

Agent Report



Addr: 19060 N State Highway 80
Status: **New** **Class:** LA
Area: 3100 **Grid:** **List Price:** \$235,000
Int.St./Dir: From San Marcos take TX-80 towards Luling, then right on TX-80/183 and follow for approx 11 miles to property on right. Look for sign.
Subdivision: N/A
City: Gonzales **Zip:** 78629 **Type:** LTACR
County: Gonzales **CAN#:** 101311300000001000000 **AdSf:**
Block: 0 **Lot:** 13 E
Legal: 13 E DEWITT
Lot Size: 4.86 **Lot Dimensions:**
Sch: Gonzales **Sale/Rent:** For Sale
Elem: Gonzales **Mo Lease:**
Middle: Gonzales **Currently Leased:**
High: Gonzales **Lease Expiration:**

Lot Description	Utility Suppliers	Assessments	Mand/Mult HOA: None/N
Front Feet: 57	Gas:	HOA Name:	
Depth Feet: 1096	Electric:	HOA Fee / Freq / Trans Fee:	//
Total Acres:	Garbage:		
Price/Acre:	Water:		
Well Depth:	Sewer:		
	Other:		

Base Taxes

County: \$45.80		
City: \$0	Taxed by Mltpl Counties: No	Zoning: RESIDENTIAL
School: \$504.38		
Other: \$339.94	Financials	Preferred Title Co.: 1845 Title -
Total: \$890.12	PrTerms: Conventional, Cash	

Owner: Stephen Ramirez	Owner LREA/LREB: No	
List Agent: Christopher Watters	(512) 646-0038	SC/\$: 2%
List Office: Watters International Realty	(512) 646-0038	BC/\$: 3%
Ph to Show: 000-000-0000	Showing Contact: Owner	Bonus:
	Lockbox	
	Type: None	

AgentRmrks: 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 (Amber Bestgen 512-774-5203) for fastest response. ***PREFERRED
 TITLE 1845 Title - Donna Holiday orders@1845title.com***

Remarks: Build your dream house here! Located halfway between Seguin and Gonzales, this property has easy access from I-10 to San Antonio, New Braunfels or San Marcos. There is a home on the property that's in need of some TLC. Manufactured homes are also welcome. Utilities are already in place and connected. Well and septic on property.

Description:	Irregular, Partial Cleared	
Utility Avail:	Well Allowed, Electric	
Utility On Site:	Well, Electric, Propane Tank(Owned)	
Site/Area Ft:	None	
Improvements:	Small Buildings/Dwellings, State Highway	
Miscellaneous:	No City Tax, Investor Potential	
Septic:	In Place	Terrain: Level
Location:	Hill Country View, Level	Trees: Mature
Frontage:	FM/State Highway	Docs Avail: None
Restrictions:	Mobile Homes Allowed, Manufactured Hms Allowed, Farm Animals Allowed	Green Features:

Contingent Info:	DOM/CDOM: 1 / 1	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess: -	Price per SQFT:
Sell Ofc:	Selling Agent:	Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2022 by SAN ANTONIO BOARD OF REALTORS***