

The Back Forty

± 40 ACRES

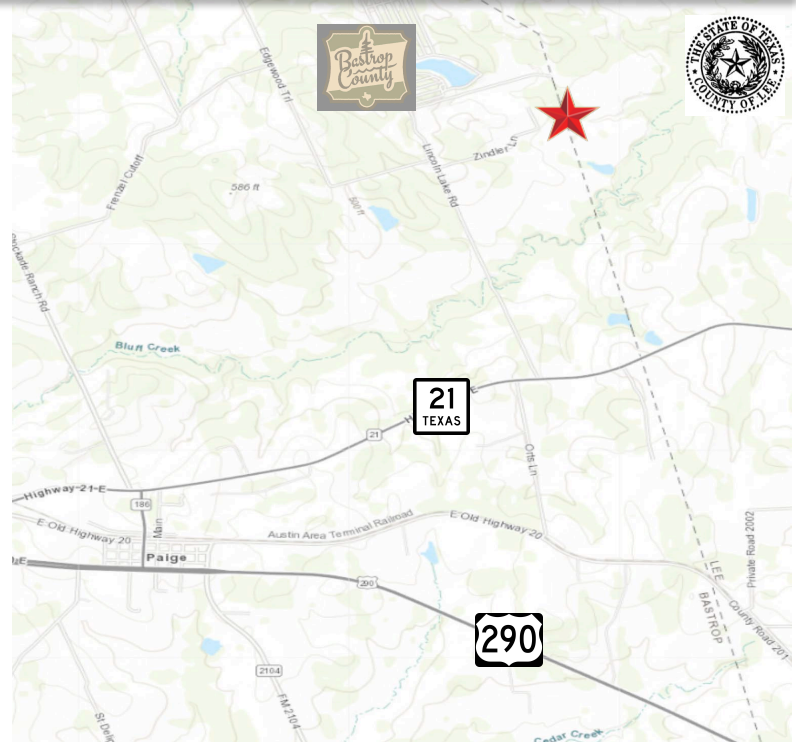
FOR SALE

214 Zindler Rd, Paige, TX 78659



PROPERTY INFORMATION

- True plug and play property for ranch recreation
- Situated in Bastrop and Lee county
- Improvements: main house, guest cottage, large lake with dock, outdoor fireplace, hunting grounds, and swimming and fishing areas
- Utilities: Bluebonnet electricity, Lee county water, and private well
- Wildlife agricultural exemption in place
- Located in Houston toad habitat area
- Location: 6 miles east on highway 21 from highway 290, left on Lincoln lake road, 1.4 miles to Zindler road, property 1/2 mile down Zindler
- Price \$1,250,000 -or- \$31,250/ acre



CONTACT

Kenny Dryden, Broker

512-750-0235

kennydryden@gmail.com



Additional Information:

Area: Property is approximately 70% wooded and 30% open

Surface Water: One large 2-3 acre lake with dock
Two smaller ponds- 1 acre each

Improvements: Main House - 3 bedroom, 2 bathroom manufactured home with multiple porches and scenic outlooks

Guest House - Completely remodeled 1 bedroom, 1 bathroom with fireplace and outdoor fire pit

Storage Area - Two storage buildings and a work shop

Services: Trash pick-up once a week
Satellite Television

Automatic gate at entrance

No mineral rights; surface rights will convey

This is a very well maintained property ready for enjoyment



TRACT ONE - 11.859 ACRES, VOLUME 2138, PAGE 338
OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS

(N71° 58' 25"E 936.47')
N68° 37' 35"E 938.37'

TRACT 1
19.585 ACRES

TRACT 2
19.568 ACRES

83.539 ACRES PER BASTROP COUNTY APPRAISAL DISTRICT
60.0 ACRES, VOLUME 149, PAGE 88 & 23.539 ACRES, VOLUME 179, PAGE 751
DEED RECORDS, BASTROP COUNTY, TEXAS

