



**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: \$1,395,000.00

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

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

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

Deed Restrictions: None known

Frontage: Approximately 640 ft. on CR 130

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

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

Water: Jonah water line with tap for each tract (Buyer to verify line size & capacity)

Electric: Oncor Electric

Wastewater: 2 septic systems - 1 services the house, the other is on the vacant 5.03 tract
Both are permitted by Williamson County - see attached Disclosure Notice

Seller Disclosure Notice: See attached

Aerial photo: See attached

Highest and Best Use: The Property is in a area of transition from rural Residential to Commercial and Industrial type uses.

2401 & 2451 CR 130

Legend
📌 10.03 ACRES

📌 10.03 ACRES

Google Earth
Image © 2024 Airbus

400 ft

North arrow pointing towards the top right of the image.

130

City of Hutto Boundaries Map

Legend

Limited Purpose Annexation



Hutto Development Agreements



City Limits



ETJ



Hutto Parcels



x



County Road 130

2401 CR130

2451 CR130

2501
CR130
"off Market"
Possible
Sale

5.0 Ac

5.03 Ac

5.0 Acres

Sold

County Road 130

0 300 600ft

City of Hutto Boundaries Map

Legend

Limited Purpose Annexation



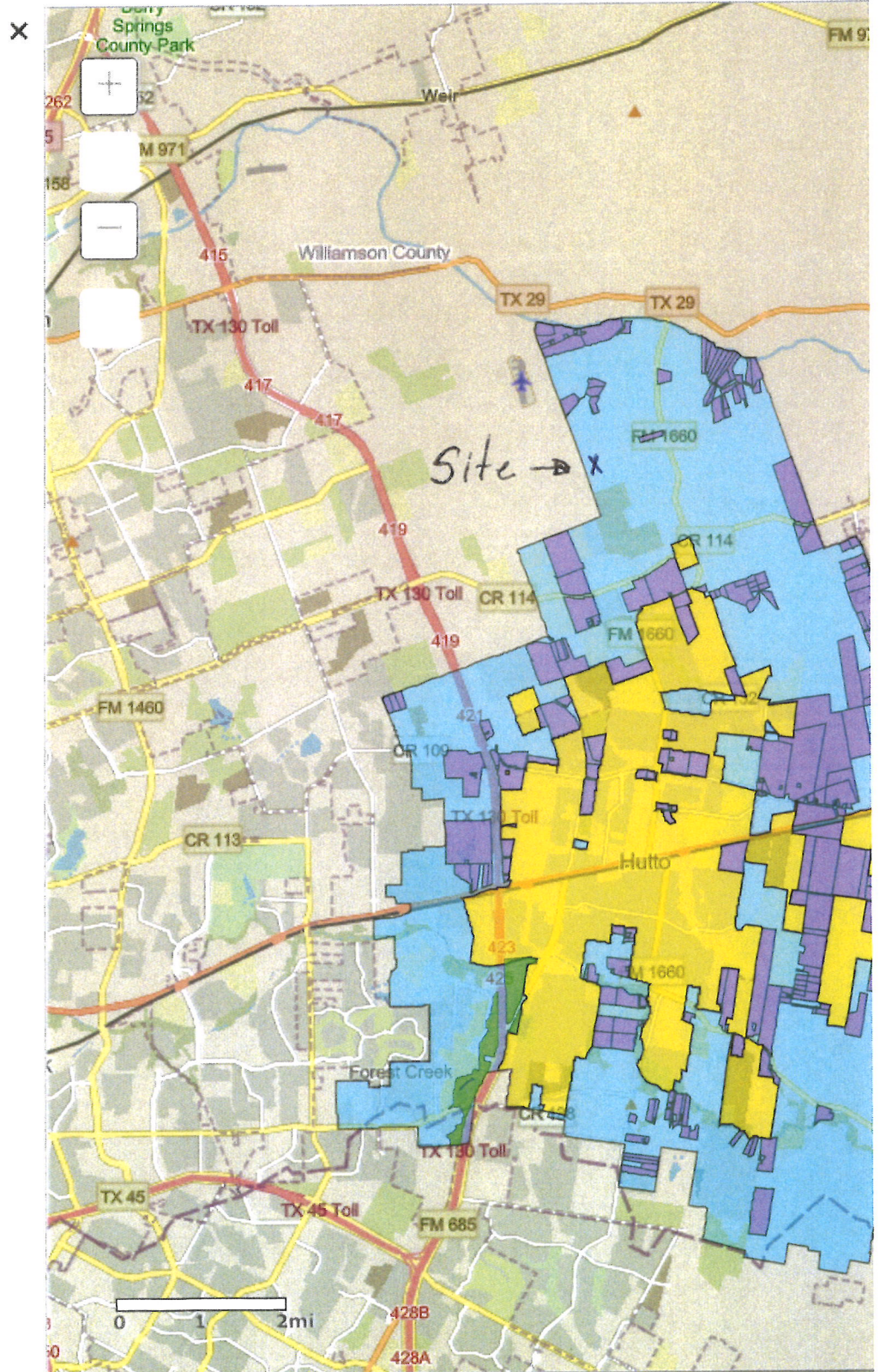
Hutto Development Agreements



City Limits



ETJ



Property	Owner	Property Address	Tax Year	2026 Market Value
R021252	MELDE, BRUCE L & BOBBIE L	2451 CR 130, HUTTO, TX 78634	2026 ▾	\$449,109

