

EST



2005

**PRP**

**PREMIER RANCH  
PROPERTIES**

**FM 86 Ranch**

**Luling, TX**

**Caldwell County**

**~175 AC**

*Call Chad Edwards at (512) 350-3532 with any questions or to set up a showing at your convenience.*

# Property Description

- West Fork Plum Creek borders the property
- Gentle rolling terrain
- FM 86 road frontage
- County Road 129 road frontage
- Abundance of towering hardwood trees
- Electricity is available (water well and septic needed)
- Close to both Austin and San Antonio, TX











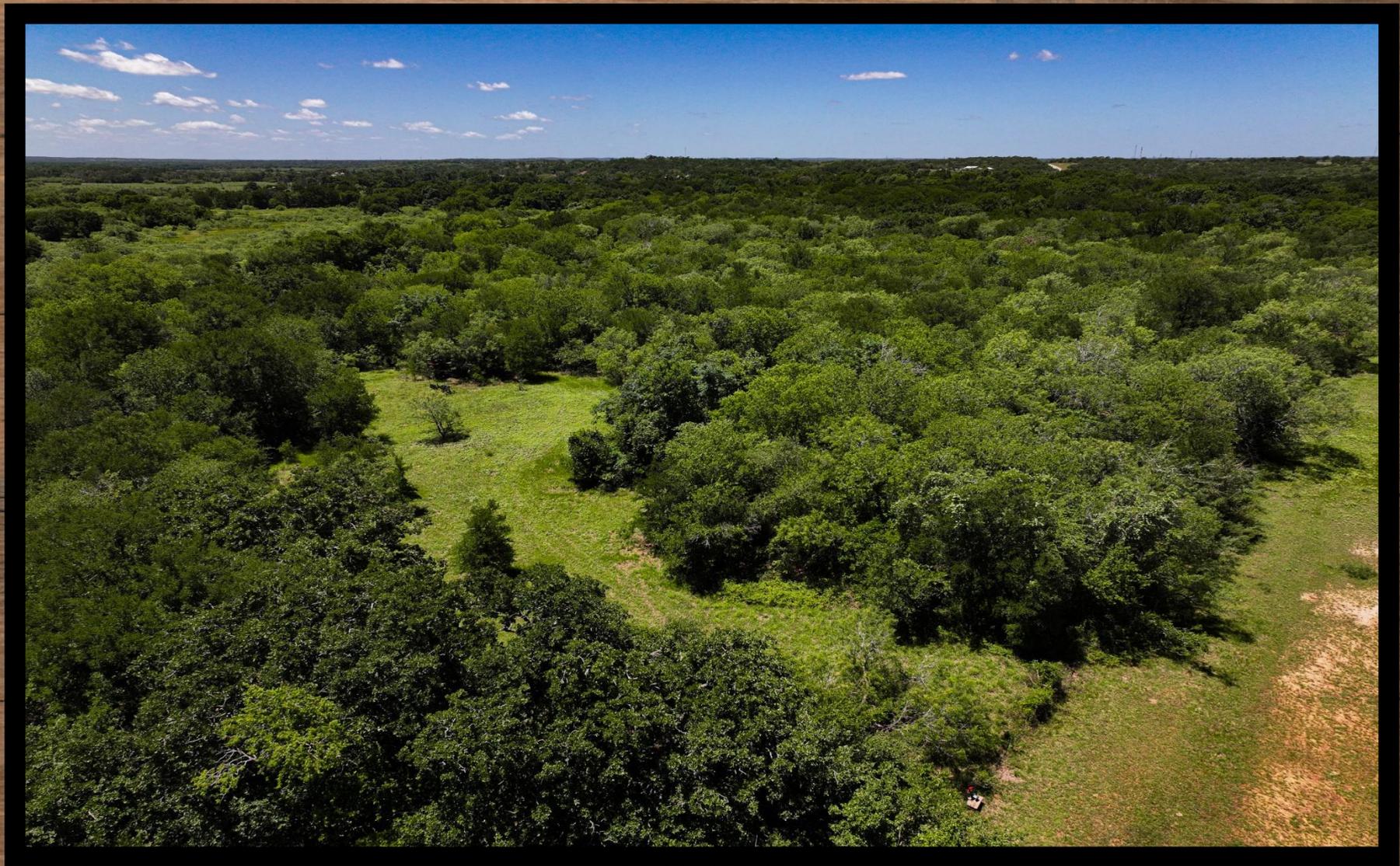


















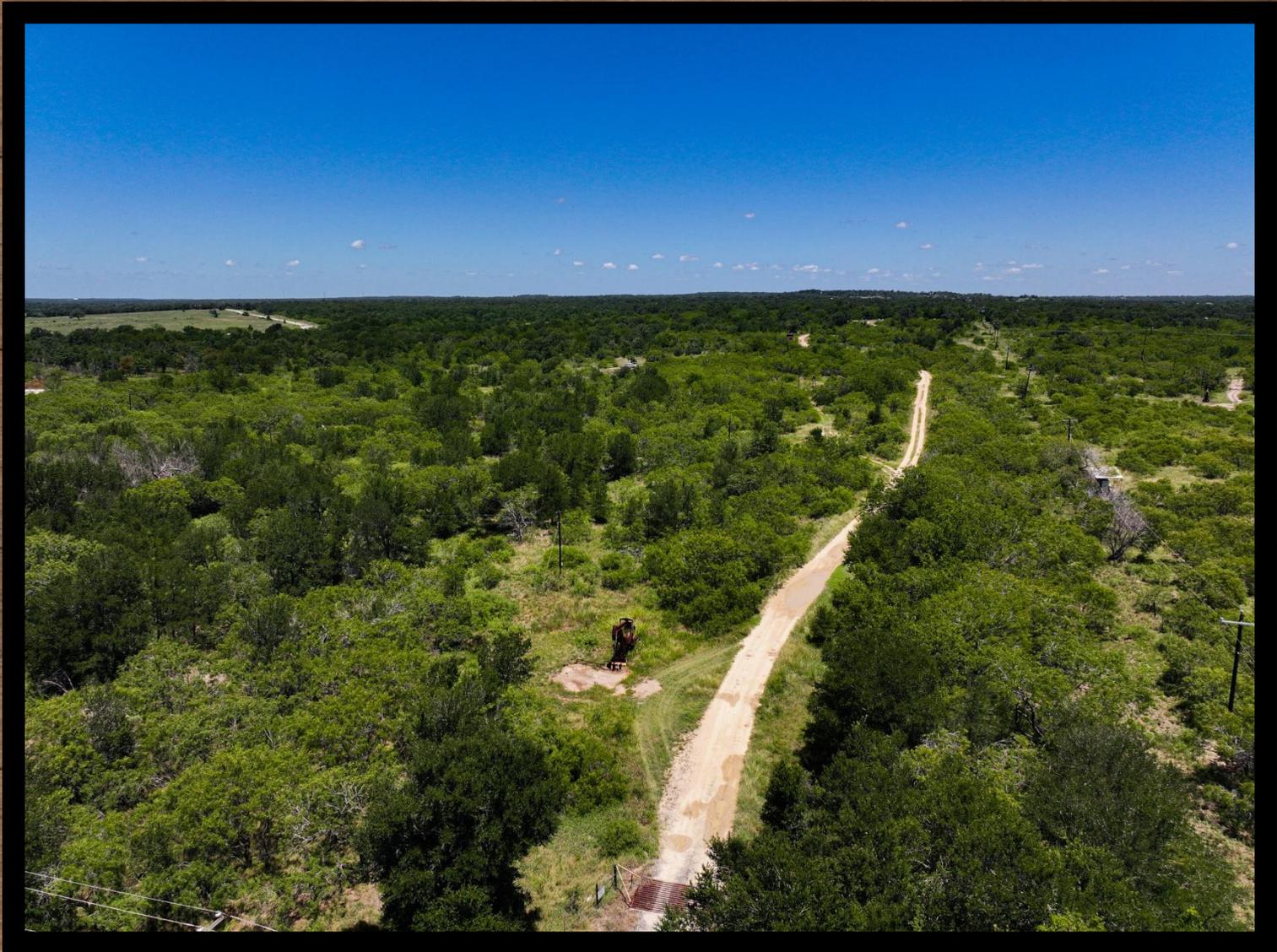






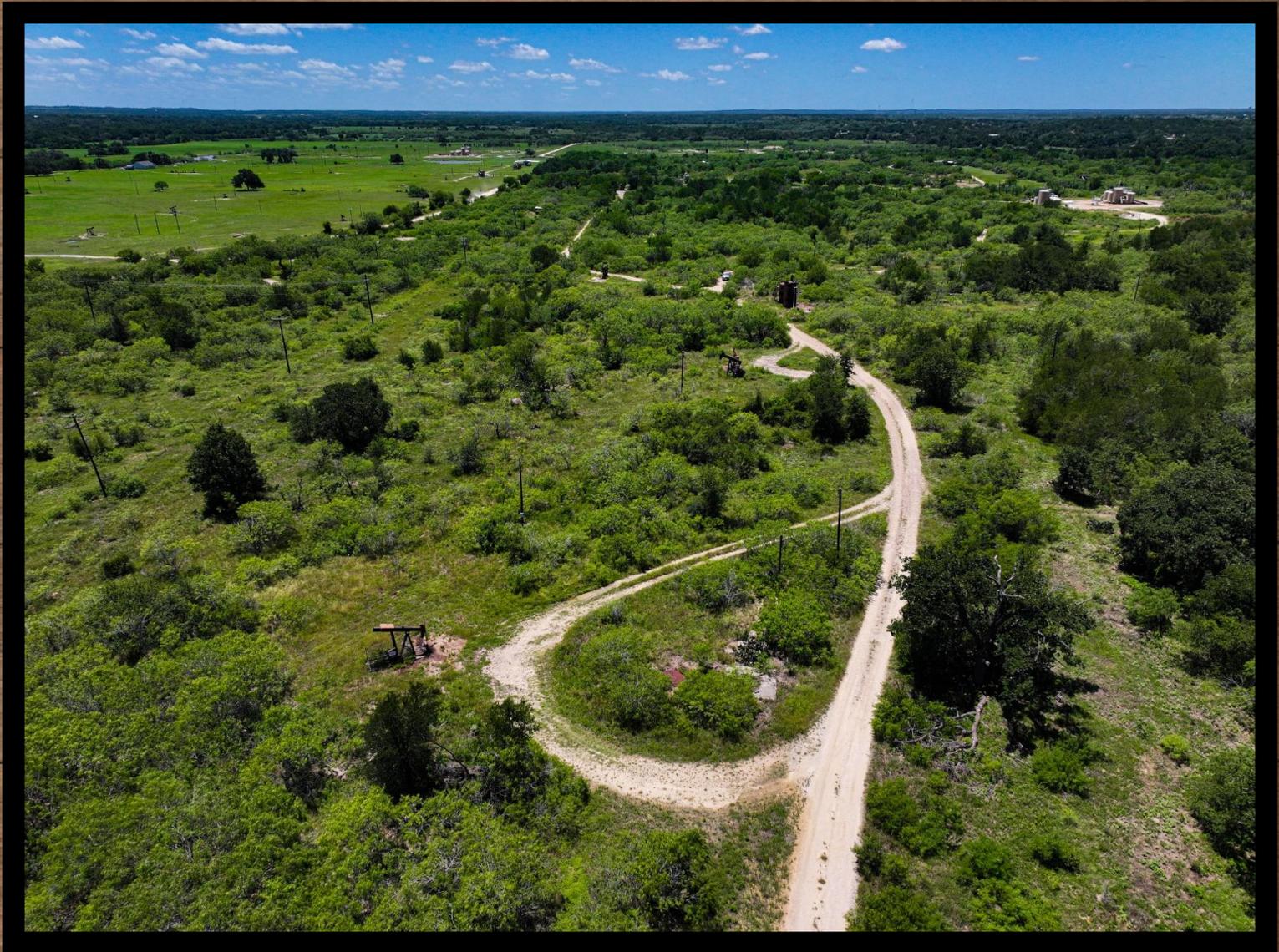








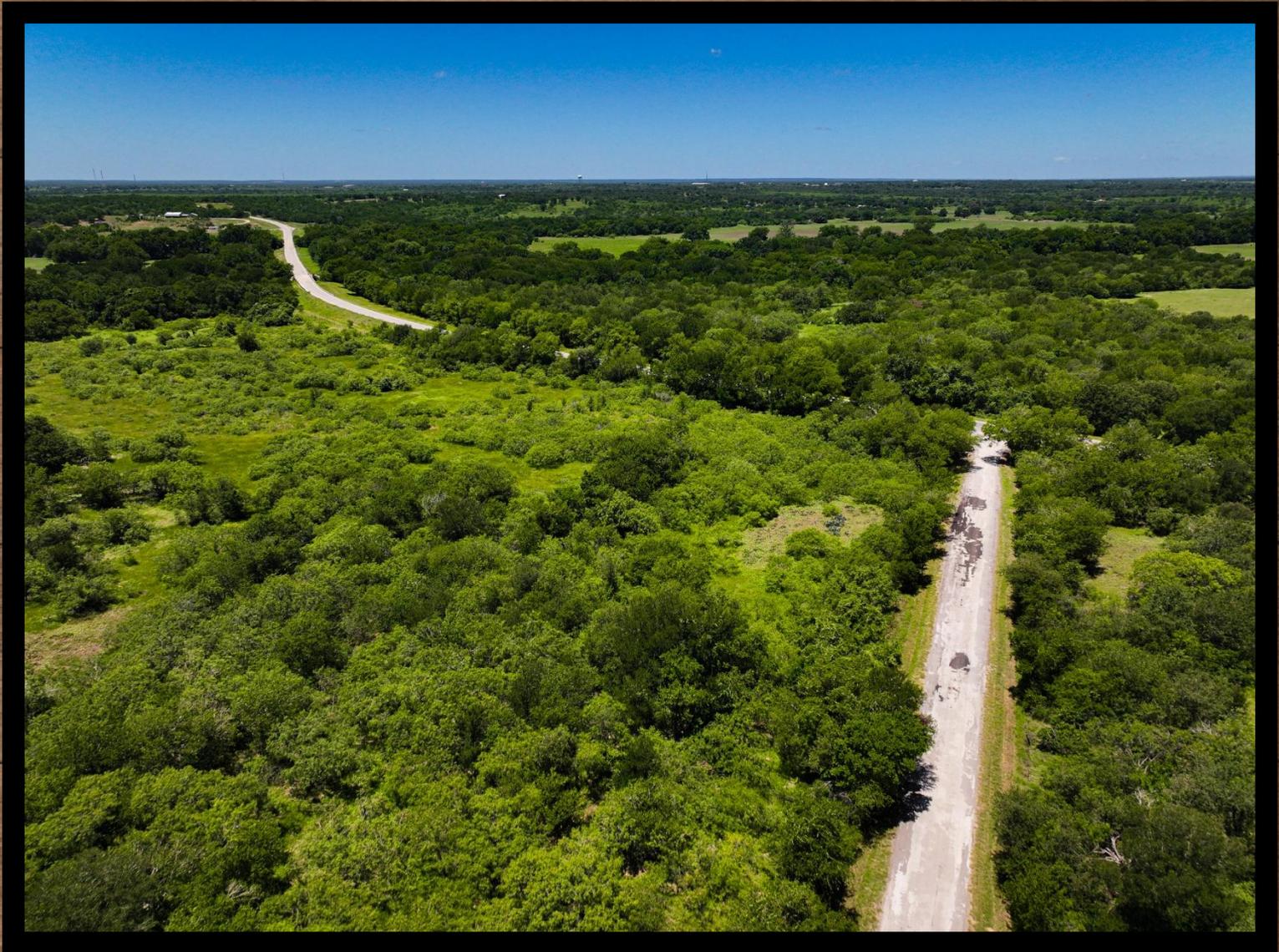


















