



**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

130

Legend

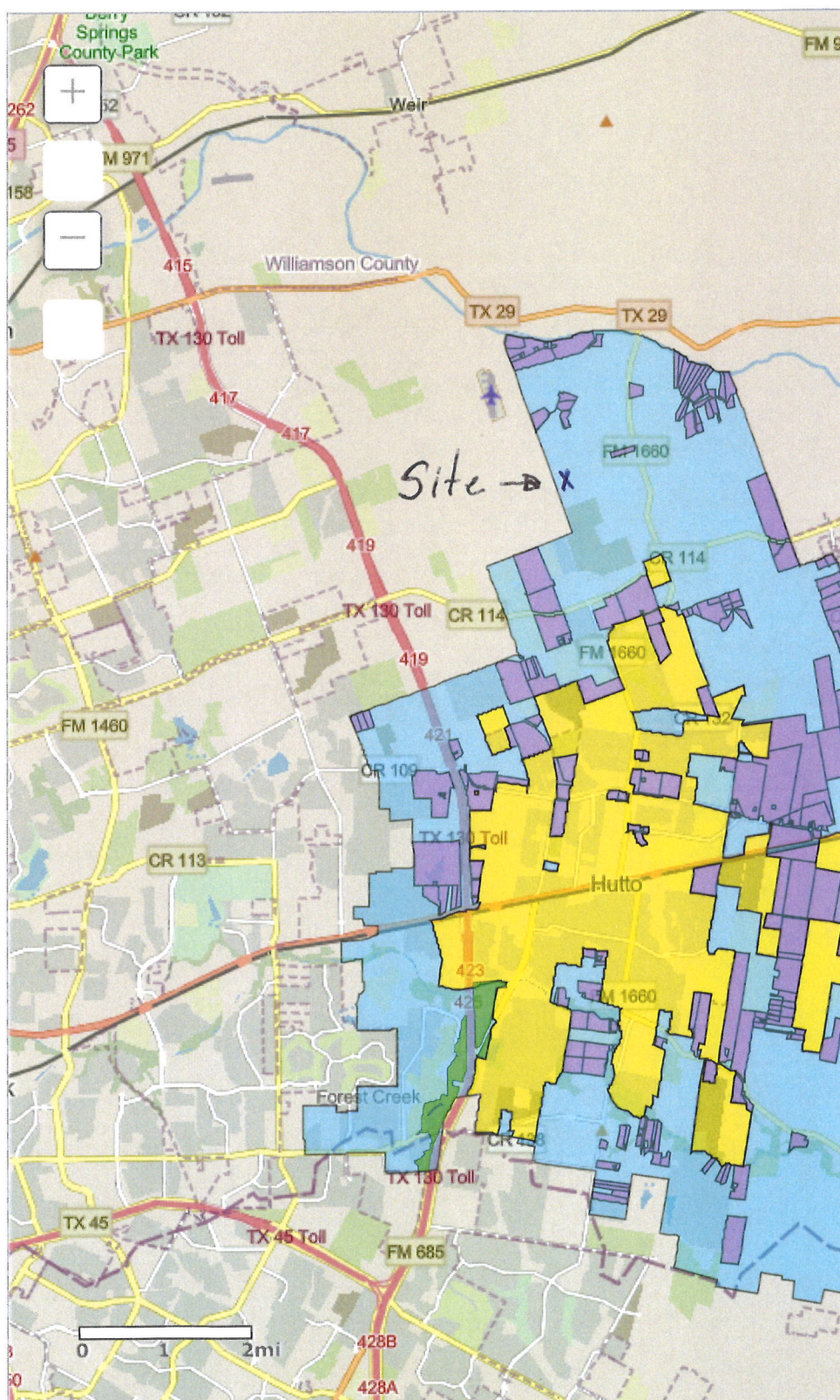
- Limited Purpose Annexation
- Hutto Development Agreements
- City Limits
- ETJ

Map showing Williamson County, Texas, and surrounding areas. Key roads include FM 971, TX 130 Toll, TX 45 Toll, FM 1460, CR 113, CR 114, CR 109, CR 115, FM 685, FM 1660, and TX 29. A scale bar indicates 0 to 2 miles. A handwritten "Site" with an arrow points to a location near the intersection of TX 130 Toll and CR 114.

