

274 & 278 Cistern Rd, Rosanky, Texas 78953

Listing ID: **4061672** LP:



Address: [274 & 278 Cistern Rd](#)
City: Rosanky, Texas 78953
County: Bastrop
PID: [R112386](#)
Subdv: Conley, Preston
Type: See Remarks
Legal: A127 CONLEY, PRESTON, ACRES 18.562
Sch Dist: [Smithville ISD](#)
Mid or JS: [Smithville](#)
Farm: Agricultural Land, Gentleman Ranch, Livestock, Recreational
Beds: 0)
Yr Blt: /Public Records
Lot Sz Dim:
Acres: 45.580
Add Parc: Yes/PID #115077 A127 Conley, Preston, Acres 27.023

Std Status: I/FARM
List Price:
MLS Area: SV
Tax Lot:
Tax Blk:
House on Prop: Yes
Elem: [Smithville](#)
High: [Smithville](#)
Baths: 0 (
SqFt: Public Records
Land SqFt: 1,985,465
\$/Lnd SF:

General Information

Garage: / Outside
Horses: Yes/Pasture
Crops: None
Road Surface: Paved
WaterFront: No/Pond
Restrictions: None
Farm: Agricultural Land, Gentleman Ranch, Livestock, Recreational
Endanger Sp: Unknown
Surf Water: Yes
Leases: None
Minerals: See Remarks
Dir Faces:
Water Body:
Spl List Cnd: None
ETJ: No

House Information

Appliances: None
Construction: None
Pool Priv: No
Spa/Feat:

Exterior Information

Tillable Acres: 0
Enclosed Acres: 46
View: Pasture, Pond
Community Feat: None
Lot Feat: Agricultural, Cleared, Trees-Large (Over 40 Ft), Trees-Moderate
Patio/Prch Feat: None
Other Structure: Barn(s), Outbuilding, Poultry Coop, RV/Boat Storage
Grass Acres:
Ponds: 2
Cultivated Ac:
Wells: 1
Fencing: Barbed Wire, Full
Commrci: Yes

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell
List Svc: Full Service
Disclosures: None
Docs Avail: None Available
FEMA Flood: Yes-100 yr

Utility Information

Heating: None
Cooling: None
Utilities: Electricity Connected, Water Connected
Green Energy Efficient: None
Sewer: Septic Needed
Water Src: Private
Gnd Wtr C:

Financial Information

HOA YN: No
Estimated Tax: \$2,729
Tax Exempt: Agricultural
Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional, Texas Vet
Prefr'd Title Co. 1845 Title
Tax Annl Amt:
Tax Assess Val: \$148,363
Tax Year: 2022
Tax Rate: 1.8223
Possession: Close Of Escrow, Funding

Showing Information

Occupant Type: Owner
Showing Reqs: Showing Service
Showing Instr: Use ShowingTime to schedule an appt to show
Lockbox Loc:
Contact Type:
Directions: From Hwy 304, take Hofferek Road to Jeddo, turn left onto Cistern. Property on right
Owner Name: Richard & Rhonda Richter
Lockbox Type: None
Show Service Ph: 000-000-0000

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 1845 Title - orders@1845title.com*

Public Remarks:

Over 45 acres AG Exempt with no restrictions. Fully stocked 3 acre pond with pavilion, unfinished steel barndominium with plumbing ready for you to make it your own. Includes covered parking for your boat, RV or heavy equipment. Property is a mix of cleared and wooded land making it very secluded and private. Coastal and Bahia grass. Custom entry with automatic gate. Brahma cows can stay if the price is right!

Agent/Office Information

List Agent: [567369/Chris Watters](https://www.tourfactory.com/3012374)
List Office: [5827/Watters International Realty](https://www.tourfactory.com/3012374)
LA 2 Agt: [717470/Rance Vera](https://www.tourfactory.com/3012374)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com
Own Name: Richard & Rhonda Richter
CDOM
Intrmdry: Yes

LA Phone: (512) 646-0038
LO Phone: (512) 646-0038
LA 2 Phone: (512) 571-7531
LO Phone: (512) 646-0038

Bonus:
Occupant: Owner

LA Fax: (512) 277-5104
Sub Ag: 1.50% / **Buy Ag:** 3.00%
LO Fax: (512) 532-9473

List Date:
Exp Date: 01/18/2023
OLP:

TCD:
Int List Display: Yes

List Det URL:

VT Branded: <https://www.tourfactory.com/3012374>

VT Unbranded: <https://www.tourfactory.com/idxr3012374>

Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com



