

Residential or Commercial Potential

471 FM 1296, Waelder, TX 78959
13.5 Acres | Caldwell & Bastrop County



Property Features

- One-bed farmhouse
- 606 ft. road frontage
- Fertile, level pasture
- Agricultural tax valuation



Click or scan



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KELLERWILLIAMS
LAND

kw AUSTIN
KELLERWILLIAMS. REALTY



Description

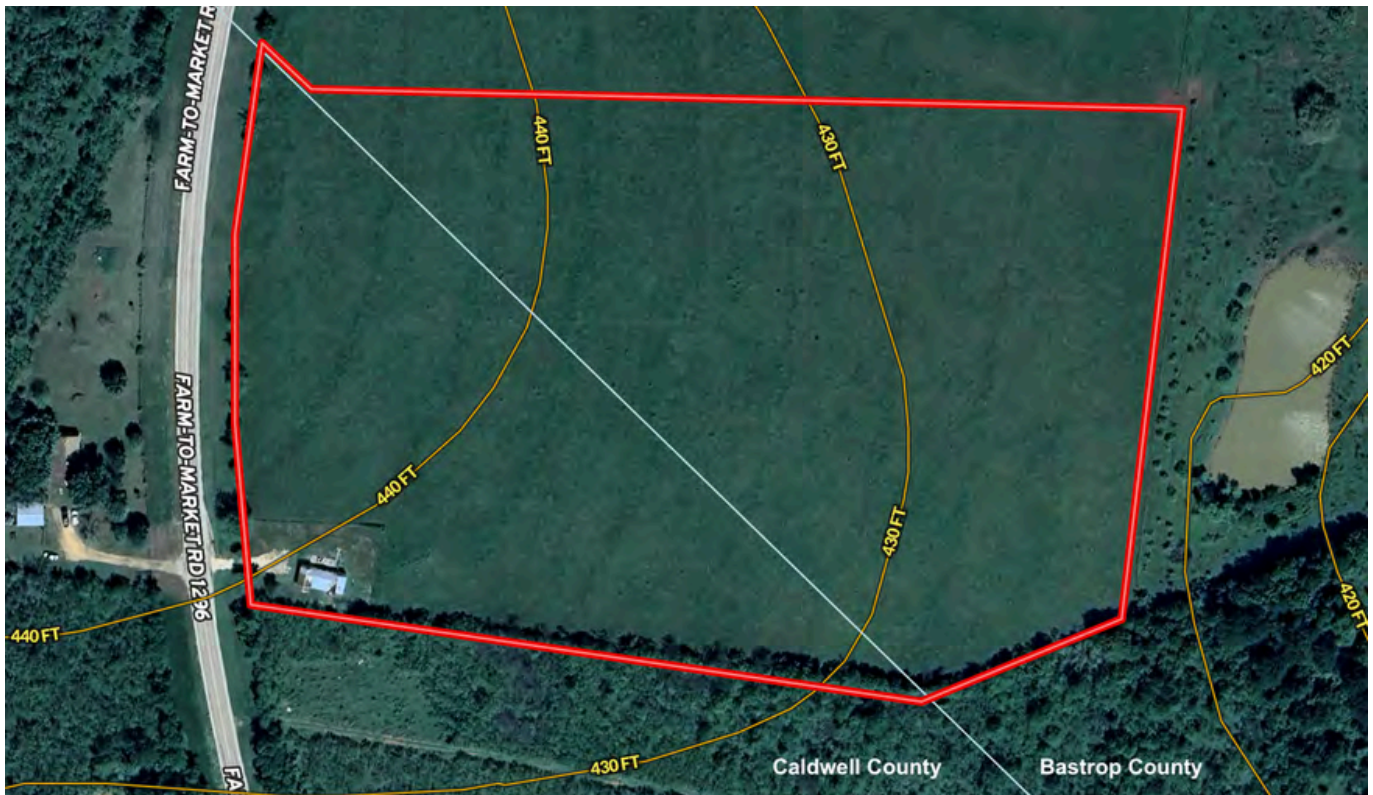
Escape to country living with this 13.5-acre farm and ranch property, featuring a cozy one-bedroom, one-bathroom cottage. Located just 9–10 miles north of I-10 and the Waelder Community, this peaceful retreat offers both convenience and serenity. With 606 feet of paved FM road frontage, the property provides easy access and plenty of visibility, making it suitable for both residential or commercial use.