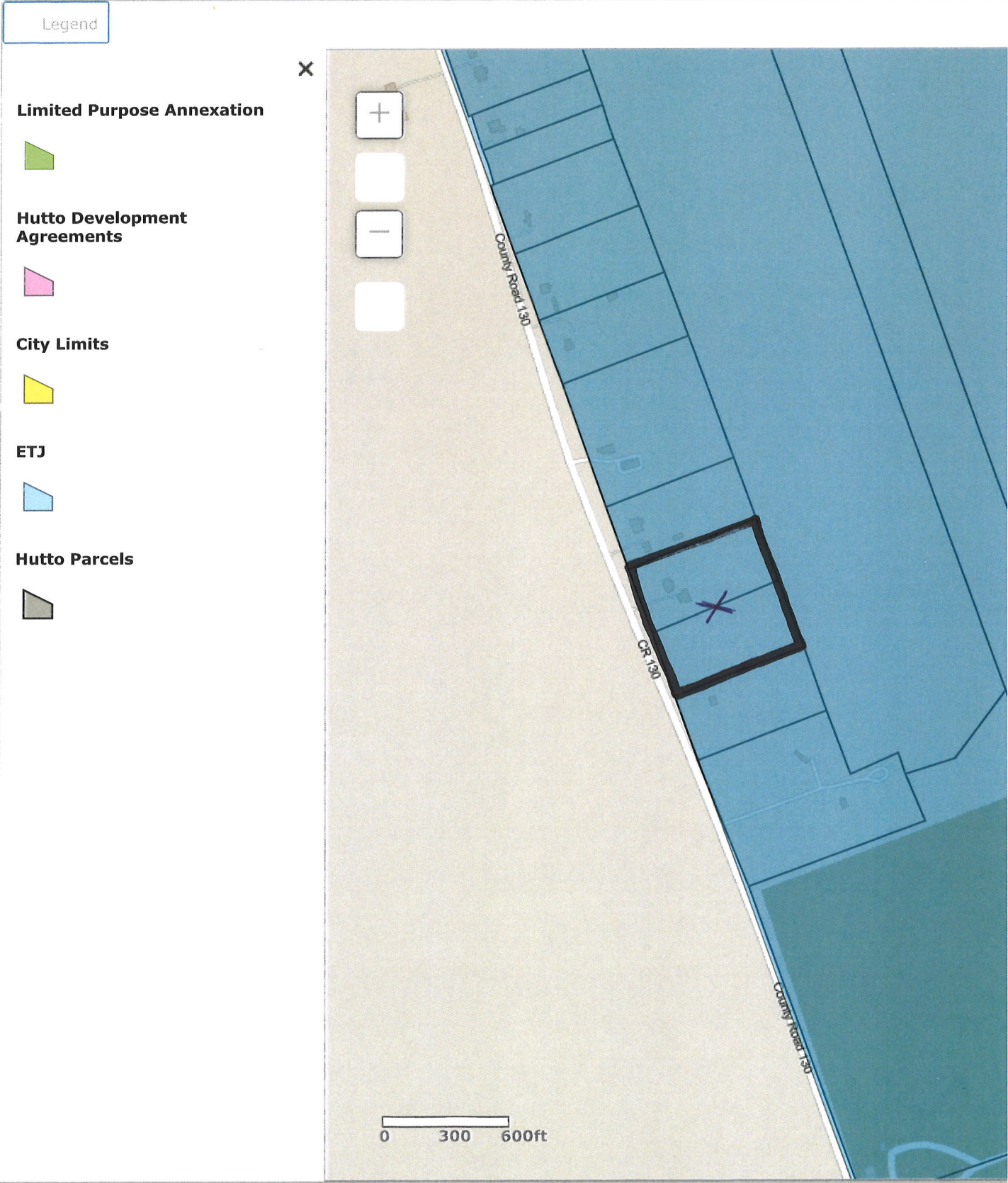
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2018/01/10



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.
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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: _____ ☒ Unknown
on permit
- (5) Approximate Age: _____ ☐ Unknown
installed 1994

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.



