



**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: \$1,400,000.00

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

Improvements: Custom home built in 2003
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

Legend
📌 10.03 ACRES

2401 & 2451 CR 130



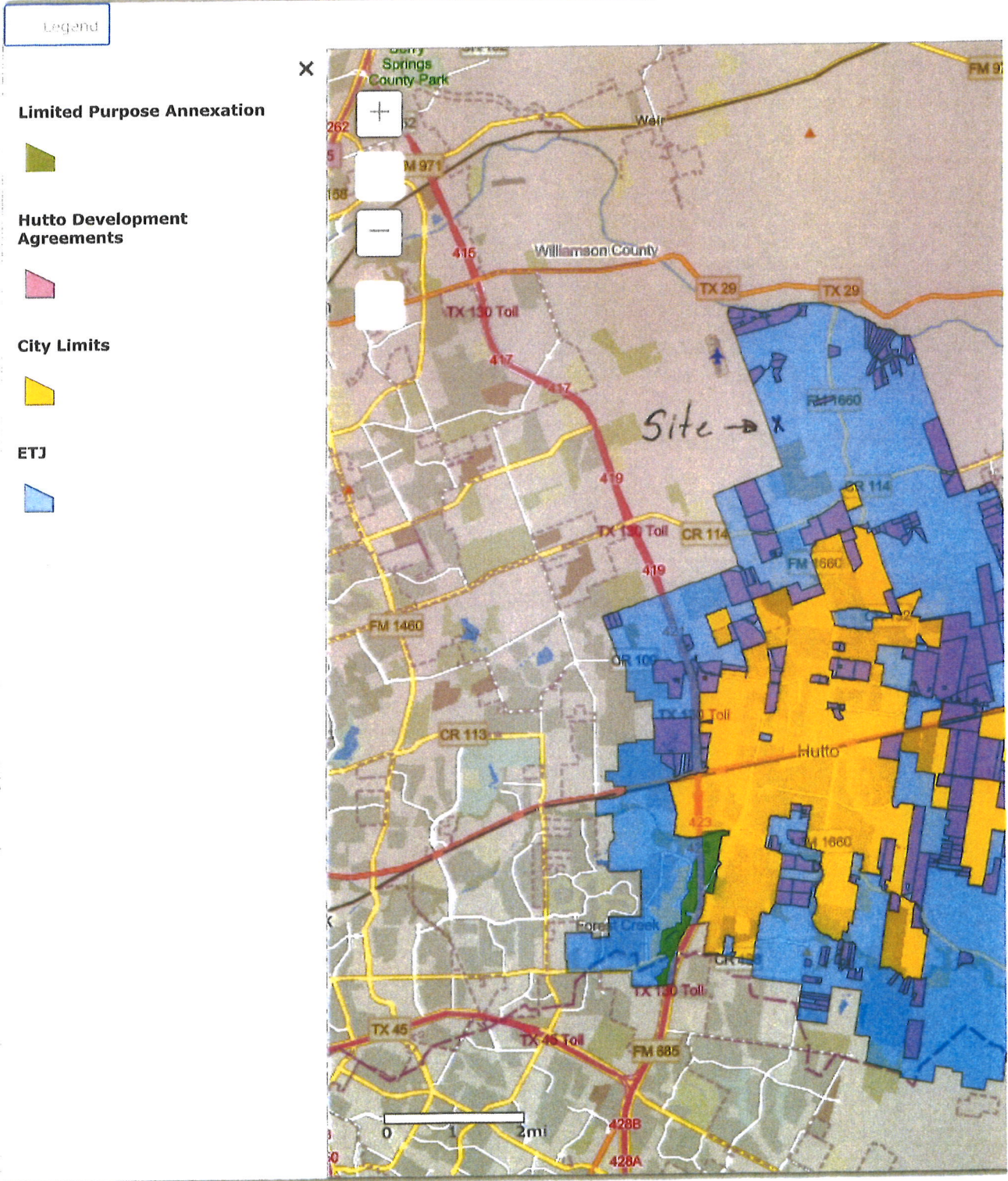
10.03 ACRES

Google Earth
Imagery © 2024 Airbus

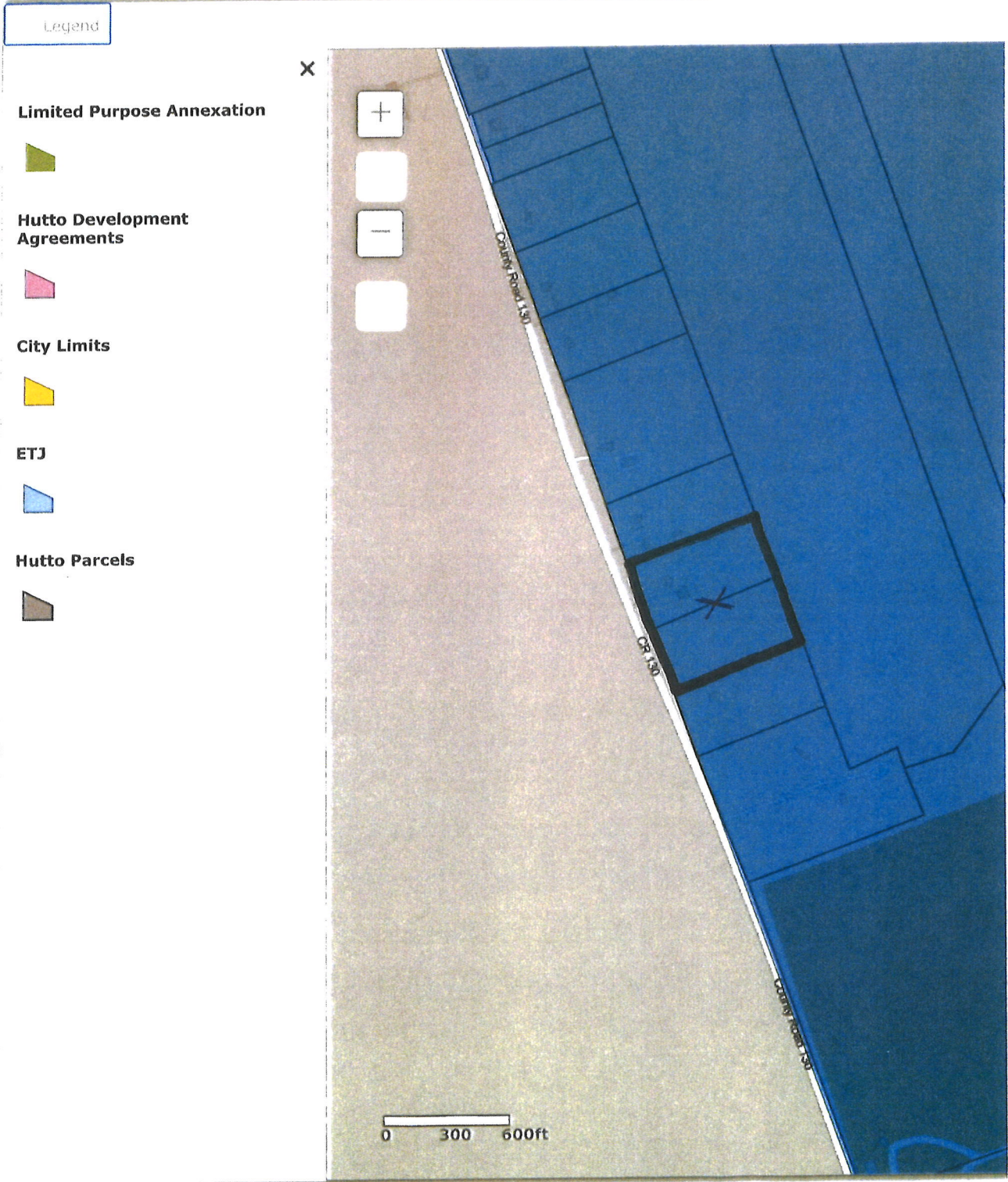


130

City of Hutto Boundaries Map



City of Hutto Boundaries Map





INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

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 BLM BM



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

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: ~~AKA~~ 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

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.**