Inside, the cottage welcomes you with longleaf Georgia pine floors and a rustic atmosphere. Recent updates include professional leveling of the house, a brand-new front door, a fully repaired back door, and a carefully patched section of flooring using authentic longleaf pine – all adding to the home's charm and functionality. The well-designed kitchen is perfect for everyday meals or entertaining.

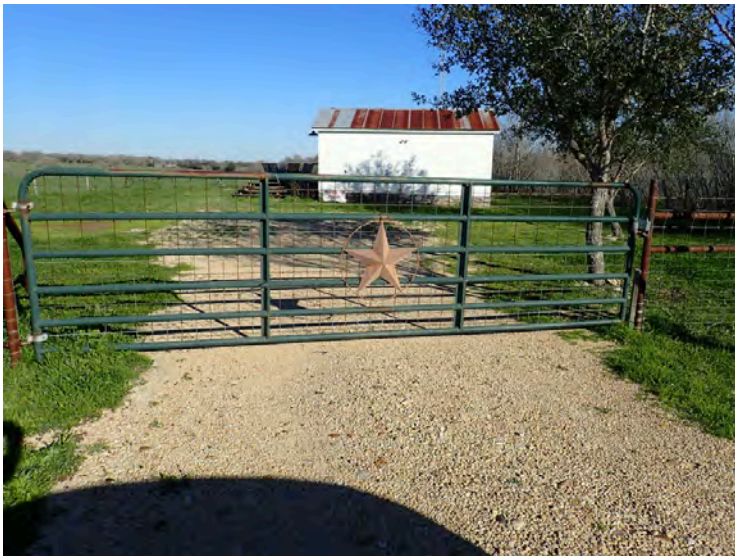
The land includes 13.5 acres, with 7.6 acres currently in hay production and supporting a cow/calf operation, qualifying for an agricultural tax valuation. There's plenty of room for gardening, livestock, or simply enjoying the wide-open space. Relax on the front deck and take in the beautiful views of your land.

Whether you're seeking a residential retreat, a hobby farm, or a place to establish a business, this property offers endless possibilities. The land can be available without the house. Seller concessions are available for pasture, roof, and water. Schedule a showing today and make this versatile property yours!

The land is also available without the house (which the sellers will remove) for a reduced price. Ask agent for details.

