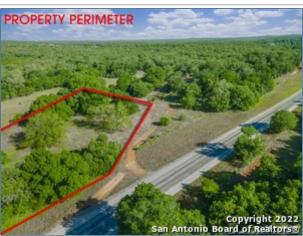
Agent Report



1605415 Addr: 19060 N State Highway 80 MLS #:

New Class: LA Status: Area: Grid: List Price: \$235,000 3100

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

Subdivision: N/A

City: Gonzales **Zip**: 78629 Type: LTACR

Gonzales CAN#: 10131130000001000000AdSf: County:

Zoning: RESIDENTIAL

Preferred Title Co.: 1845 Title -

Owner LREA/LREB: No

Block: 0 Lot: 13 E

13 E DEWITT Legal:

Lot Size: 4.86 Lot Dimensions:

Sch: Gonzales Sale/Rent: For Sale

Mo Lease:

Elem: Gonzales

Middle: Gonzales Currently Leased:

Gonzales Lease Expiration: High:

Mand/Mult HOA: None/N Lot Description **Utility Suppliers Assessments**

Front Feet: 57 Gas: **HOA Name:**

Depth Feet: 1096 Electric: **HOA Fee / Freg / Trans Fee:** 11

Garbage: **Total Acres:** Water: Price/Acre: Well Depth: Sewer: Other:

Base Taxes

School:

County: \$45.80

City: \$0 Taxed by MItpl Counties: No

\$504.38

Other: \$339.94 **Financials**

Total: \$890.12 PrTerms: Conventional, Cash

Stephen Ramirez Owner:

List Agent: Christopher Watters SC/\$: 2% 567369 (512) 646-0038 List Office: Watters International Realty WTIR00 (512) 646-0038 BC/\$: 3% Ph to Show: 000-000-0000 Lockbox **Showing Contact: Owner** Bonus:

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 Spm 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

In Place Terrain: Septic: I evel Location: Hill Country View, Level Trees: Mature FM/State Highway Frontage: Docs Avail: None Mobile Homes Allowed, Manufactured Hms Green Features: **Restrictions:**

Allowed, Farm Animals Allowed

DOM/CDOM: 1/1 **Contingent Info:** Sold Price: **Contract Date:** Sale Trms: **Sell Points:** 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***