JANN H. SMITH IN VOLUME 286, PAGE 941, DEED RECORDS 5, AND DESCRIBED IN DEED RECORDED IN VOLUME 910, WILLAMSON COUNTY, TEXAS. SAID 5.03 ACRES OF LAND DESCRIBED IN ATTACHED EXHIBIT "A".

5.0 ACRES
BOBBIE DELANCY
(DOC# 2007082802)
O.P.R.W.C., TX

10' X 152'
ELECTRIC & GAS ESM1
(DOC # 1999073771)
O.P.R.W.C., TX

17' X 30'
METAL
BARN

5.03
ACRES

16' X 76'
MANUFACTURED
HOME

METAL
BLDG

FRAME
STORAGE
BLDG

METAL
BARN

10 ACRE
RALPH J CALDERON
and CHARLOTTE CALDERON
(VOL. 1319, PG. 574)
D.R.W.C., TX

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

ROAD # 130

5.0 ACRES
BOBBIE DELANCY
(DOC# 2007082802)
O.P.R.W.C., TX

JOHN F. FERRELL SURVEY
ABSTRACT NO. 231

82.98 ACRES
HUTTO 82
PARTNERS, L.P.
(DOC # 2007047965)
O.P.R.W.C., TX


SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO TEXAS POWER (AND GENERAL TELEPHONE COMPANY) PAGE 432, VOLUME 610, PAGE 65, AND VOLUME RECORDS OF WILLAMSON COUNTY, TEXAS (EXACT LOCATION)