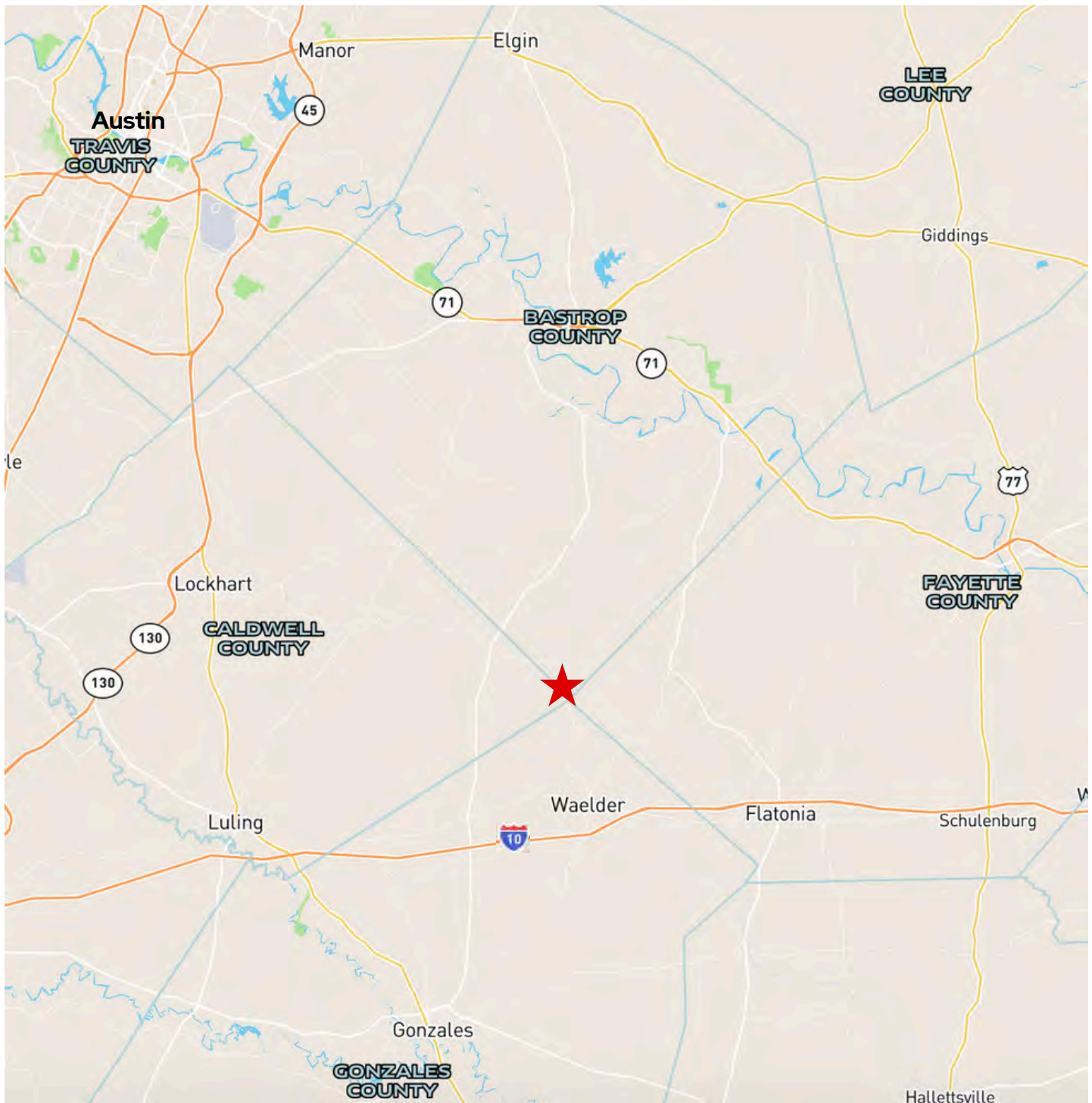


Photos



Location

- 7.5 miles to Waelder
- 9.5 miles to I-10
- 25 miles to Bastrop
- 25 miles to Lockhart
- 47 miles to Austin International Airport
- 56 miles to downtown Austin
- 86 miles to downtown San Antonio
- 127 miles to downtown Houston



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Seller Disclosures and Concessions

Pasture This 13+ acres was originally part of a larger hay meadow in production. If Buyer wants to lease back some of the 13+ acres to the Seller, Seller will sign a hay or grazing lease and will restore the pasture to production quality. Buyer can use this as their Ag valuation activity. Restoration will include removing the mesquite and replanting a production meadow.

Roof

There are three roofs on the house currently, and Sellers attest that there are no signs of the roof leaking. If the Buyer wants to put a new roof on the house, Seller will offer a \$5,000 concession.

Water

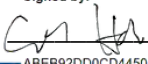
The house is connected to the Seller's water meter, so a new Aqua water meter, or a well, is required. If Buyer keeps the current house, Seller will provide water at no cost to Buyer for one year while Buyer gets a new water source in place.

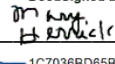
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SELLER IMPOSED DEED RESTRICTIONS

1. May not subdivide into more than three lots
2. No single wide mobile homes, if double wide mobile homes are used, they must be five years old or newer in good condition.
3. No long-term living in RV's or campers.
4. No commercial breeding of animals such as dogs or horses
5. No housing of fighting roosters.
6. No minerals convey

Signed by:  10/2/2024
ABEB92DD0CD4450...
Seller: Charles N. Herrick

DocuSigned by:  10/2/2024
1C7036BD65B64B6...
Seller: Mary Herrick

Buyer:

Buyer: