



**2401 & 2451 CR 130
Hutto, Tx 78634**

10.03 Acres

**Steve Bamsch
Listing Agent
Cell: 512.869.9132
Email: stevebamsch1360@gmail.com**

The Listing Broker is submitting the attached information as an agent of the owner and is subject to verification by the buyer and the agent assumes no responsibility for the accuracy of the information contained herein. All information herein is subject to change without notice as regards to price, availability or terms.

PROPERTY INFO

Price: UNPRICED - Contact Listing Agent

Size: 10.03 acres (2 legal lots of 5.0 and 5.03 selling as one tract only)

Improvements: Custom home built in 2003
Approx. 1647 SF per Williamson CAD
Good condition
Metal roof
Large carport (3-4 vehicle) attached to large workshop/storage

Zoning: Unzoned - in ETJ of Hutto (see attached ETJ map)

Deed Restrictions: None known

Frontage: Approx. 640 ft. on CR 130

Topo: Mostly flat with gentle slope from front to rear of the property

Tax Info: Under qualified "ag use" (see attached WCAD info)

Water: Jonah water line with tap on each 5 acre tract (Buyer to verify line size and capacity)

Electric: Oncor electric

Wastewater: 2 septic systems - 1 on the house tract (2401) and one on the 2nd tract (2451)
both are permitted by Williamson County (per owner - see attached Disclosure Notice)

Seller Disclosure Notice: Will provide upon request

Aerial Photo: Attached

Highest and Best Use: The Property is in an area of transition from rural residential to Industrial and Commercial type uses