TO THE THEN HODDER 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, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT

[Signature]

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

RUST LAND SURVEYING



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. FIRM MAP NO. 48497C-02505. PANEL: 02505. DATED: SEPTEMBER 26, 2008. THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS

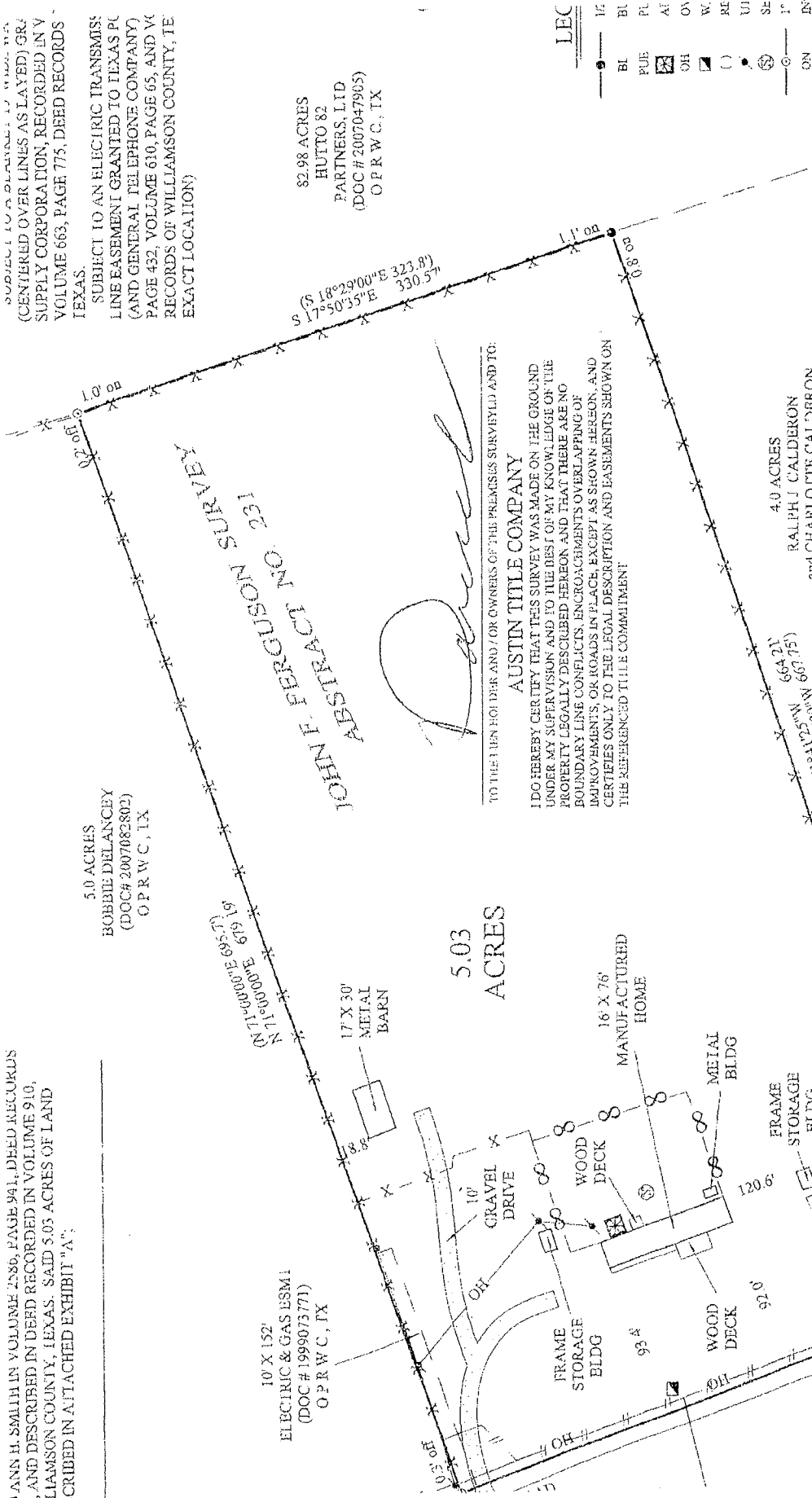
FIRM MAP INFORMATION

ADDRESS
BRUCE L. MELDE and B
2451 COUNTY F
HUTTO, WILLAMSC

SURVEY DATE: JUNE 23, 2014
FIELD

LEC

1/2	BL	PL	BL
1/4	PUE	AI	BL
3/4	OH	ON	PL
1	W	RE	AI
1 1/2	UI	SE	ON
2	OFF	OL	PL



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	TIM 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	ASSESSE
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
F00- 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