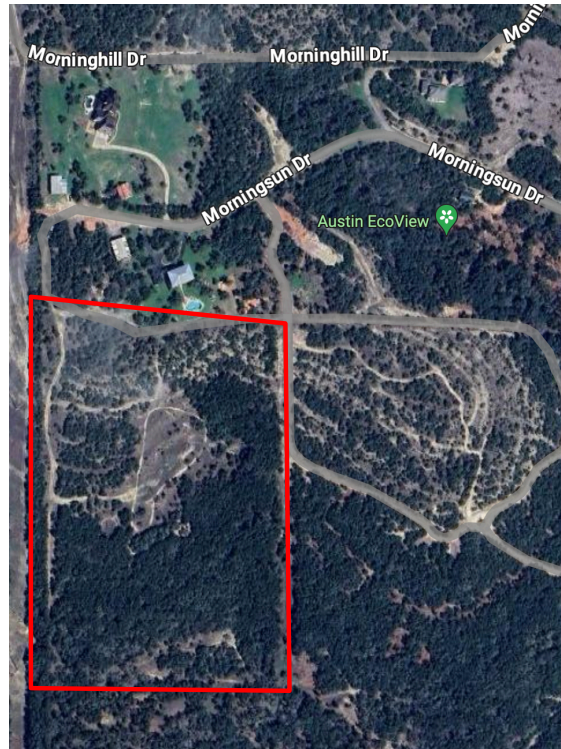


FOR SALE - \$1,750,000

17.616 Acres- Residential Lot in SW Travis County with Great Views



11620 Morningsun Dr. , Austin, TX 78737

07.12.2024

Overview

- Accessed by a deeded easement from Morningsun Dr.
- Located in Austin ETJ
- Served by PEC Electric
- Water furnished by Western Travis County PUA
- Septic Required
- No improvements
- Austin Independent School District
- Seller Financing available for qualified buyers