2401 & 2451 CR 130

Legend

10.03 ACRES

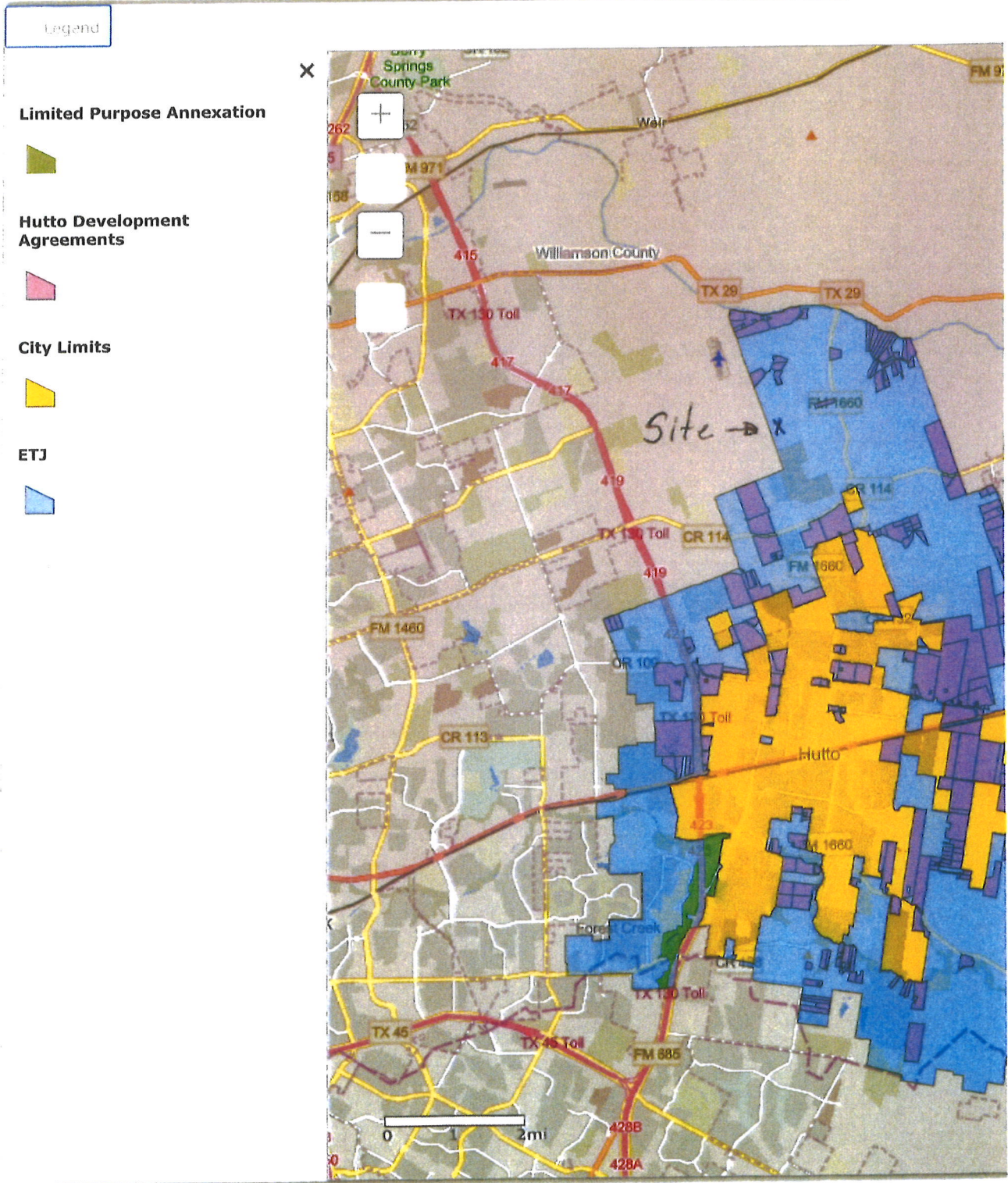


Google Earth

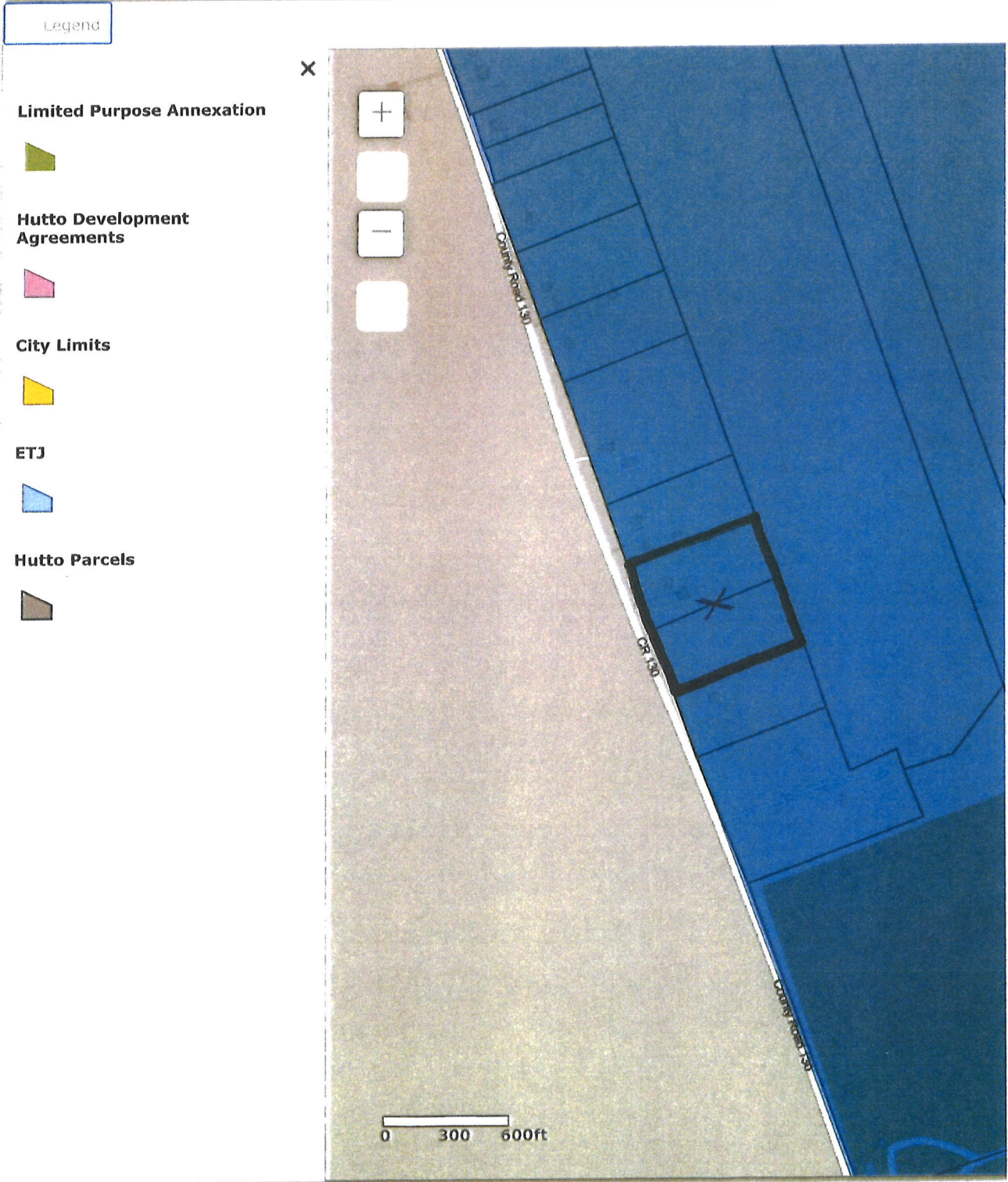
Image © 2024 Airbus

130

City of Hutto Boundaries Map



City of Hutto Boundaries Map





INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 2451 County Road 130, Hutto, TX 78634

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ Unknown
Drawing on permit.
- (4) Installer: on permit Unknown
- (5) Approximate Age: installed 1994 Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? unknown
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TXR 1407) 1-7-04 Initialed for Identification by Buyer: and Seller



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 2401 County Road 130, Hutto, TX 78634

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: _____ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ Unknown
on notes
- (4) Installer: Unknown Engineered by Wesley Knappek RS Unknown
- (5) Approximate Age: Installed ~~1994~~ 6-17-03 Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? unknown
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

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RESTRICTIONS

SUBJECT TO RESTRICTIONS IN VOLUME 910, PAGE 519, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
 SUBJECT TO A BLANKET 15' WIDE WATER LINE EASEMENT (CENTERED OVER LINES AS LAYED OUT) GRANTED TO OKLAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 569, AND VOLUME 663, PAGE 775, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
 SUBJECT TO AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY (AND GENERAL TELEPHONE COMPANY) RECORDED IN VOLUME 599, PAGE 432, VOLUME 610, PAGE 65, AND VOLUME 671, PAGE 131, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

\$2.98 ACRES
 HUTTO 82
 PARKINERS, LTD
 (DOC # 2007047903)
 O.P.R.W.C., TX.

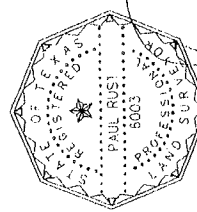
BUILDING LIST

B1	TWO STORY STONE & FRAME RESIDENCE
B2	5.4' x 10' CHICKEN COOP
B3	27.2' x 48' METAL GARAGE

\$3.06 ACRES
 ALAN W. KLEIN and
 JOSEPHINE N. KLEIN
 (VOL. 2337, PG. 957)
 O.P.R.W.C., TX.

