

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 boasts natural wood floors and a welcoming, rustic atmosphere. The well-designed kitchen is perfect for everyday meals or entertaining.

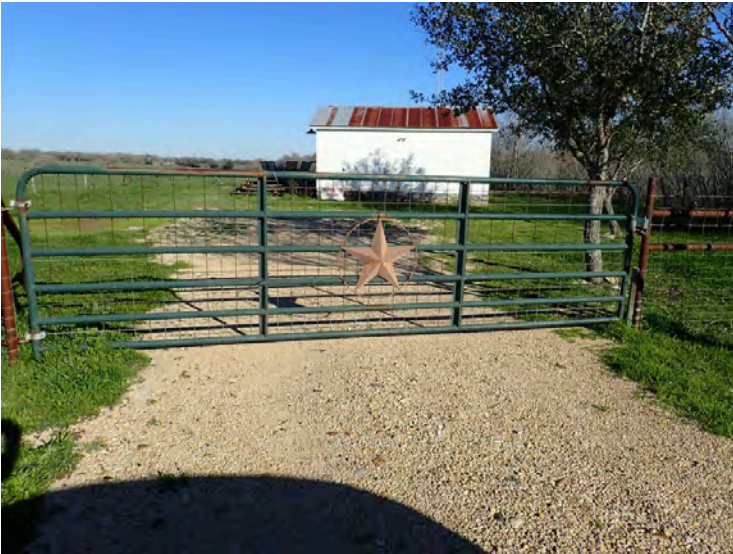
The land includes 13.5 acres, with 7.6 acres currently in hay production and supporting a cow/calf operation, qualifying for an agricultural tax valuation. There's plenty of room for gardening, livestock, or enjoying the open space.

Relax on the front deck and take in the beautiful views of your land. Whether you're looking for a residential retreat, a hobby farm, or a place to establish a business, this property offers endless possibilities.

Schedule a showing today and make this versatile property yours!