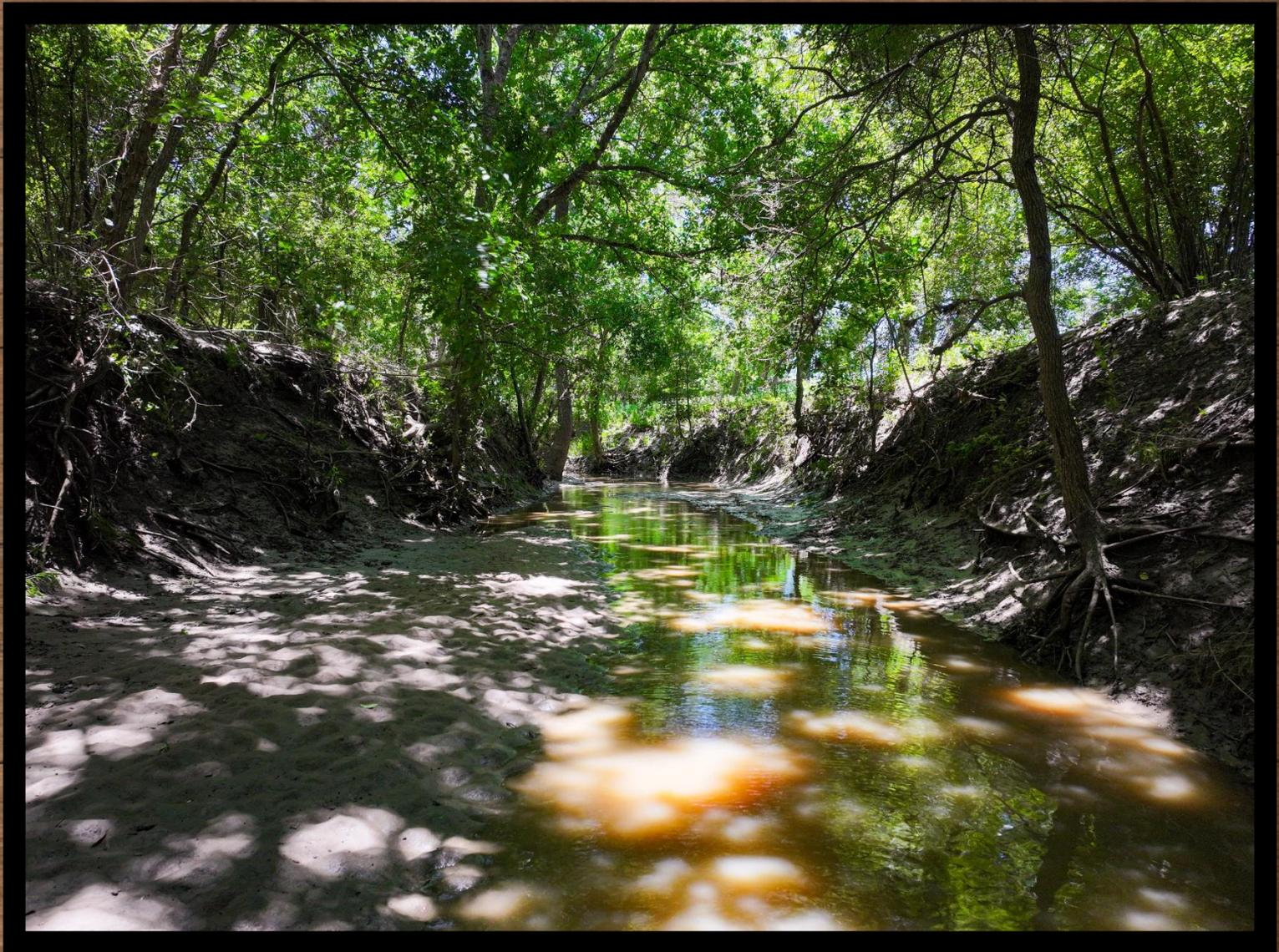






















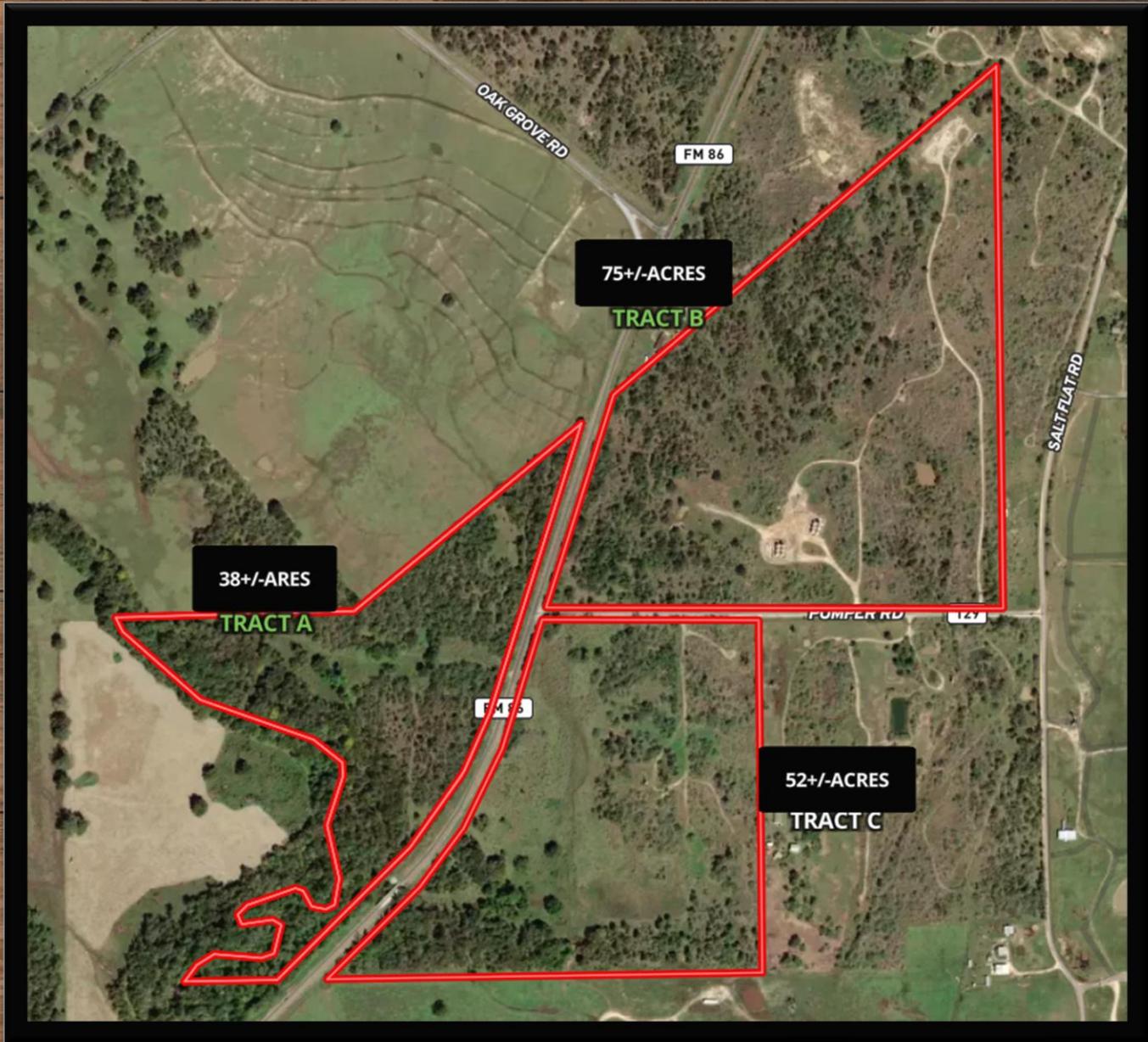












OAK GROVE RD

FM 86

75+/- ACRES  
TRACT B

38+/- ACRES  
TRACT A

FM 85

POMPER RD

52+/- ACRES  
TRACT C

SALE FLAT RD



38+/- ACRES