Kenny Dryden, Broker

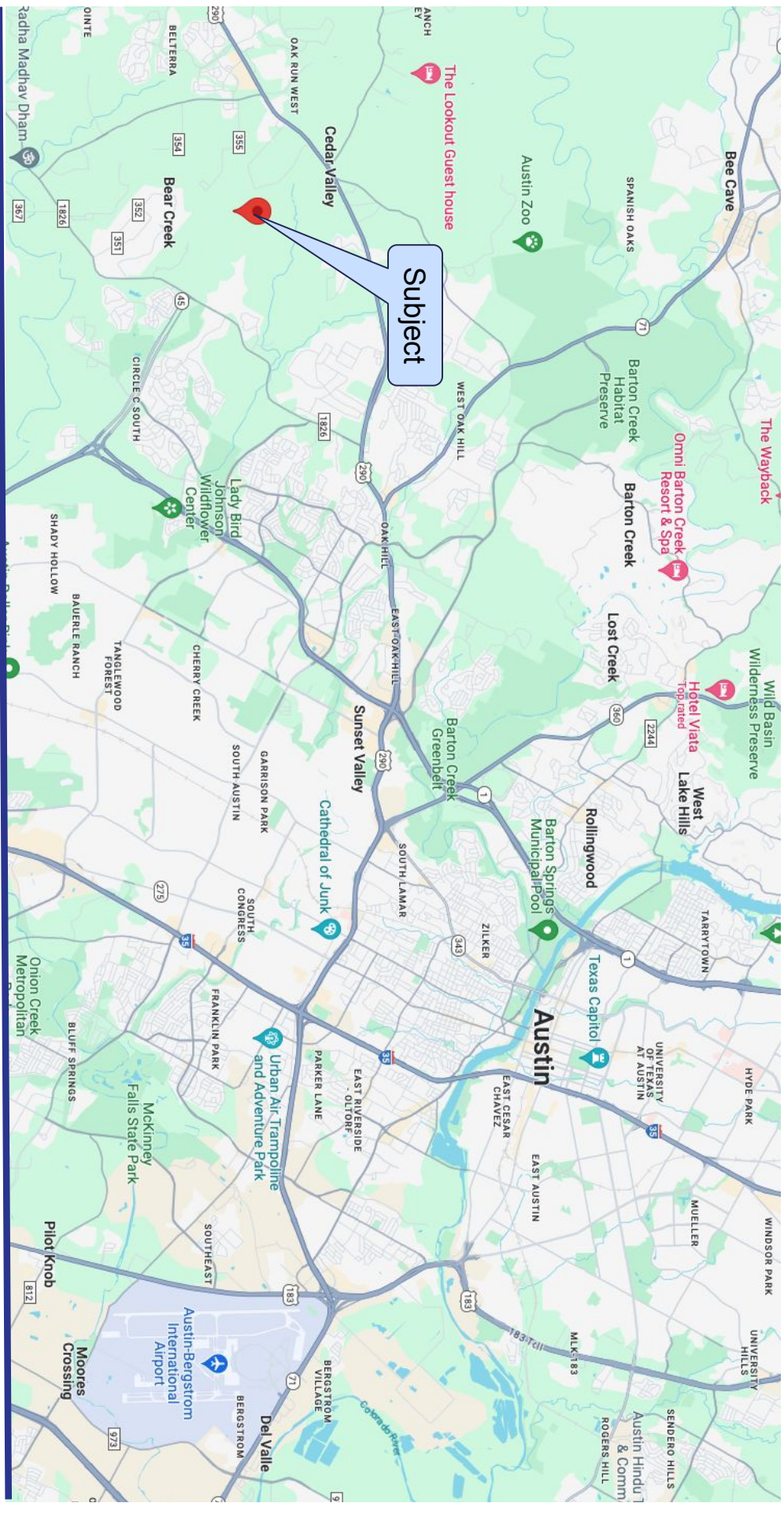
512.750.0235

kennydryden@gmail.com

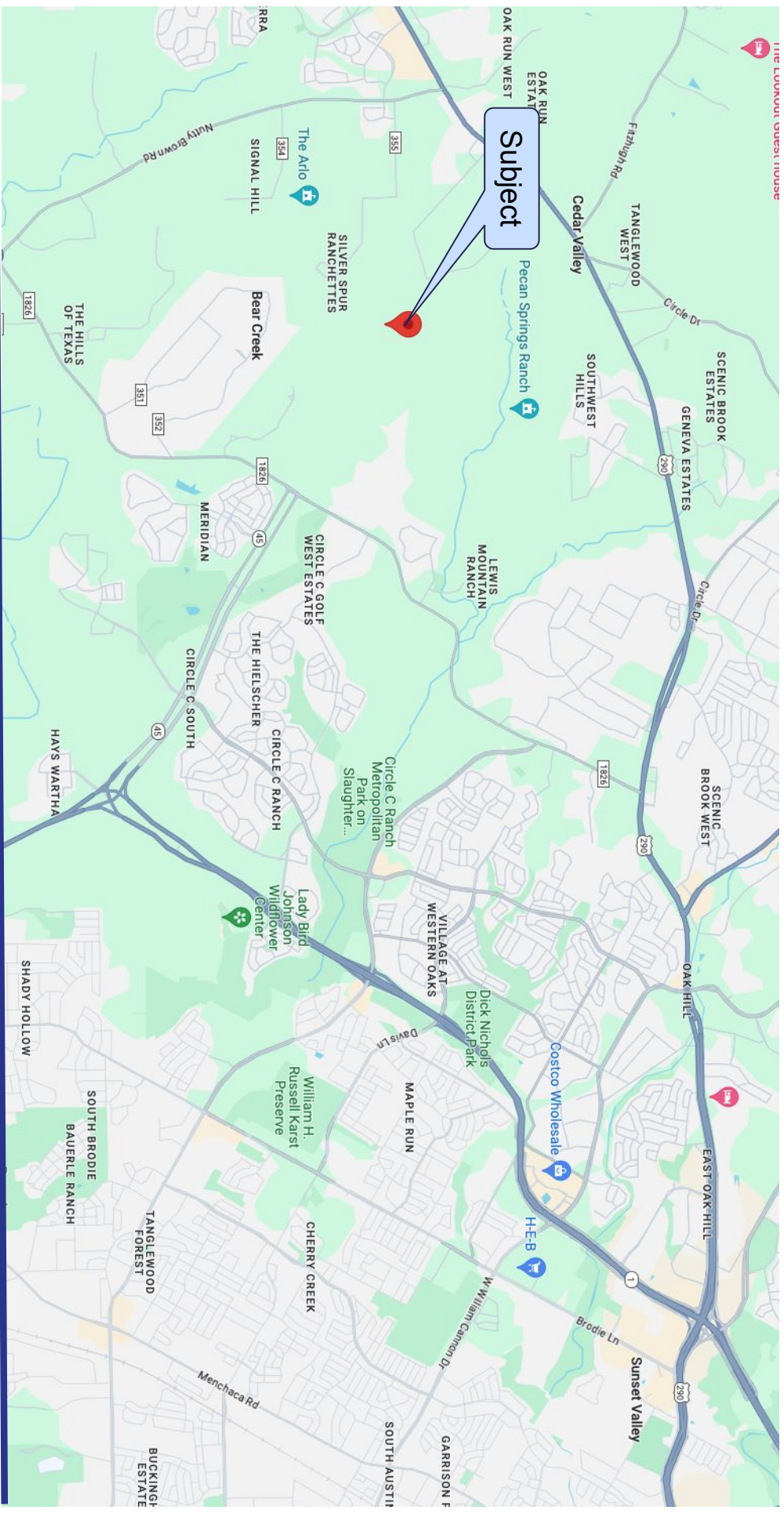
James Bohls, Agent

512.917.5902