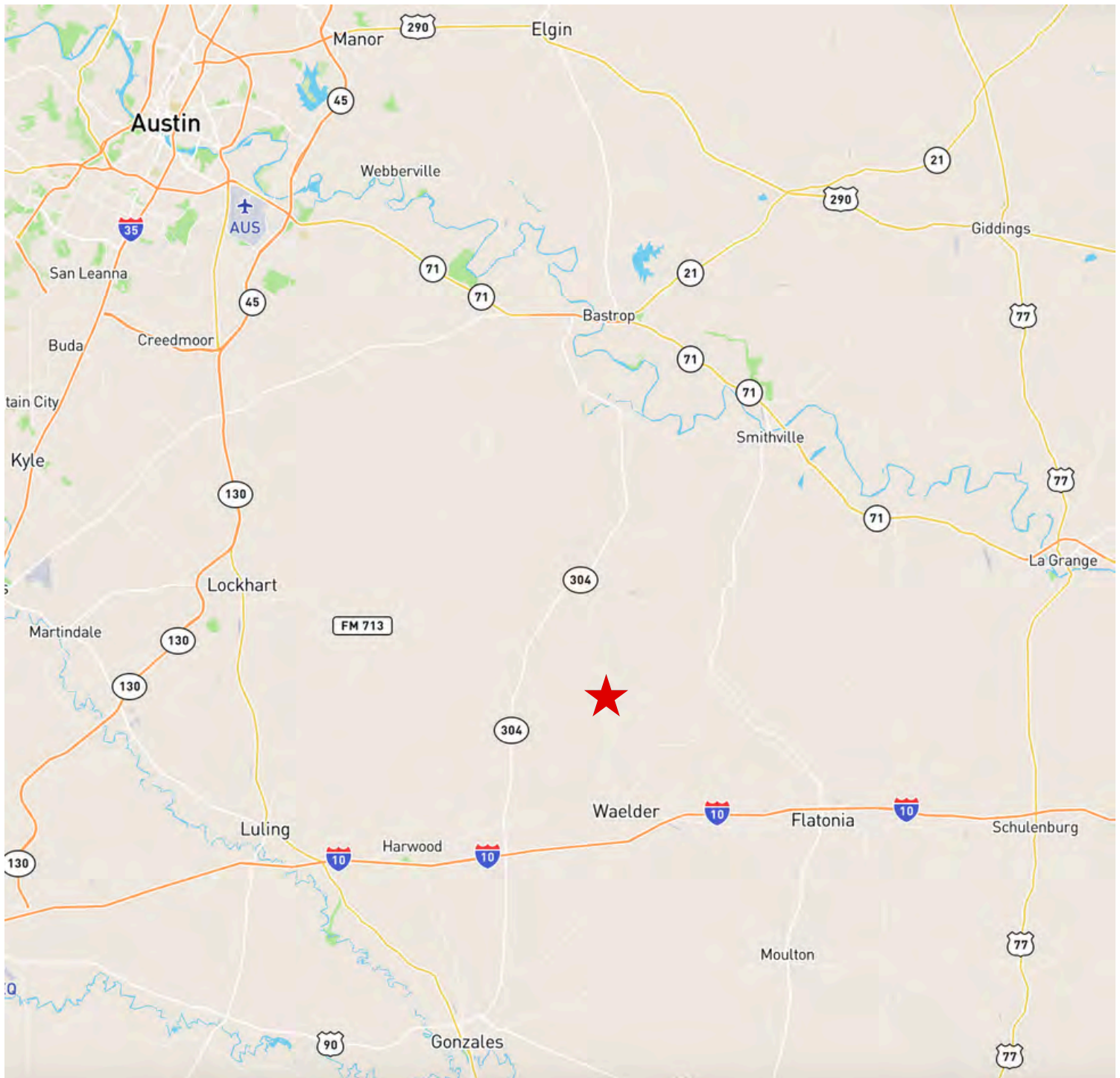


Photos