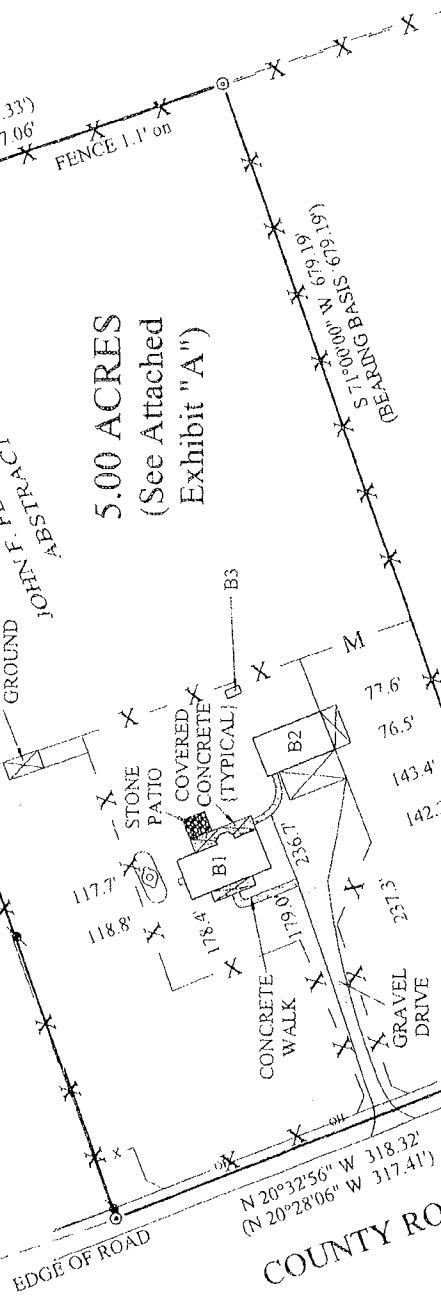
LEGAL DESCRIPTION

BEING 5.00 ACRES OF LAND OUT OF THE JOHN F. FERGLUSON SURVEY, ABSTRACT NO. 233, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 5.0 ACRES AND CONVEYED TO RAYMOND DELANEY AND BOBBIE DELANEY IN DOCUMENT NUMBER 2003062306 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 5.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A".



ON THE 12TH DAY OF SEPTEMBER, 2014, I, ERNEST R. MELDE, SURVEYOR, HAVE REVIEWED THE DEED AND THE CONVEYANCE OF THIS BUSINESS HERETOBY REFERRED TO, AND I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON, CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAN THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

- LEGEND**
- IRON PIPE FOUND
 - 12" ROD FOUND
 - METAL FENCE
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - RECORD INFORMATION
 - UTILITY POLE
 - OH OVERHEAD UTILITY LINES
 - WATER METER
 - PROPA'VE TANK
 - SEPTIC
 - AIR CONDITIONER
 - INSIDE OF SUBJECT BOUNDARY
 - OUTSIDE OF SUBJECT BOUNDARY
 - POINT OF BEGINNING



ADDRESS

BRUCE L. MELDE and BOBBIE L. MELDE
 2401 COUNTY ROAD 130
 HUTTO, WILLIAMSON CO., TEXAS

SURVEY DATE:	JULY 14, 2014	PREPARED BY:	BOBBY COOMBS
TITLE CO.:	N/A	CALC BY:	PAUL RUST
OFF. NO.:	N/A	DRAWN BY:	SEAN SUTTON
JOB NO.:	14-097A	DATE PLOTTED:	07/15/2014

RUST LAND SURVEYING
 ERNEST R. MELDE

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE F.I.R.M. MAP NO. 44691C 0202 PANEL 0306
 DATED: SEPTEMBER 24, 2014
 INS. CERTIFICATIONS FOR THIS SURVEY ARE VALID THROUGH AUGUST 15, 2015.
 PROPERTY WILL OR WILL NOT BE ADJACENT TO A SUBSTANTIAL TRACT OF LAND OWNED OR CONTROLLED BY THE SAME ADMINISTRATOR FOR THE CURRENT STATE OF THIS TRACT.