Page: Property Details ▾

2026 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	0.000000

2026 OWNER INFORMATION

Owner Name	MELDE, BRUCE L & BOBBIE L
Owner ID	
Exemptions	Agriculture Use (Active 1/1/2016)
Percent Ownership	100%
Mailing Address	2401 CR 130 HUTTO, TX 78634
Agent	-

2026 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	\$449,10
Land Timber Market Value	\$
Total Land Market Value	\$449,10
Total Market Value	\$449,10

ASSESSED VALUE

Total Improvement Market Value	\$
Land Homesite Value	\$
Land Non-Homesite Value	\$
Agricultural Use	\$85
Timber Use	\$
Total Appraised Value	\$
Homestead Cap Loss ⓘ	-\$
Circuit Breaker Limit Cap Loss ⓘ	-\$
Total Assessed Value	\$85

2026 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$855	0
F00- Wmsn ESD #3		-	\$855	0.1
GWI- Williamson CO		-	\$855	0.369447
J02- EWC Higher Ed Center		-	\$855	0.040871
RFM- Wmsn CO FM/RD		-	\$855	0.044329
SHU- Hutto ISD		-	\$855	1.2052
TOTALS				1.759847

2026 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	\$449,109	\$855	\$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	ASSESSED
2025	\$0	\$0	\$0	\$376,858	\$729	\$0	\$0	\$729	\$0	\$0	\$72
2024	\$0	\$0	\$0	\$376,496	\$729	\$0	\$0	\$729	\$0	\$0	\$72
2023	\$0	\$0	\$0	\$395,320	\$765	\$0	\$0	\$765	\$0	\$0	\$76
2022	\$0	\$0	\$0	\$365,145	\$765	\$0	\$0	\$765	\$0	\$0	\$76
2021	\$0	\$0	\$0	\$238,732	\$729	\$0	\$0	\$729	\$0	\$0	\$72

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

Property	Owner	Property Address	Tax Year	2026 Market Value
R311048	DELANCEY, BOBBIE	2401 CR 130, HUTTO, TX 78634	2026 ▾	\$656,935

Page: Property Details ▾

2026 GENERAL INFORMATION

Property Status	Active
Property Type	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	0.000000

2026 OWNER INFORMATION

Owner Name	DELANCEY, BOBBIE
Owner ID	
Exemptions	Agriculture Use (Active 1/1/2015) Homestead (Active 1/1/2006) Tax Code 11.13(c) Exemption (Active 1/1/2023)
Percent Ownership	100%
Mailing Address	2401 COUNTY ROAD 130 HUTTO, TX 78634-3147
Agent	-

2026 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$209,72
Improvement Non-Homesite Value	\$
Total Improvement Market Value	\$209,72
Land Homesite Value	\$89,44
Land Non-Homesite Value	\$
Land Agricultural Market Value	\$357,77
Land Timber Market Value	\$
Total Land Market Value	\$447,21
Total Market Value	\$656,93

ASSESSED VALUE

Total Improvement Market Value	\$209,72
Land Homesite Value	\$89,44
Land Non-Homesite Value	\$
Agricultural Use	\$68
Timber Use	\$
Total Appraised Value	\$299,16
Homestead Cap Loss ⓘ	-\$
Circuit Breaker Limit Cap Loss ⓘ	-\$
Total Assessed Value	\$299,84

2026 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$299,843	0
F00- Wmsn ESD #3		-	\$299,843	0.1
GWI- Williamson CO	HS, OA	\$139,958	\$159,885	0.369447
J02- EWC Higher Ed Center		-	\$299,843	0.040871
RFM- Wmsn CO FM/RD	HS	\$3,000	\$296,843	0.044329
SHU- Hutto ISD	HS, OA	\$200,000	\$99,843	1.2052
TOTALS				1.759847

2026 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	E1 - Farm And Ranch Improvements-residence	Yes	1,647 Sq. Ft	\$209,720

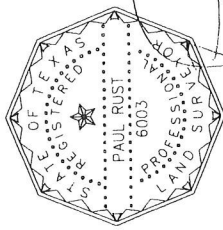
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2005	1,647	\$170,682	Details
2	Open Porch	2005	174	\$4,560	Details
3	Open Porch	2005	189	\$4,871	Details
4	Out Bldg	2005	702	\$5,832	Details
5	Out Bldg	2005	594	\$2,467	Details
6	Out Bldg	2010	288	\$1,251	Details
7	Canopy	2012	324	\$1,067	Details
8	Canopy	2012	1,152	\$3,793	Details
9	Site Improvement	-	1	\$12,000	Details
10	Fireplace	2005	1	\$1,869	Details
11	Out Bldg	2022	287	\$1,328	Details