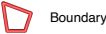
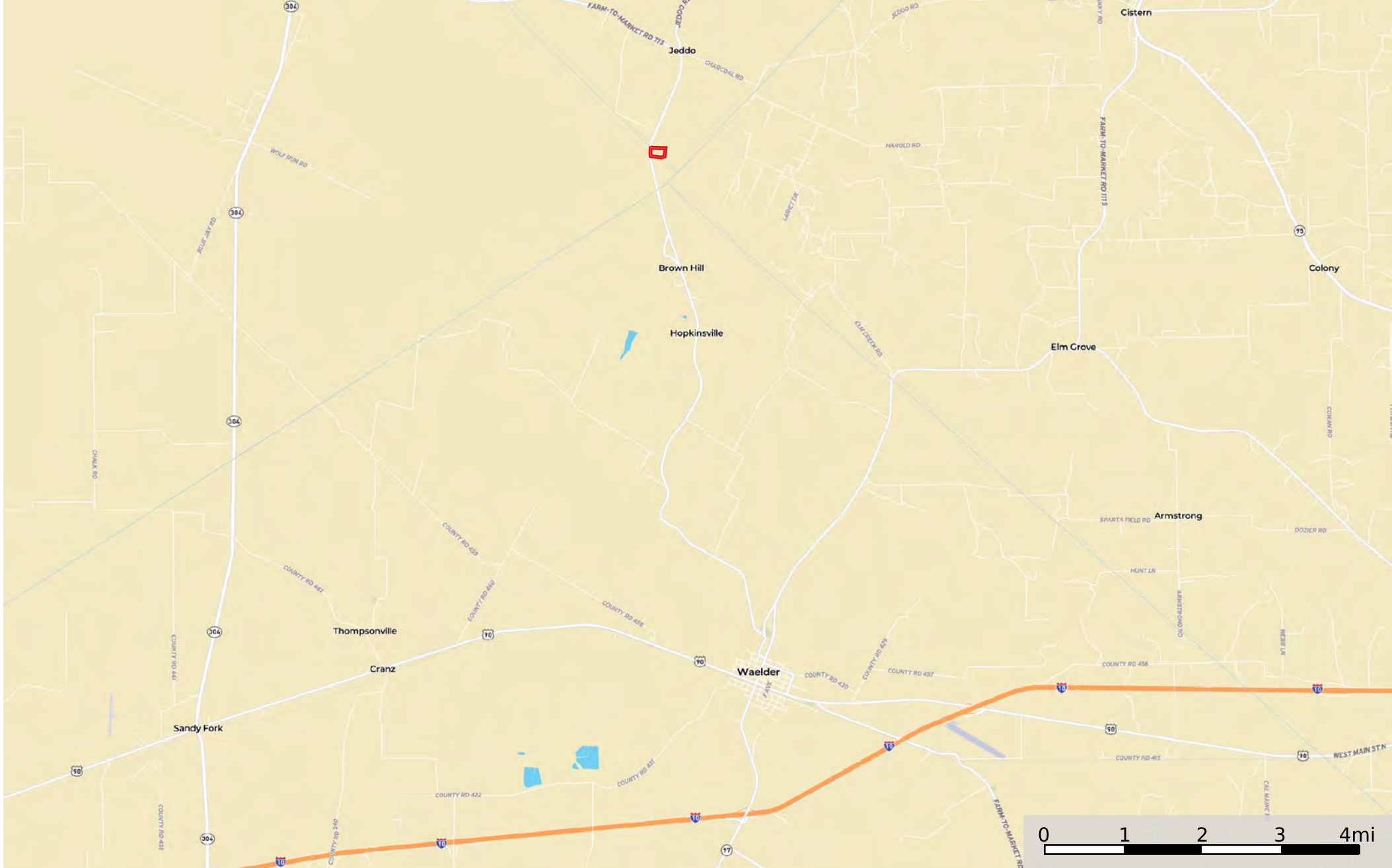
Location