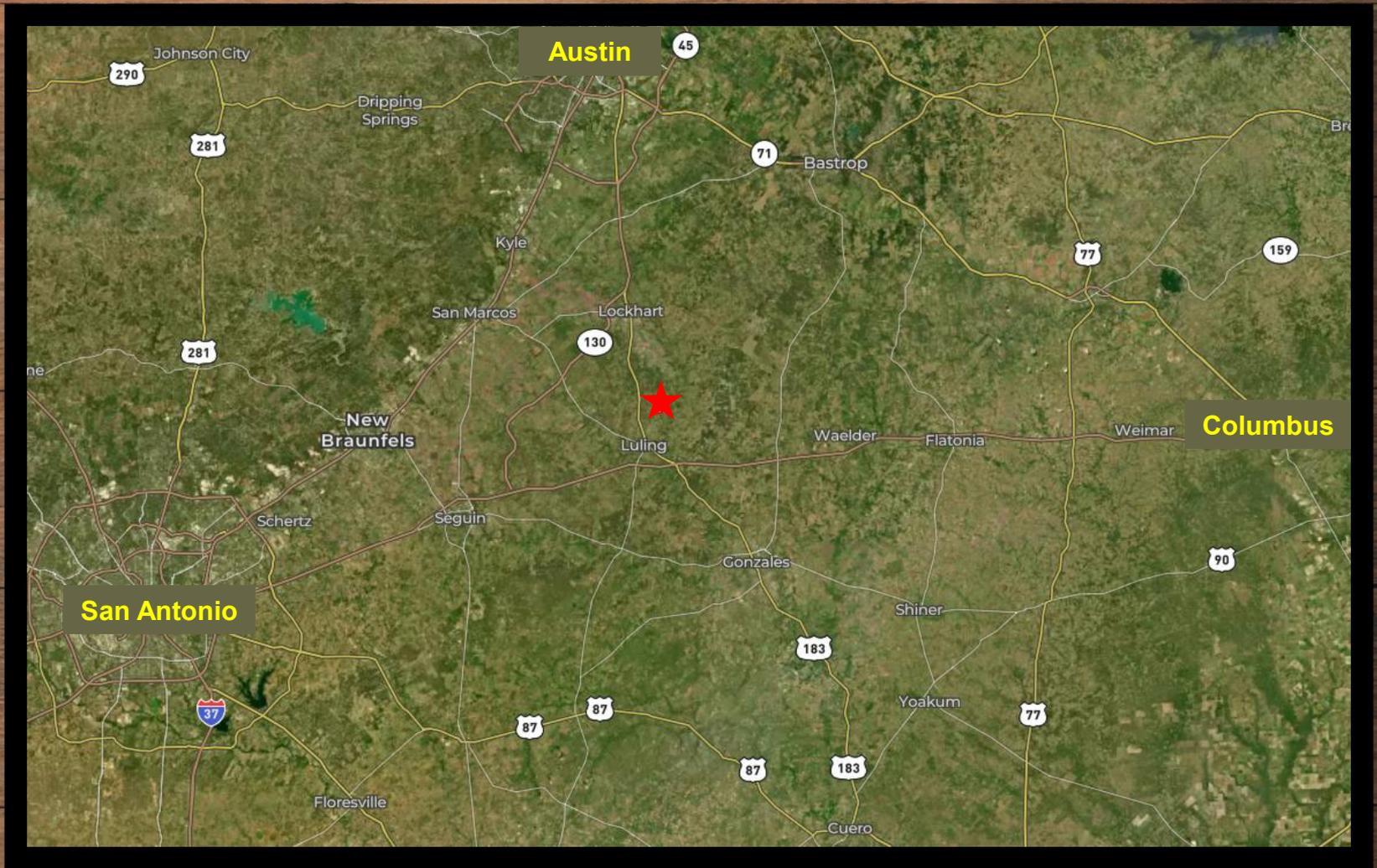
75+/- ACRES

52+/- ACRES

FM 86

PUMPER RD

129



~ 1 hr. from San Antonio, TX  
~ 1 hr. from Austin, TX  
~2.5 hr. from Houston, TX

# FM 86 Ranch

Welcome to this awesome rural retreat just outside of Luling, TX. Just about one hour from both Austin and San Antonio, Texas, this recreational ranch is perfect for someone to make their own. It has an abundance of towering native hardwood trees and a tranquil, seasonal creek that borders the property. You're just outside of town, but you feel like you are far into the wilderness. Come out and see this one-of-a-kind ranch that is perfect for a barndominium or ranch home.

**Click the following video link  
to view the stunning ranch:**

**[FM 86 Ranch Video](#)**