465.929 ACRES, VOLUME 1634, PAGE 779
OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS

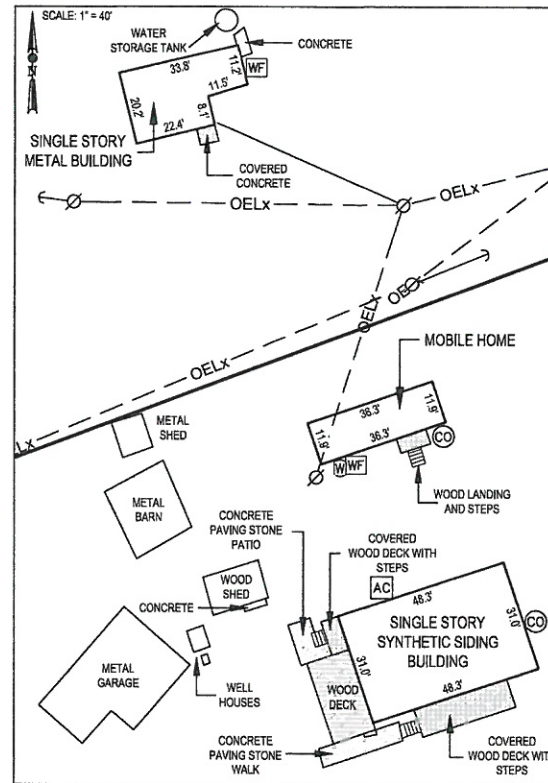
TRACT 1
BEING A 19.585 ACRE TRACT OF LAND LOCATED IN THE WILLIAM P. KERR SURVEY,
ABSTRACT NO. 214, BASTROP COUNTY, TEXAS, AND ABSTRACT NO. 186, LEE
COUNTY, TEXAS, SAID 19.585 ACRE TRACT BEING ALL OF THAT CALLED 19.5818
ACRE TRACT RECORDED IN VOLUME 1284, PAGE 281, OFFICIAL RECORDS, BASTROP
COUNTY, TEXAS.

TRACT 3
MUTUAL EASEMENT DATED JANUARY 4, 1972, RECORDED IN VOLUME 208, PAGE 1,
DEED RECORDS, BASTROP COUNTY, TEXAS.

TRACT 2
BEING A 19.568 ACRE TRACT OF LAND LOCATED IN THE WILLIAM P. KERR SURVEY,
ABSTRACT NO. 214, BASTROP COUNTY, TEXAS, AND ABSTRACT NO. 186, LEE
COUNTY, TEXAS, SAID 19.568 ACRE TRACT BEING THE REMAINING PORTION OF
THAT CALLED 38.984 ACRE TRACT RECORDED IN VOLUME 646, PAGE 751, REAL
PROPERTY RECORDS, BASTROP COUNTY, TEXAS.

TRACT 4
BEING A 30' NON-EXCLUSIVE EASEMENT ESTATE RESERVED BY BARBARA ANN
WUNNEBURGER IN PARTITION DEED RECORDED IN VOLUME 738, PAGE 75, OFFICIAL
RECORDS, BASTROP COUNTY, TEXAS.

DETAIL A



SCHEDULE B EXCEPTIONS:
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVID
AS TO BASTROP COUNTY

- MUTUAL EASEMENT BY AND BETWEEN GARY GERDES, SHARON GERDES, ALVIN S. MORIN, AL
JANUARY 4, 1972, RECORDED IN VOLUME 208, PAGE 1, DEED RECORDS OF BASTROP COUNTY
- NON-EXCLUSIVE EASEMENT ESTATE RESERVED BY BARBARA ANN WUNNEBURGER IN DEED RE
COUNTY, TEXAS, BEING 30' x 683.70' ALONG THE SOUTH 1/2 OF WESTERLY PROPERTY LINE OF
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 25, PAGE 255, OIL AND GAS LEASE REC
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 25, PAGE 265, OIL AND GAS LEASE REC
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 42, PAGE 29, OIL AND GAS LEASE REC
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 42, PAGE 66, OIL AND GAS LEASE REC
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 52, PAGE 188, OIL AND GAS LEASE REC
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 55, PAGE 423, OIL AND GAS LEASE REC
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 77, PAGE 136, OIL AND GAS LEASE REC
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 100, PAGE 494, OIL AND GAS LEASE RE
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 102, PAGE 244, OIL AND GAS LEASE RE
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 130, PAGE 718, OIL AND GAS LEASE RE
- OIL, GAS AND MINERAL LEASE, RECORDED IN VOLUME 303, PAGE 470, OIL AND GAS LEASE RE
- TERMS, CONDITIONS AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE, RECORDED IN VOL
- MINERAL AND/OR ROYALTY INTEREST IN AND TO 50% OF COAL, LIGNITE, OIL, GAS AND OTHER
BASTROP COUNTY, TEXAS.
- TERMS, CONDITIONS AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE, RECORDED IN VOL
RECORDS, BASTROP COUNTY, TEXAS.
- TERMS, CONDITIONS AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE, RECORDED IN VOL
RECORDS, BASTROP COUNTY, TEXAS.
- TERMS, CONDITIONS AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE, RECORDED IN VOL
RECORDS, BASTROP COUNTY, TEXAS.
- CONSERVATION EASEMENT FOR WILDLIFE MANAGEMENT DATED JUNE 8, 2011, EXECUTED BY
IN VOLUME 2074, PAGE 224, OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS. (THE LOCATIO
COUNTY PORTION OF TRACT 1. THE EXACT LOCATION DESIGNATED FOR DISTURBANCE CANI
- TERMS, CONDITIONS AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE, RECORDED IN VOL
- TERMS, CONDITIONS AND STIPULATIONS IN OIL, GAS AND MINERAL LEASE, RECORDED IN VOL
- CERTIFICATE OF ATTACHMENT OR STATEMENT OF LOCATION RECORDED IN VOLUME 1359, P
SEIFERT, SERIAL NUMBER 80-53-0359-R, LABEL NUMBER UL10546388.