- 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





Herrick - 471 FM 1296, Waelder, TX 78959
Caldwell County, Bastrop County, Texas, 13.5 AC +/-

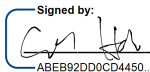


471 FM 1296

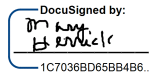
Waelder, TX 78959

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
1C7036BD65BB4B6...

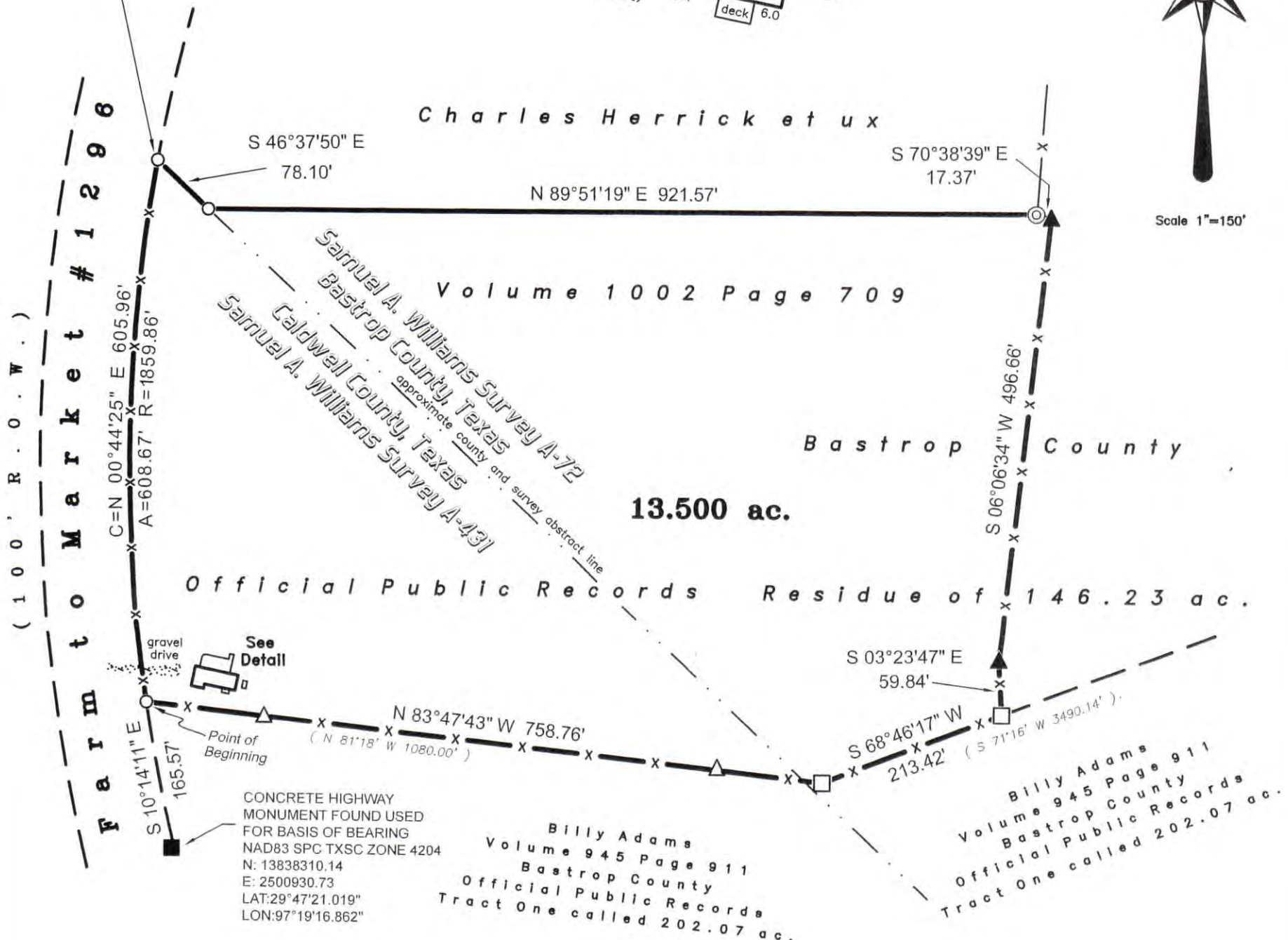
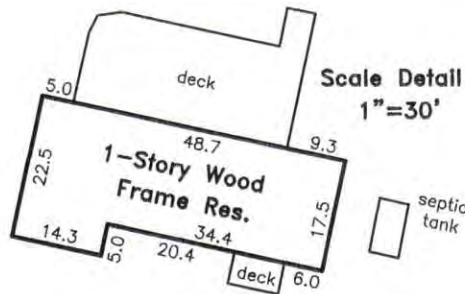
Seller: Mary Herrick

Buyer:

Buyer:

Caldwell County, Texas Samuel A. Williams Survey A-431
Bastrop County, Texas Samuel A. Williams Survey A-72

FROM THIS POINT A
CONCRETE HIGHWAY
MONUMENT FOUND USED
FOR BASIS OF BEARING BEARS
N 03°00'25" W 429.34'
NAD83 SPC TXSC ZONE 4204
N: 13839507.73
E: 2500931.66
LAT:29°47'32.874"
LON:97°19'16.657"



General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0325E effective date June 19, 2012 in Caldwell County, Texas and FEMA Panel #48021C0600E effective date January 19, 2006 in Bastrop County, Texas. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

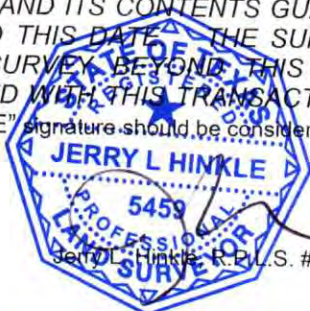
911 ADDRESS: 471 fm 1296
Waelder, Texas 78959

LEGEND

- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
- 1/2" IRON PIN FOUND
- ⊙ 2 1/2" IRON PIPE FENCE POST
- ▲ 8" CEDAR FENCE POST
- 8" TREATED FENCE POST FOUND
- △ EL POLE
- CONCRETE HIGHWAY MONUMENT FD
- (.....) ORIGINAL DEEDED CALLS
- X- FENCES MEANDER
- ▨ GRAVEL
- UNLESS OTHERWISE NOTED

