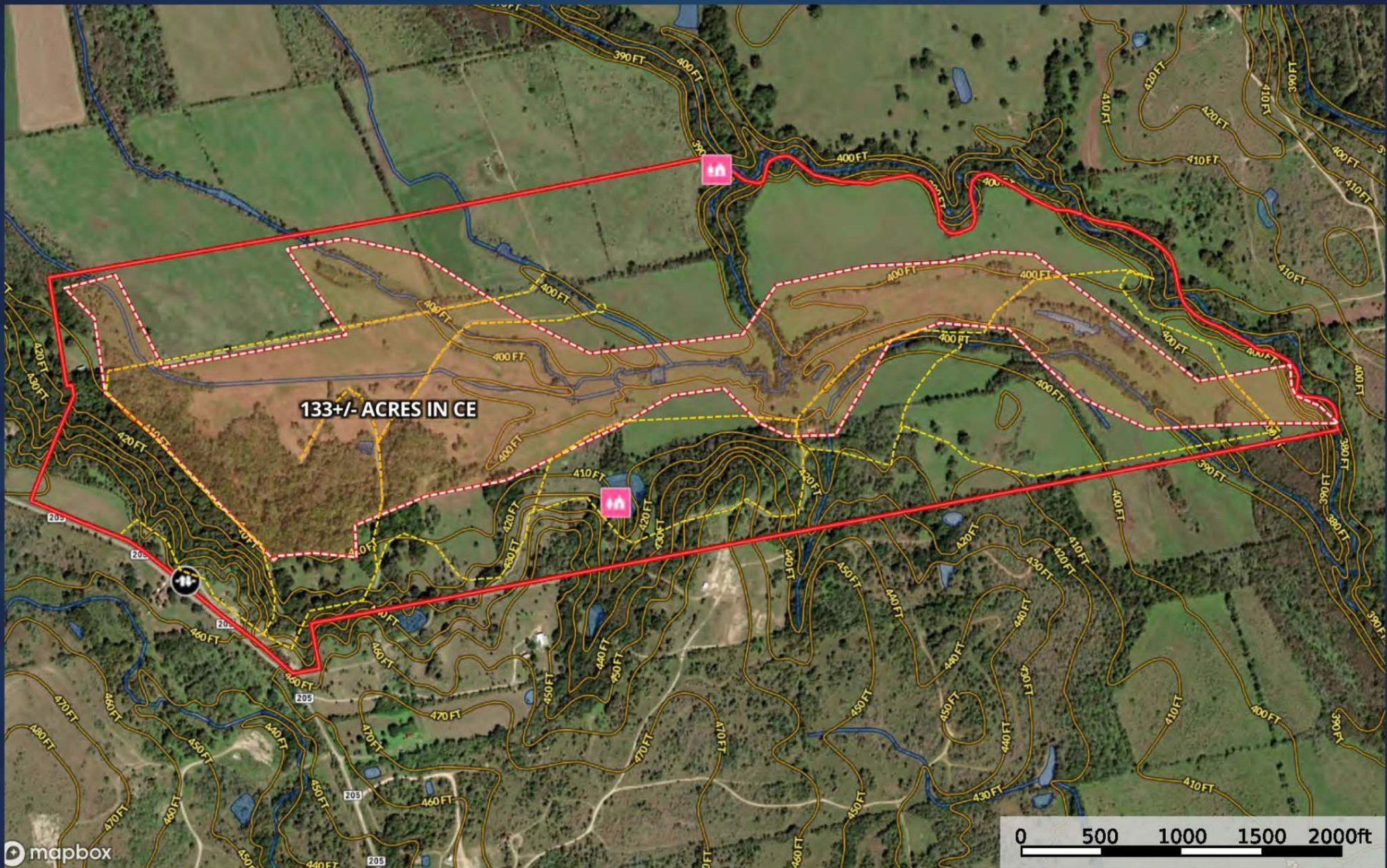
Located strategically near major Texas cities—40 miles south of Austin, 70 miles north of San Antonio, and within comfortable driving distance to San Marcos and Houston—Comanche Flats offers a seamless blend of tranquil ranch life with the convenience of urban amenities. Whether your interests lie in cattle ranching, hay production, wildlife management, or even crafting a bespoke residential estate, this ranch offers flexibility with its abundant water resources and minimal restrictions outside the conservation easement.

