

Fact Sheet

Property Details

- Home SqFt: 3600
- Main House and Handicap Accessible Guest House
- Acres: 131.72
- Price: \$1,480,000
- Beds/Baths: 4/3.5+
- Address: 3295 Pettytown Road
- City: Dale
- State: Texas
- Zip: 78616
- County: Caldwell
- Status: Available

BALANCE RANCH - 131 acres in a tranquil country setting off the beaten path yet **close to Austin** (40 min to Austin-Bergstrom Airport (<http://www.austintexas.gov/airport/>)), 25 minutes from Circuit of the Americas (COTA) (<http://www.circuitoftheamehyperricas.com/f1>) and **San Antonio** (65 min). The nearest traffic signal is 15 miles away in Lockhart, Texas, the Barbecue Capital of Texas (<http://www.lockhartchamber.com/pages/BBQCapitalofTexas>).

The 1950 brick ranch house (1,800 sqft) was **re-modeled** in 2007 retaining original items such as hardwood floors, glass door knobs, and fireplace while adding modern features such as a tankless water heater, Silestone counter-tops, new plumbing, and wiring. The ranch house has three bedrooms with one perfect for an office, a central living/dining area, office, large laundry room, and 1.5 bathrooms. The brick guest house (1,800 sqft), built in 2005, is **handicap accessible** with 2 bedrooms, 2.5 baths, a galley kitchen, colored concrete floors and wide views of the property.

The land is fenced and cross-fenced; two of the **three stock tanks** are stocked with copper nose blue gill and largemouth bass. A **working windmill** pumps water to pastures and an **irrigation well** provides service to over 25 acres. Two hay-pastures are planted in KN-47 Bermuda with winter rye/'Devine' Little Burr Medic. Additional native grass pastures provide rotational grazing. Other pastures and fenced areas are primarily for hunting **dove/teal/duck**, while the rear is wooded with groomed trails and multiple locations to hunt deer or turkeys. Full mineral rights can convey to the new owner.

The **shop building** is divided into a woodshop and a metal shop. The woodshop has a centralized dust collection system and air conditioning to provide a great space for hobby activities and is also used as

home gym. The metal shop has 20 and 40 amp service for welding equipment. It is backed by a large gravel laydown area for equipment or trailer parking and implement storage. There are three 30 Amp RV drops around the property.

The **barn** includes configurable stalls, extensive lighting, and a tack room with a sink and cabinets. The wash rack has heated water. The barn is near the 100x150 walled **arena with a raised viewing deck**. The area also includes a **trail practice area**.

Gated entry is solar powered, designed to allow 53 ft trailer easy entry. This hidden Texas treasure is ready to handle **horses or cattle**, to offer **hunting and fishing**, to entertain family and friends, or allow you a quiet get-away. The name says it all: Balance Ranch.

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