18917 SEE ROAD NAME, PREVIOUSLY THIS OFFICE (12) 398-5599, FAX (12) 398-1111

F.I.R.M. MAP INFORMATION

5.05 ACRES
 BRUCE L. MELDE and
 BOBBIE L. MELDE
 (DOC# 2014049320)
 O.P.R.W.C., TX.

COUNTY ROAD # 130

POINT OF BEGINNING (EXHIBIT "A")

N
 NE
 E
 SE
 S
 SW
 W
 NW

SCALE
 1" = 80'

Property	Owner	Property Address	Tax Year	2024 Market Value
R311048	DELANCEY, BOBBIE	2401 CR 130, HUTTO, TX 78634	2024	\$598,836

Page: Property Details

2024 GENERAL INFORMATION

Property Status	Active
Property Type	LTRR-Land Transitional Residential
Legal Description	AW0231 FURGUSON, J.F. SUR., TRACT 5,AKA STAPPER WINGARD RANCH, ACRES 5.0
Neighborhood	H005D86H - Hutto Abstracts
Account	R-14-1231-0011
Map Number	3-1947
Effective Acres	-

2024 OWNER INFORMATION

Owner Name	DELANCEY, BOBBIE
Owner ID	
Exemptions	Agriculture Use (Active), Homestead (Active), Tax Code 11.13(c) Exemption (Active)
Percent Ownership	100%
Mailing Address	2401 COUNTY ROAD 130 HUTTO, TX 78634-3147
Agent	-

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$223,8
Improvement Non-Homesite Value	
Total Improvement Market Value	\$223,8
Land Homesite Value	\$75,0
Land Non-Homesite Value	
Land Agricultural Market Value	\$300,0
Land Timber Market Value	
Total Land Market Value	\$375,0
Total Market Value	\$598,8

ASSESSED VALUE

Total Improvement Market Value	\$223,8
Land Homesite Value	\$75,0
Land Non-Homesite Value	
Agricultural Use	\$5
Timber Use	
Total Appraised Value	\$298,8
Homestead Cap Loss	-
Circuit Breaker Limit Cap Loss	
Total Assessed Value	\$299,4

2024 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$299,416	0
F00- Wmsn ESD #3		-	\$299,416	0.1
GWI- Williamson CO	HS, OA	\$139,942	\$159,474	0.35567
J02- EWC Higher Ed Center		-	\$299,416	0.03913
RFM- Wmsn CO FM/RD	HS	\$3,000	\$296,416	0.044329
SHU- Hutto ISD	HS, OA	\$110,000	\$189,416	1.2052
TOTALS				1.744329

2024 IMPROVEMENTS

⌵ Expand/Collapse

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value	
	E1 - Farm And Ranch Improvements-residence	Yes	1,647 Sq. Ft	\$223,836	
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2005	1,647	\$182,862	⌵ Details
2	Open Porch	2005	174	\$4,885	⌵ Details
3	Open Porch	2005	189	\$5,218	⌵ Details
4	Out Bldg	2005	702	\$6,248	⌵ Details
5	Out Bldg	2005	594	\$2,643	⌵ Details
6	Out Bldg	2010	288	\$1,339	⌵ Details
7	Canopy	2012	324	\$1,142	⌵ Details
8	Canopy	2012	1,152	\$4,061	⌵ Details
9	Site Improvement	-	1	\$12,000	⌵ Details
10	Fireplace	2005	1	\$2,003	⌵ Details
11	Out Bldg	2022	287	\$1,435	⌵ Details

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	FIM USE	LAND SIZE
1 - Residential	E1 - Farm And Ranch Improvements-residence	Yes	\$75,000	\$0	\$0	1.000000 acres
2 - Improved Pasture I	D1 - Qualified AG Use	No	\$300,000	\$580	\$0	4.000000 acres
TOTALS						217,800 Sq. ft / 5.000000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESS
2023	\$241,618	\$78,750	\$320,368	\$315,000	\$608	\$0	\$0	\$320,976	\$22,195	\$0	\$298,7
2022	\$311,352	\$72,600	\$383,952	\$290,400	\$608	\$0	\$0	\$384,560	\$114,284	\$0	\$270,2
2021	\$197,647	\$47,506	\$245,153	\$190,023	\$580	\$0	\$0	\$245,733	\$0	\$0	\$245,7
2020	\$204,562	\$35,791	\$240,353	\$143,165	\$472	\$0	\$0	\$240,825	\$0	\$0	\$240,8
2019	\$192,898	\$28,233	\$221,131	\$112,932	\$464	\$0	\$0	\$221,595	\$0	\$0	\$221,5