Comanche Flats Ranch stands out as a jewel in a region famed for its landscapes and storied past. Offering potential owners not just a piece of land, but a piece of Texas legend, this ranch invites you to be part of a living legacy, where every corner of the sprawling acres offers its own unique story and spectacular view. This is more than just a property; it's a portal to the past, a haven for wildlife, and a heartland for future generations.

CONTACT for pricing and details

Ben Jackson, Broker, 903-941-3390

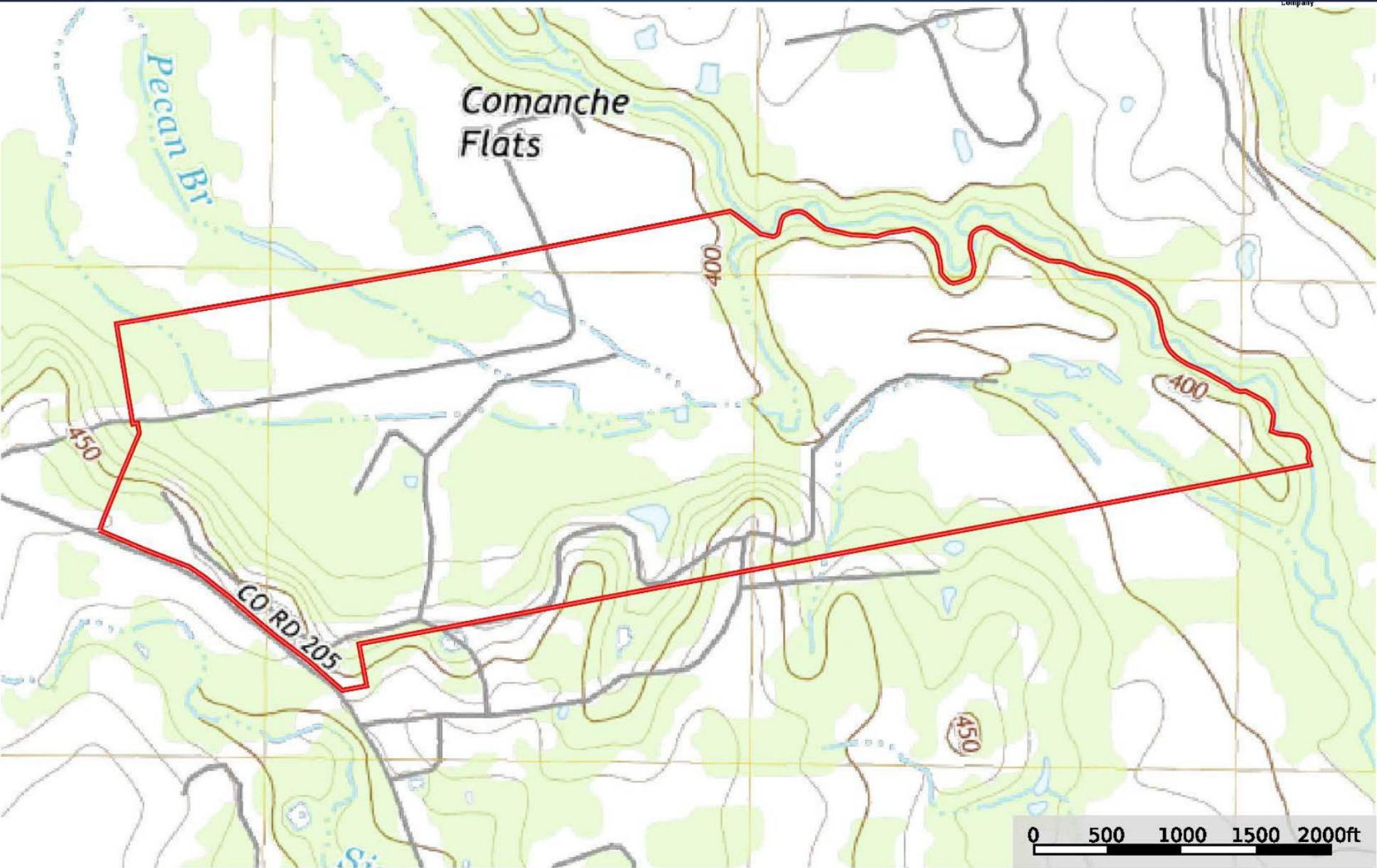




133+/- ACRES IN CE



- Gate
- Cabin
- Road / Trail
- Boundary 1
- Boundary
- Wetlands
- Riparian
- CE Conservation Easement



 Boundary







LEGACY LAND
COMPANY

Contact

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