SURVEY DRAWING

Showing a 13.500 acre tract of land out of the Samuel A. Williams Survey A-431 in Caldwell County, Texas and the Samuel A. Williams Survey A-72 in Bastrop County, Texas and the improvements as found situated thereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on February 15, 2024. No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. THIS SURVEY IS CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Field Book: d.c.	Drawn By: JLH LH
Job No. 20240461	Drawing: 20240461.dwg
Date: February 2024	Word Disk: Begin 02012024
Surveyed By: JLH JDB	Autocad Disk: Begin 02012024



HINKLE
SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00



All of a certain tract or parcel of land situated in Caldwell County, Texas and Bastrop County, Texas and being a part of the Samuel A. Williams Survey (A-72 Bastrop County and A-431 Caldwell County) and being also a part of a tract of land called 146.23 acres and conveyed to Charles Herrick et ux by deed recorded in Volume 1002 Page 709 of the Official Public Records of Bastrop County, Texas and recorded in Volume 221 Page 266 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped $\frac{1}{2}$ " iron pin set stamped HINKLE SURVEYORS in the intersection of the South line of the above mentioned 146.23 acre tract and the curving East line of F.M. #1296 and in the apparent NW corner of a tract of land designated as Tract One called 202.07 acres and conveyed to Billy Adams by deed recorded in Volume 945 Page 911 of the said Bastrop County Official Public Records for the SW corner this tract and from which point a concrete highway monument found used for basis of bearing (NAD83 SPC TXSC ZONE 4204 N: 13838310.14 E: 2500930.73 LAT:29°47'21.019" LON:97°19'16.862") bears S 10°14'11" E 165.57 feet.

THENCE with the curving East line of F.M. #1296 and over and the West line of the above mentioned 146.23 acre residue tract having a radius of **1859.86 feet** and an arc length of **608.67 feet** and the chord of which bears **N 00°44'25" E 605.96 feet** to a capped $\frac{1}{2}$ " iron pin set stamped HINKLE SURVEYORS in the calculated intersection of the NE line of Caldwell County and the SW line of Bastrop County for the NW corner this tract and from which point a concrete highway monument found used for basis of bearing (NAD83 SPC TXSC ZONE 4204 N: 13839507.73 E: 2500931.66 LAT:29°47'32.874" LON:97°19'16.657") bears N 03°00'26" W 429.34 feet.

THENCE over across the said 146.23 acre residue tract for the following five (5) courses:

(1) **S 46°37'50" E** with the said common Bastrop and Caldwell County Line **78.10 feet** to a capped $\frac{1}{2}$ " iron pin set stamped HINKLE SURVEYORS for an angle point this tract. (2) **N 89°51'19" E 921.57 feet** to a 2 $\frac{1}{2}$ " iron pipe fence post found for an angle point this tract. (3) **S 70°38'39" E 17.37 feet** to a 8" Cedar fence post found for the NE corner this tract. (4) **S 06°06'34" W** along or near an existing fence line **496.66 feet** to a 8" Cedar fence post found for an angle point this tract. (5) **S 03°23'47" E** along or near an existing fence line **59.84 feet** to a 8" treated fence corner post found in the South line of the said 146.23 acre tract and the apparent North line of the above mentioned 202.07 acre tract for the SE corner this tract.

THENCE with the South line of the said 146.23 acre tract and the apparent North line of the said 202.07 acre tract for the following two (2) courses:

(1) **S 68°46'17" W 213.42 feet** to a 8" treated fence post found in an exterior corner of the said 146.23 acre tract for an exterior corner this tract. (2) **N 83°47'43" W 758.76 feet** to the place of beginning containing **13.500 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on February 15, 2024. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Jerry



Hinkle Surveyors, L.P. 10026c-00

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CONTACT@HINKLESURVEYORS.COM