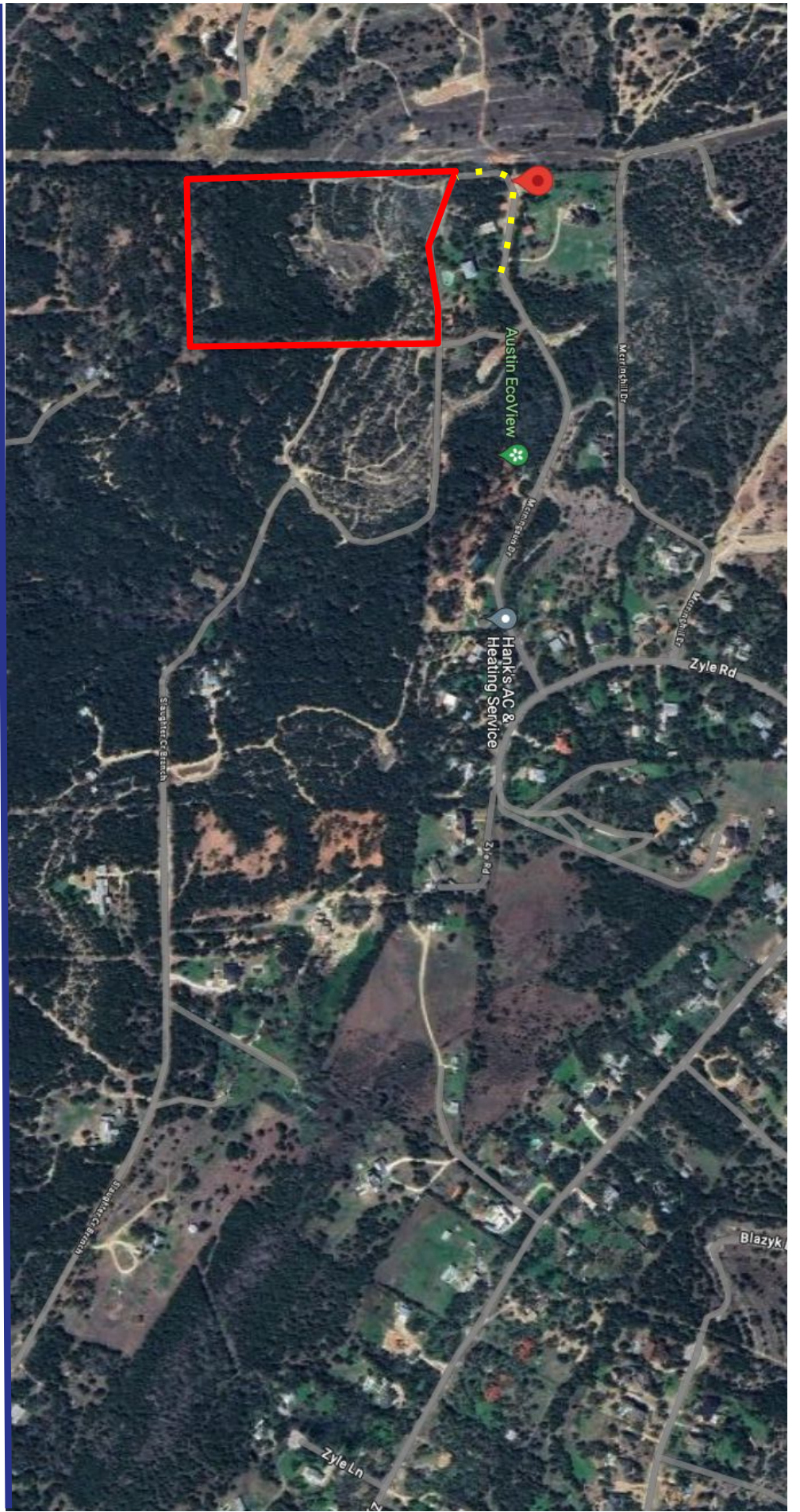
james@bohlsinterests.com



1. Located 17 miles from Downtown Austin
2. 26 miles to Austin Bergstrom International Airport

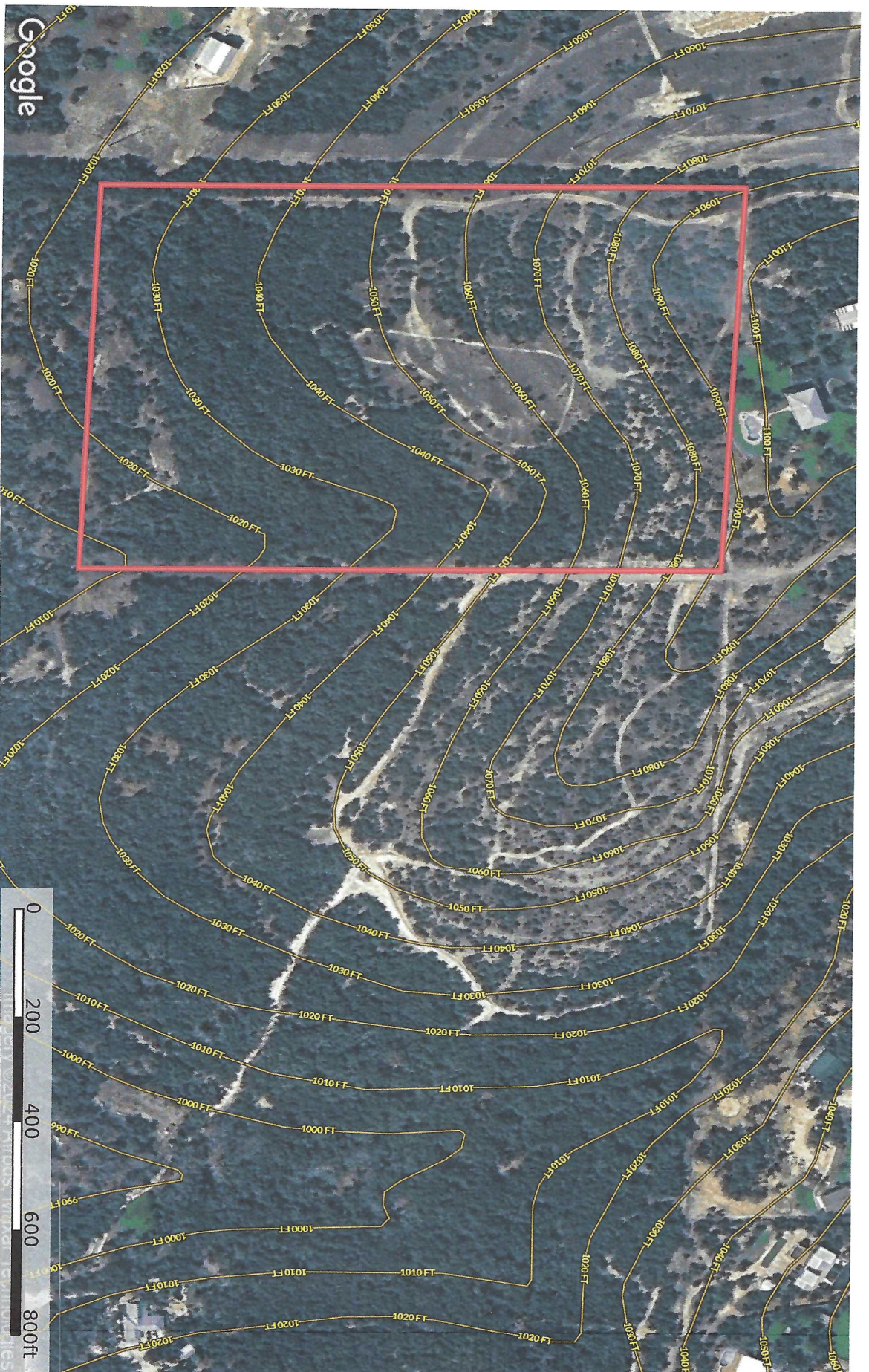


1. From Loop 1, take 45 west 2.6 miles to 1826
 2. Turn North on 1826 .3 miles to Zyle Road
 3. Take left on Zyle Road west 1.4 miles to Morningsun Drive
 4. Go .4 Miles down Morningsun Drive. to the end of the road. Turn left to the entrance to the property.
- (11620 Morningsun Drive, Austin, TX 78737)



1. 60 ft. access easement outlined in yellow dots

Kenny Dryden's Map
Texas, AC +/-



Kenny Dryden



The information contained herein was obtained from sources deemed to be reliable. Land id. Services makes no warranties or guarantees as to the completeness or accuracy thereof.

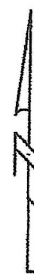
200 0 200 400
ORIGINAL SCALE: 1" = 200'

NO.	I =	R =	A =	C =	C.B. =
C5	39°38'03"	270.00	186.77	183.07	N 77°56'41" E
C8	13°11'39"	1186.67	273.27	272.67	N 64°42'15" E
C7	52°41'34"	181.64	167.05	161.22	S 82°21'09" E
C8	07°32'20"	270.00	35.53	35.50	S 59°46'32" E

NO.	I =	R =	A =	C =	C.B. =
C9	53°17'38"	275.00	255.79	246.67	N 88°32'08" E
C10	52°37'33"	335.00	307.69	296.99	S 89°05'30" W
C11	08°35'21"	330.00	49.97	49.42	N 60°18'02" W
C12	52°41'34"	121.64	111.87	107.97	N 82°21'09" W
C13	13°08'08"	1126.67	256.63	258.06	S 64°43'31" W
C14	39°38'03"	330.00	226.28	223.75	S 77°56'41" W
C15	97°03'57"	25.00	42.35	37.47	S 49°13'44" W

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- X- WIRE FENCE
- (XXX) RECORD DATA



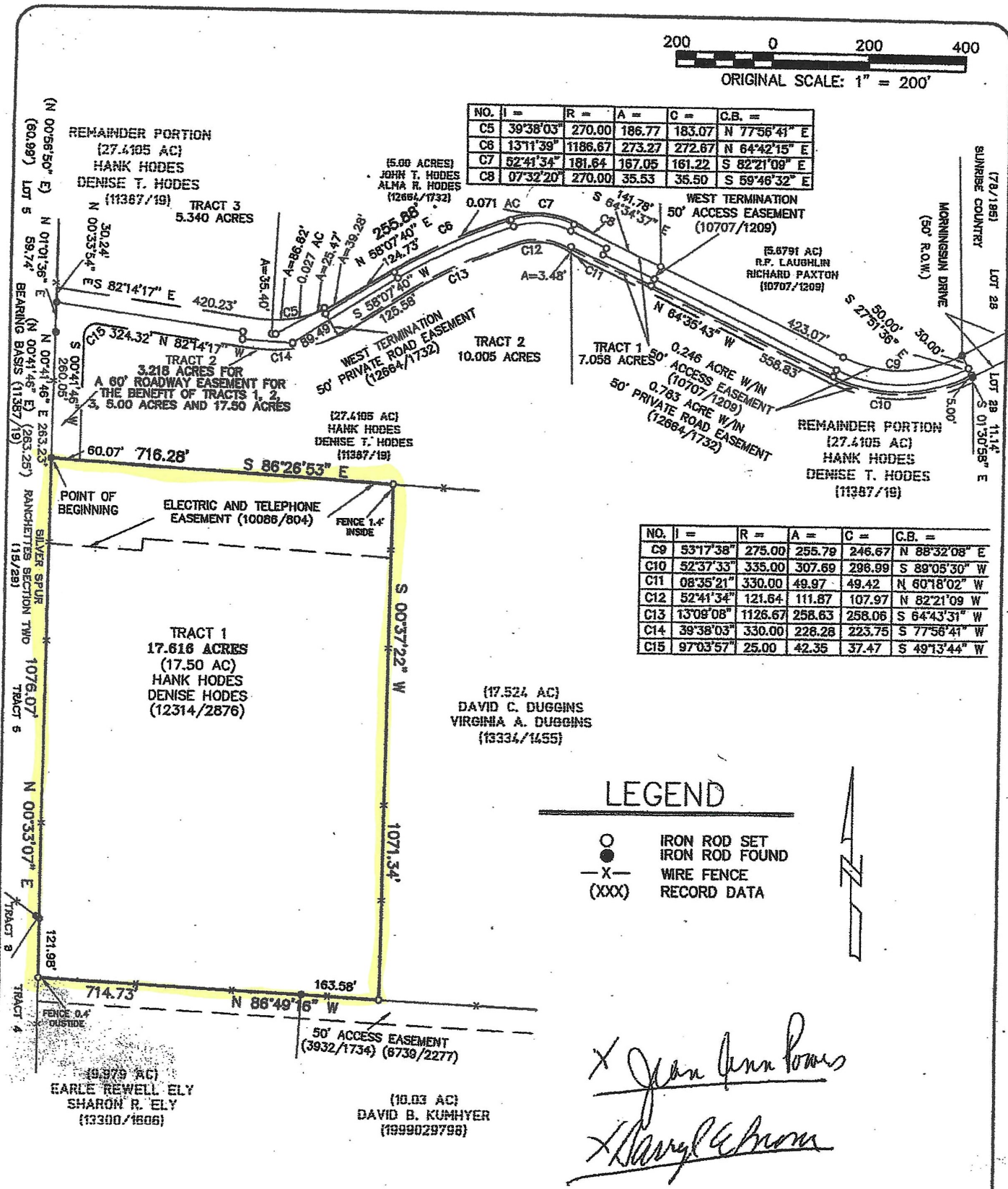
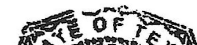
X Jean Ann Powers
X David B. Kumhyer

© 2007, PROFESSIONAL LAND SURVEYORS

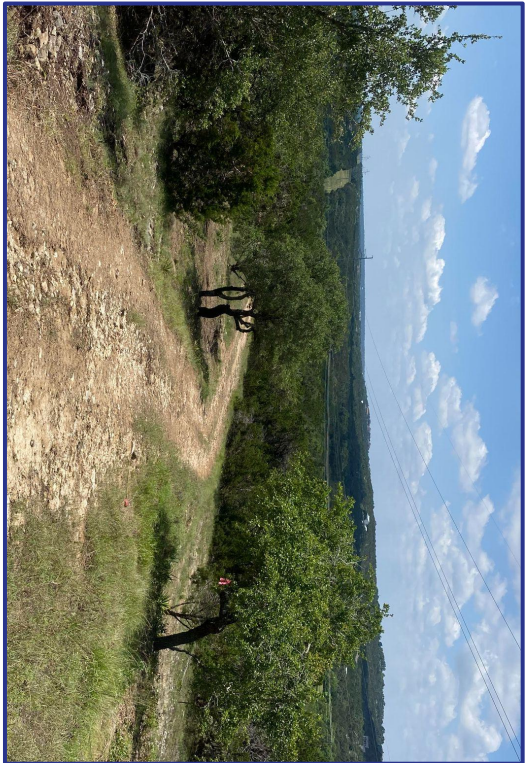
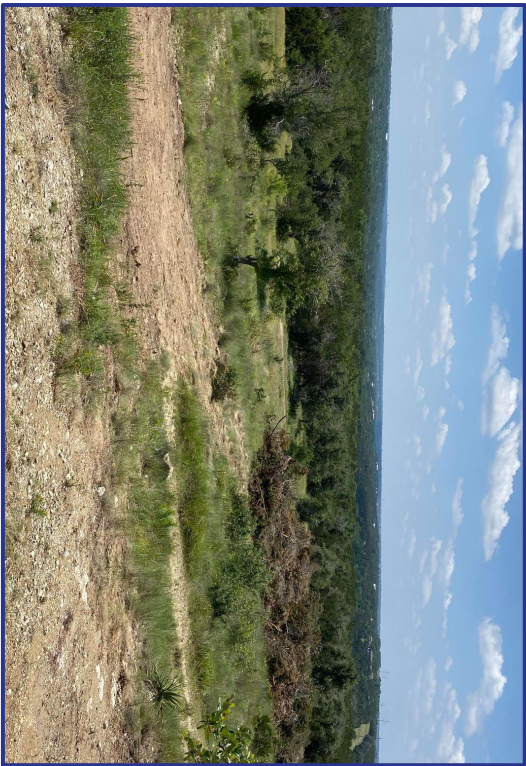
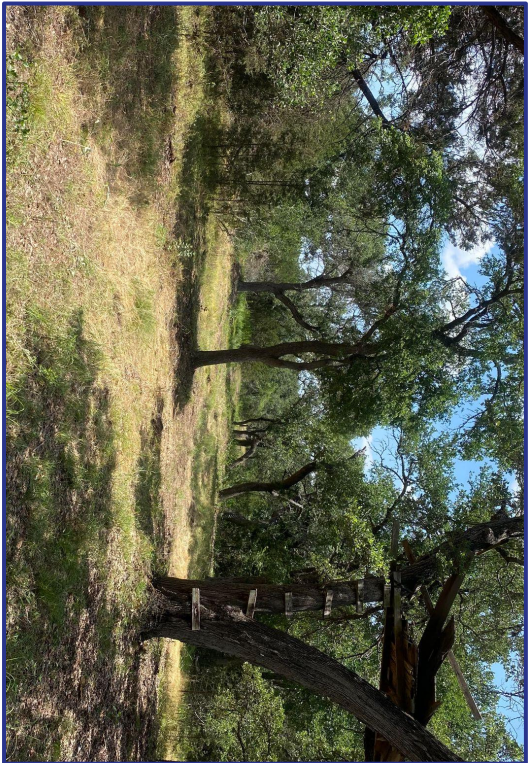
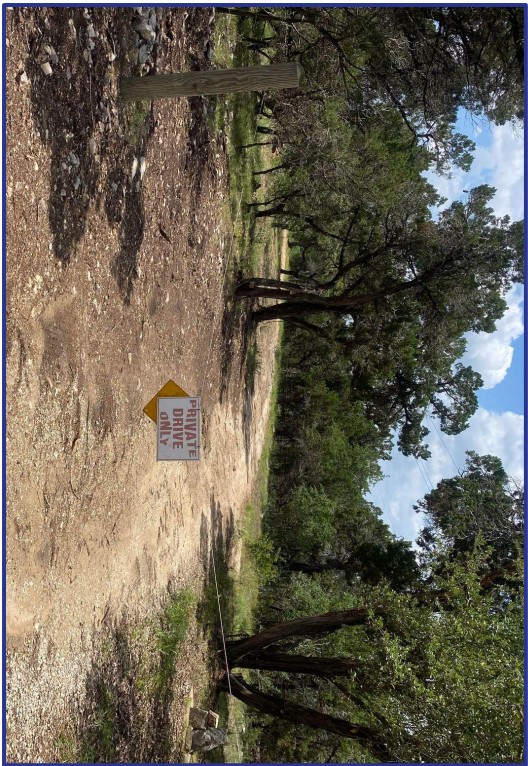
TO THE OWNERS, LIENHOLDERS AND:

INDEPENDENCE TITLE COMPANY

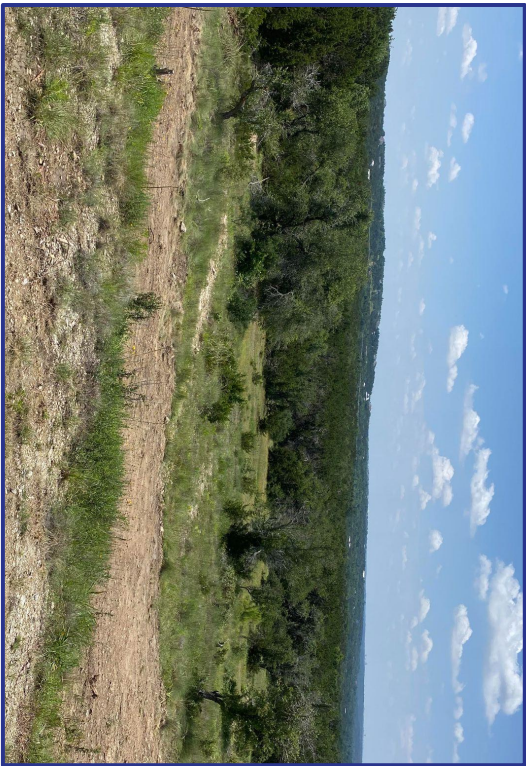
THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES TO THE AFFECT OF THE EASEMENTS SHOWN ON



PROPERTY PHOTOS



PROPERTY PHOTOS





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.

11-2-2015



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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Bohls	351192	james@bohlsinterests.com	512.917.5902
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date