

# 8519 State Park Rd, Lockhart, Texas 78644

Listing ID: **8651004** LP:



**Address:** [8519 State Park Rd](#)  
**City:** Lockhart, Texas 78644  
**County:** Caldwell  
**PID:** [77567](#)  
**Subdv:** Andrew Churchill Surv A-66  
**Type:** Manufactured Home  
**Legal:** A066 CHURCHILL, ANDREW, ACRES 94.717  
**Sch Dist:** [Lockhart ISD](#)  
**Mid or JS:** [Lockhart](#)  
**Farm:** Gentleman Ranch, Horse Farm  
**Beds:** Total:3 (Main:3 Other:)  
**Yr Blt:** 2018/Public Records/Resale  
**Levels:** 1  
**Lot Sz Dim:**  
**Acres:** 98.622  
**\$/Acre:** # Living: 1  
**Std Status:** I/FARM  
**List Price:**  
**MLS Area:** CC  
**Tax Lot:**  
**Tax Blk:**  
**House on Prop:** Yes  
**Elem:** [Clear Fork](#)  
**High:** [Lockhart](#)  
**Baths:** Total: 2 (F:2/H:0)  
**SqFt:** 1,700/Public Records  
**\$/SqFt:**  
**Land SqFt:** 4,295,974  
**\$/Lnd SF:**  
**# Dining:** 1

## General Information

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

## House Information

**Laundry Loc:** Laundry Room  
**Appliances:** Dishwasher, Range Free Standing Electric, Range Hood, Stainless Steel Appliance(s), Water Heater-Electric  
**Interior Feat:** Breakfast Bar, Ceiling(s)-High, Counter-Laminate, Double Vanity, Dryer-Electric Hookup, Kitchen Island, No Interior Steps, Open Floorplan, Primary Bedroom on Main, Walk-In Closet(s), Washer Hookup  
**Flooring:** Carpet, Laminate  
**Roof:** Composition, Shingle  
**Construction:** Siding-Vinyl  
**Pool Priv:** No  
**Security Feat:** Smoke Detector(s)  
**Foundation:** Pillar/Post/Pier  
**Fireplaces:** 1/Family Room  
**Window Feat:** Blinds  
**Spa/Feat:**

## Exterior Information

**Tillable Acres:** **Grass Acres:** **Cultivated Ac:** **CommrcI:** Yes  
**Enclosed Acres:** 98 **# Ponds:** **# Wells:**  
**View:** Rural **Fencing:** Perimeter  
**Exterior Feat:** Dog Run, Exterior Steps, Kennel, Private Yard  
**Community Feat:** None  
**Lot Feat:** Back Yard, Farm, Front Yard, Irregular Lot, Trees-Large (Over 40 Ft)  
**Patio/Prch Feat:** Deck  
**Other Structure:** Arena, Barn(s), Kennel/Dog Run, Second Residence, Workshop

## Additional Information

**List Agrmnt:** TXR/Exclusive Right To Sell  
**List Svc:** Full Service  
**Disclosures:** Seller Disclosure  
**Docs Avail:** None Available  
**FEMA Flood:** No

## Utility Information

**Heating:** Ceiling, Electric  
**Cooling:** Ceiling Fan(s), Central Air  
**Utilities:** Electricity Connected, Internet-Cable, Phone Available, Water Connected  
**Green Energy Efficient:** None  
**Green Sustainability:** None  
**Sewer:** Septic Tank  
**Water Src:** Public  
**Gnd Wtr C:**

## Financial Information

**HOA YN:** No  
**Estimated Tax:** \$13,211  
**Tax Exempt:** Agricultural  
**Special Assess:**  
**Buyer Incentive:** None  
**Accept Finance:** Cash, Conventional, Texas Vet, VA Loan  
**Prefr'd Title Co.** Independence Title - Lisa Reiter  
**Tax Annl Amt:**  
**Tax Assess Val:** \$679,950  
**Tax Year:** 2021  
**Tax Rate:** 1.9429  
**Possession:** Close Of Escrow, Funding

### Showing Information

|   |                                      |
|---|--------------------------------------|
| <b>Occupant Type:</b> Owner   | <b>Owner Name:</b> Kimberly Reveile  |
| <b>Showing Reqs:</b> Lockbox, Showing Service, Sign on Property   |                                      |
| <b>Showing Instr:</b> Use ShowingTime to schedule an appt to show   |                                      |
| <b>Lockbox Loc:</b> Front door  | <b>Lockbox Type:</b> Combo           |
| <b>Lockbox SN#:</b> 0000  | <b>Access Code:</b>                  |
| <b>Contact Type:</b>  | <b>Show Service Ph:</b> 000-000-0000 |
| <b>Directions:</b> From 183 in Lockhart turn right on State Park Rd for approx 6 miles then look for sign |                                      |

### 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 (Rance Vera 512-571-7531) for fastest response. \*\*\*PREFERRED TITLE Independence Title - Lisa Reiter (512) 255-9593 lreiter@independencetitle.com\*\*\*Buyer to verify square footage.\*\*\*Adjacent properties MLS #1563943 and 8790613 are also available for sale\*\*\*

**Public Remarks:** This property listing includes two, 3 bed/2 bath manufactured homes. Both offer an identical open floor plan with spacious island kitchen with breakfast bar and lots of workspace and storage. It opens to the living area with nice stone fireplace. Laminate flooring throughout the main living areas and baths with carpet in bedrooms. There is a shop and pond on the property. In addition, you'll find a fully covered rodeo area with a dance hall and concession stand. Each home has its own septic in place.

### Agent/Office Information

|   |                                   |   |
|---|-----------------------------------|---|
| <b>List Agent:</b> <a href="https://www.tourfactory.com/2981800">567369/Chris Watters</a>                                       | <b>LA Phone:</b> (512) 646-0038   | <b>LA Fax:</b> (512) 277-5104               |
| <b>List Office:</b> <a href="https://www.tourfactory.com/2981800">5827/Watters International Realty</a>                         | <b>LO Phone:</b> (512) 646-0038   | <b>Sub Ag:</b> 1.50% / <b>Buy Ag:</b> 2.00% |
| <b>LA 2 Agt:</b> <a href="https://www.tourfactory.com/2981800">717470/Rance Vera</a>  | <b>LA 2 Phone:</b> (512) 571-7531 | <b>LO Fax:</b> (512) 532-9473               |
| <b>DR Name:</b> Chris Watters   | <b>LO Phone:</b> (512) 646-0038   |   |
| <b>LO Address:</b> 8240 N Mopac Austin, Texas 78759   | <b>Bonus:</b>                     | <b>List Date:</b>                           |
| <b>LA Email:</b> <a href="mailto:listings@wattersinternational.com">listings@wattersinternational.com</a>                       | <b>Occupant:</b> Owner            | <b>Exp Date:</b> 09/15/2022                 |
| <b>Own Name:</b> Kimberly Reveile   |                                   | <b>OLP:</b>                                 |
| <b>CDOM</b>   | <b>ADOM:</b>                      | <b>TCO:</b>                                 |
| <b>Intrmdry:</b> Yes  | <b>VarComm:</b> No                | <b>Int List Display:</b> Yes                |
| <b>List Det URL:</b>  |                                   |   |
| <b>VT Branded:</b> <a href="https://www.tourfactory.com/2981800">https://www.tourfactory.com/2981800</a>                        |                                   |   |
| <b>VT Unbranded:</b> <a href="https://www.tourfactory.com/idxr2981800">https://www.tourfactory.com/idxr2981800</a>              |                                   |   |
| <b>Listing Will Appear On:</b> AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com |                                   |   |







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