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	E1 - Farm And Ranch Improvements-residence	Yes	\$89,443	\$0	\$0	1.000000 acres
2 - Improved Pasture I	D1 - Qualified AG Use	No	\$357,772	\$680	\$0	4.000000 acres
TOTALS						217,800 Sq. ft / 5.000000 acres

LEGAL DESCRIPTION

BEING 5.00 ACRES OF LAND OUT OF THE JOHN F. FERGUSON SURVEY, ABSTRACT NO. 231, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 5.0 ACRES AND CONVEYED TO RAYMOND DELANCEY AND BOBBIE DELANCEY 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".



TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM THE GROUND UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

BUILDING LIST	
B1	TWO STORY STONE & FRAME RESIDENCE
B2	5'4" x 10' CHICKEN COOP
B3	27'2" x 48' METAL GARAGE

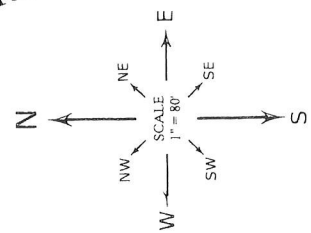
RESTRICTIONS

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) GRANTED TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 363, 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 299, PAGE 432, VOLUME 610, PAGE 65, AND VOLUME 671, PAGE 131, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

5.006 ACRES
 ALAN W. KLEIN and
 JOSEPHINE N. KLEIN
 (VOL. 2337, PG. 957)
 O.R.W.C., TX.

82.98 ACRES
 HUTTO 82
 PARTNERS, LTD
 (DOC # 2007047905)
 O.P.R.W.C., TX.

COUNTY ROAD # 130

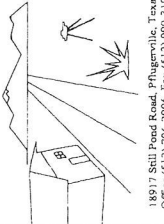


LEGEND

- 1 1/2" IRON PIPE FOUND
- 1/2" ROD FOUND
- METAL FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- WATER METER
- PROPANE TANK
- SEPTIC
- AIR CONDITIONER
- ON
- OFF
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- POINT OF BEGINNING

5.00 ACRES
 (See Attached
 Exhibit "A")

RUST LAND
 SURVEYING
 FIRM NUMBER: 10144000



18917 Still Pond Road, Pflugerville, Texas
 Office (512) 796-3995, Fax (512) 990-3194

F.I.R.M. MAP INFORMATION
 THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48491C 0250E DATED: SEPTEMBER 26, 2008
 THIS CERTIFICATION IS FOR INFORMATION ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOODPLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

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

SURVEY DATE:	JULY 14, 2014	FILED BY:	BOBBY COOMBS	07/10/2014
TITLE CO.	N/A	CALC BY:	PAUL RUST	07/14/2014
G.F. NO.	N/A	DRAWN BY:	SEAN SUTTON	07/14/2014
JOB NO.	14-097A	REFS CHECK:	PAUL RUST	07/14/2014

SUBJECT TO A PLANET 10 WILSON TRACT
 (CENTERED OVER LINES AS LAYED) GRA
 SUPPLY CORPORATION, RECORDED IN V
 VOLUME 663, PAGE 775, DEED RECORDS
 TEXAS.

5.0 ACRES
BOBBIE DELANCEY
(DOC# 2007082802)
OPRWC, TX

5.0 ACRES

10' X 152'
ELECTRIC & GAS BSMT
(DOC # 1999073771)
OPR W.C. TX

17' X 30'
METAL
BARN

5.03
ACRES

16' X 76'
MANUFACTURED
HOME

MEAL
BLDG

FRAME
STORAGE
BUILDING

METAL
BARNS

10 ACRE
RALPH J. CALDERON
and CHARLOTTE CALDERON
(VOL. 1319, PG. 574)
DRWC, TX

N 19°55'32"W 85.22'
(N 20°14'00"W 85.8')

ROAD # 130

* * * * *

JOHN F. FERGUSON NO. 231
ABSTRACT SURVEY

82.98 ACRES
HUTTO 82
PARTNERS, LID
(DOC # 2007047905)
OPRWC, TX

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

AUSTIN TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF MOVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THIS CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT.

4.0 ACRES
RALPH J CALDERON
and CHARLOTTE CALDERON
(VOL. 558, PG. 698)
DR.W.C, TX
R311047

RUST LAND
SURVEYING

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FIRM MAP NO 48497C 0250E PANEL: 0250E

THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS
DATED: SEPTEMBER 26, 2008

SURVEY DATE: JUNE 23, 2014

ATTACH

ADDRESS

BRUCE L. MELDE and B
2451 COUNTY F
HUTTO, WILLIAMSC

Fi

1/2 BL PL AL OA W. RE UI SE 1" IN. OI

BL PUE OH () 1" ON OFF