

3410 Chuckwagon Rd, Luling, Texas 78648

Listing ID: 8820093 **LP:** \$600,000

Recent Change:03/30/2022 : : ->A

NEW



Address: [3410 Chuckwagon Rd](#) **Std Status:** A/FARM
City: Luling, Texas 78648 **List Price:** \$600,000
County: Caldwell **MLS Area:** CC
PID: [29575](#) **Tax Lot:** 6
Subdv: Samuel Britton Abs 392 **Tax Blk:**
Type: Single Family Resi **House on Prop:** Yes
Legal: A392 BRITTON, SAMUEL H., TRACT 6, ACRES 20.0
Sch Dist: [Gonzales ISD](#) **Elem:** [Gonzales East Avenue Primary](#)
Mid or JS: [Gonzales N Ave Intermediate](#) **High:** [Gonzales](#)
Farm: Gentleman Ranch
Beds: Total:2 (Main:1 Other:1) **Baths:** Total: 2 (F:2/H:0)
Yr Blt: 2006/Public Records/Resale **SqFt:** 1,760/Public Records
Levels: 2 **\$/SqFt:** \$340.91
Lot Sz Dim: **Land SqFt:** 871,200
Acres: 20.000 **\$/Lnd SF:** 0.69
\$/Acre: \$30,000.00 **# Living:** 1 **# Dining:** 1

General Information

Garage: / Open, Outside **Dir Faces:** North-East
Horses: Yes/See Remarks
Crops: None **Minerals:** See Remarks
Road Surface: Gravel
WaterFront: No/None
Restrictions: None
Farm: Gentleman Ranch
Endanger Sp: **Spl List Cnd:** None
Access Feat: None
Surf Water: No **ETJ:** See Remarks
Leases: None
Property Cond: Resale **Bldr Name:**

House Information

Laundry Loc: In Hall, Laundry Closet **Fireplaces:** 1/Family Room
Appliances: Dishwasher, Range Free Standing Electric, Water Heater-Electric
Interior Feat: Ceiling(s)-Vaulted, Dryer-Electric Hookup, Interior Steps, Open Floorplan, Primary Bedroom on Main, Stackable W/D Connections, Walk-In Closet(s), Washer Hookup
Flooring: Carpet, Laminate, Tile
Roof: Composition, Shingle **Window Feat:** Blinds, Vinyl Windows
Construction: HardiPlank Type
Pool Priv: No/None **Spa/Feat:** None
Security Feat: None
Foundation: Slab

Rooms Information

Room	Level	Features
Primary Bedroom	Main	Ceiling Fan(s)
Kitchen	Main	Breakfast Area, Counter-Granite
Primary Bathroom	Main	Full Bath

Exterior Information

Tillable Acres: **Grass Acres:** **Cultivated Ac:** **Commrcl:** No
Enclosed Acres: 20 **# Ponds:** **# Wells:**
View: Rural, Trees/Woods **Fencing:** Barbed Wire, Fenced, Pipe
Exterior Feat: Private Yard
Community Feat: None
Lot Feat: Back Yard, Front Yard, Level, Native Plants, Trees-Many, Trees-Medium (20 Ft - 40 Ft)
Patio/Prch Feat: Front Porch, Side Porch, Wrap Around
Other Structure: See Remarks

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
List Svc: Full Service
Disclosures: Seller Disclosure
Docs Avail: Survey
FEMA Flood: No

Utility Information

Heating: Central, Electric **Sewer:** Septic Tank **Gnd Wtr C:**
Cooling: Ceiling Fan(s), Central Air, Electric **Water Src:** Well
Utilities: Above Ground, Electricity Connected, Phone Available, Sewer Not Available, Water Not Available
Green Energy Efficient: None
Green Sustainability: None

Financial Information

HOA YN: No

Estimated Tax:	\$3,166	Tax Annl Amt:		Tax Year:	2018
Tax Exempt:	Agricultural, Homestead, Over 65	Tax Assess Val:	\$178,870	Tax Rate:	1.7700
Buyer Incentive:	None				
Accept Finance:	Cash, Conventional, FHA, VA Loan				
Prefr'd Title Co.	TNT - Angel Davila				

Showing Information

Occupant Type:	Owner	Owner Name:	Albert & Lynette Richter
Showing Reqs:	Call Owner, Lockbox, See Showing Instructions, Sign on Property		
Showing Instr:	Call/text owner with 1 hr notice to show 830-351-4811		
Lockbox Loc:	Front door	Lockbox Type:	SUPRA
Lockbox SN#:	32124069	Access Code:	
Contact Name:	Nick & Lynette Richter	Contact Phone:	830-351-4811
Contact Type:	Owner	Show Service Ph:	
Directions:	South on 183 from Lockhart, slight left on FM1322S for approx 10 miles, slight left on Rolling Oaks Dr, left on Wattsville Rd, left on Tenney Creek Rd, right on Chuckwagon Rd to property on right		

Remarks

Private Remarks: Buyer Agent Bonus (SIC) see attached...Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Jeff Riberdy 254-702-7053) for fastest response. ***PREFERRED TITLE TNT - Angel Davila 512-337-0900 TeamDavila@TexasNationalTitle.com***

Public Remarks: Situated on 20 acres with beautiful country views, an abundance of wildlife and a wrap-around front porch! This ranch style home offers 2 bedrooms, 2 baths and a loft area. A floor to ceiling rock fireplace is the focal point of the living room. Country style kitchen with custom cabinets, granite countertops and stainless steel appliances overlooks the dining area. One bedroom and a full bath are on the main level as well as the laundry area in the hallway between bed and bath for added convenience. Upstairs there is an open loft area, perfect for an office or additional living area plus a bedroom and full bath. Outdoors you'll find a large slab that was poured for a barn but never completed. The materials to complete that project will convey! AG exemption is in place. Just an hour from Austin or New Braunfels.

Agent/Office Information

List Agent:	567369/Chris Watters	LA Phone:	(512) 646-0038	LA Fax:	(512) 277-5104
List Office:	5827/Watters International Realty	LO Phone:	(512) 646-0038	Sub Ag:	2.00% / Buy Ag: 2.00%
LA 2 Agt:	752388/Jeff Riberdy	LA 2 Phone:	(254) 702-7053	LO Fax:	(512) 532-9473
DR Name:	Chris Watters	LO Phone:	(512) 646-0038	List Date:	03/30/2022
LO Address:	8240 N Mopac Austin, Texas 78759	Bonus:		Exp Date:	09/19/2022
LA Email:	listings@watersinternational.com	Occupant:	Owner	OLP:	\$600,000
Own Name:	Albert & Lynette Richter			TCD:	
CDOM	0	ADOM:	0	Int List Display:	Yes
Intrmdry:	Yes	VarComm:	No		
List Det URL:					
VT Branded:	https://www.tourfactory.com/2967178				
VT Unbranded:	https://www.tourfactory.com/idxr2967178				
Vid Branded:	https://www.zillow.com/view-3d-home/124db61a-a9c7-49ad-93e3-bb48081f2d4b				
Listing Will Appear On:	AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com				