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
8/22/2007	DELANCEY, RAYMOND W & BOBBIE	DELANCEY, BOBBIE	2007082802	
6/9/2003	G T BUILDERS INC	DELANCEY, RAYMOND W & BOBBIE	2003054367	
1/14/2003	DELANCEY, RAYMOND W & BOBBIE	G T BUILDERS INC	2003006229	
10/29/1992	DELANCEY C R & CATHRYN	DELANCEY, RAYMOND W & BOBBIE	-	2215/001
5/26/1990	STAPPER RALPH L &	DELANCEY C R & CATHRYN	-	1887/776

Property	Owner	Property Address	Tax Year	2024 Market Value
R021252	MELDE, BRUCE L & BOBBIE L	2451 CR 130, HUTTO, TX 78634	2024	\$376,496

Page: Property Details

2024 GENERAL INFORMATION

Property Status	Active
Property Type	LTRC-Land Transitional Commercial
Legal Description	AW0231 FURGUSON, J.F. SUR., TRACT 4,AKA STAPPER WINGARD RANCH, ACRES 5.03
Neighborhood	AA02LLLI - MH SUBDIVISION VACANT LOTS
Account	R-14-1231-0010
Map Number	3-1947
Effective Acres	-

2024 OWNER INFORMATION

Owner Name	MELDE, BRUCE L & BOBBIE L
Owner ID	
Exemptions	Agriculture Use (Active)
Percent Ownership	100%
Mailing Address	2401 CR 130 HUTTO, TX 78634
Agent	

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	
Improvement Non-Homesite Value	
Total Improvement Market Value	
Land Homesite Value	
Land Non-Homesite Value	
Land Agricultural Market Value	\$376,4
Land Timber Market Value	
Total Land Market Value	\$376,4
Total Market Value	\$376,4

ASSESSED VALUE

Total Improvement Market Value	
Land Homesite Value	
Land Non-Homesite Value	
Agricultural Use	\$7
Timber Use	
Total Appraised Value	
Homestead Cap Loss	
Circuit Breaker Limit Cap Loss	
Total Assessed Value	\$7

2024 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$729	0
E00- Wmsn ESD #3		-	\$729	0.1
GWI- Williamson CO		-	\$729	0.35567
J02- EWC Higher Ed Center		-	\$729	0.03913
RFM- Wmsn CO FM/RD		-	\$729	0.044329
SHU- Hutto ISD		-	\$729	1.2052
TOTALS				1.744329

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Improved Pasture I	D1 - Qualified AG Use	No	\$376,496	\$729	\$0	5.030000 acres
TOTALS						219,107 Sq. ft / 5.030000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESS
2023	\$0	\$0	\$0	\$395,320	\$765	\$0	\$0	\$765	\$0	\$0	\$7
2022	\$0	\$0	\$0	\$365,145	\$765	\$0	\$0	\$765	\$0	\$0	\$7
2021	\$0	\$0	\$0	\$238,732	\$729	\$0	\$0	\$729	\$0	\$0	\$7
2020	\$0	\$0	\$0	\$179,683	\$594	\$0	\$0	\$594	\$0	\$0	\$5
2019	\$0	\$0	\$0	\$141,700	\$583	\$0	\$0	\$583	\$0	\$0	\$5

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
6/26/2014	SMITH, JEFF L & ANN H	MELDE, BRUCE L & BOBBIE L	2014049320	
8/9/1994	KINGSBERY, CARL J & JOYCE J	SMITH, JEFF L & ANN H	-	2586/0941
	STAPPER, RALPH L	KINGSBERY, CARL J & JOYCE J	-	910/519