- AS TO LEE COUNTY
- OIL AND GAS LEASE, RECORDED IN VOLUME 87, PAGE 507, DEED RECORDS OF LEE COUNTY,
- OIL AND GAS LEASE, RECORDED IN VOLUME 121, PAGE 149, DEED RECORDS OF LEE COUNTY,
- OIL AND GAS LEASE, RECORDED IN VOLUME 188, PAGE 385, DEED RECORDS OF LEE COUNTY,
- OIL AND GAS LEASE, RECORDED IN VOLUME 454, PAGE 588, DEED RECORDS OF LEE COUNTY,
- MINERAL AND/OR ROYALTY RESERVATION CONTAINED IN WARRANTY DEED WITH VENDORS I
LEE COUNTY, TEXAS.
- OIL AND GAS LEASE, RECORDED IN VOLUME 1058, PAGE 561, DEED RECORDS OF LEE COUNT
- OIL AND GAS LEASE, RECORDED IN VOLUME 1058, PAGE 564, DEED RECORDS OF LEE COUNT
- EASEMENT DESCRIBED IN DEED DATED DECEMBER 15, 1894, EXECUTED BY DORIS B. SEIFERT
REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS. (TRACT 3)
- OIL AND GAS LEASE, RECORDED IN VOLUME 1117, PAGE 988, REAL PROPERTY RECORDS OF L

- NOTES:
- 1) FIELD WORK PERFORMED ON: MARCH 17, 2015
- 2) CLIENT: REX W. STEVENS
- 3) ADDRESS: 214 ZINDLER LANE
- 4) BASIS OF BEARING: BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK,
SURVEY FOOT, GRID.
- 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTEE COMPA
DATE OF MARCH 02, 2015 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRAN
RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRA
6) ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE
7) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 8) FENCES ALONG BOUNDARY LINE MEANDER
- 9) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SU
ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE C
- 10) TRACTS 1 AND 2 HAVE ACCESS TO A PUBLIC RIGHT OF WAY BY ACCESS EASEMENTS CONVEYED

LEGEND

- P.O.B. POINT OF BEGINNING (TRACT SPECIFIC)
- ⊗ FOUND 1/2" IRON ROD
 - ⊙ FOUND 3/8" IRON ROD
 - ⊕ FOUND 5/8" IRON ROD WITH A RED "RPLS 4428" PLASTIC CAP
 - ⊖ FOUND 1-1/4" IRON PIPE
 - ⊙ FOUND 7/8" SQUARE IRON PIPE
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER
ENG. & SURVEY," PLASTIC CAP
 - [] RECORD CALL PER VOLUME 646, PAGE 751,
REAL PROPERTY RECORDS, LEE COUNTY, TEXAS
 - () RECORD CALL PER VOLUME 1284, PAGE 277,
OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS SURVEY
AND BELIEF, THIS PLAT CORRECTLY RE
TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURV
TEXAS REGISTRATION NO. 6447
JOB NO. 15-2020

MATKINHOOPER
ENGINEERING & SURVEYING
1000 SHELL ROAD, SUITE 100
BASTROP, TEXAS 78003
OFFICE: 830-292-0000 FAX: 830-292-0001
TEXT: 830-292-0002
E-MAIL: info@matkinhoooper.com
WWW.MATKINHOOPER.COM
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

You can view the video here: <https://vimeo.com/711821308/e79709b291>

Video download link:

<https://vimeo.com/jhjackson/download/711821308/e5e78aa614>

Still photos in an online gallery/album:

<https://photos.app.goo.gl/1xJrqNXrdEXhNXtp9>

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kenny Dryden	156345	kennydryden@gmail.com	512-750-0235
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Kenny Dryden	156345	kennydryden@gmail.com	512-750-0235
Designated Broker's Name	License No.	Email	Phone
NA	NA	NA	NA
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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