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: _____

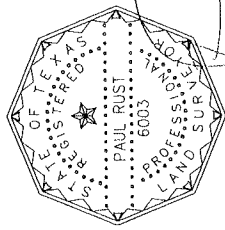
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

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 ☐ _____
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- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

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 IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING, SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREIN, CERTIFIED ONLY TO 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

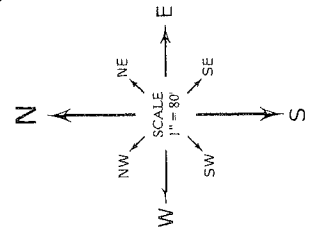
SUBJECT TO RESTRICTIONS IN VOLUME 910, PAGE 519, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
 SUBJECT TO A BLANKET 15' WIDE WATER LINE EASEMENT (CENTERED OVER LINES AS LAYED) GRANTED TO JONAH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 563, PAGE 569, AND VOLUME 663, PAGE 775, DEED RECORDS OF WILLIAMSON 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 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.

EDGE OF ROAD
 (N 20°32'56" W 318.32'
 (N 20°28'06" W 317.41')

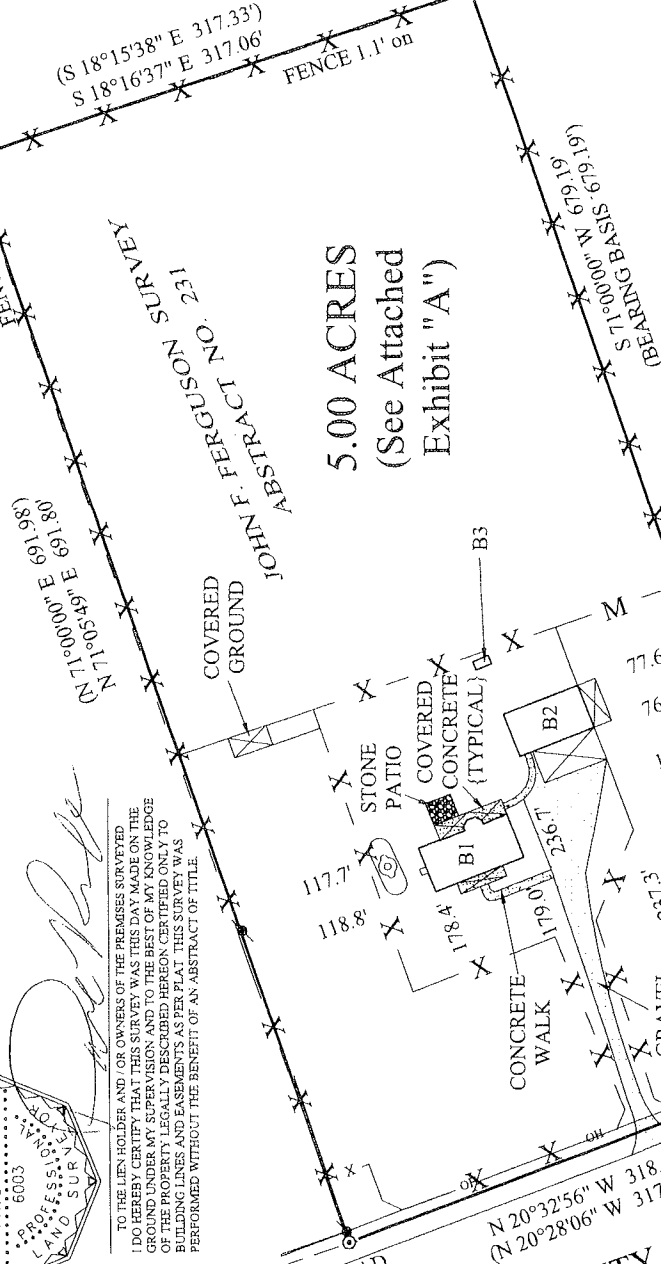
COUNTY ROAD # 130



LEGEND

- 12" IRON PIPE FOUND
- 12" ROD FOUND
- METAL FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- RECORD INFORMATION
- UTILITY POLE
- OVERHEAD UTILITY LINES
- 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: 1014000



18917 Still Pond Road, Pflugerville, Texas
 Office (512) 796-2995, 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 PANEL: 0250E
 DATED: SEPTEMBER 26, 2008
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING, SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREIN, CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ADDRESS

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

SURVEY DATE:	JULY 14, 2014	FELDED BY:	BOBBY COOMBS	07/19/2014
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	RPLS CHECK:	PAUL RUST	07/14/2014

J ANN B. SMITH IN VOLUME 2586, PAGE 941, DEED RECORDS
5, AND DESCRIBED IN DEED RECORDED IN VOLUME 910,
LIAMSON COUNTY, TEXAS. SAID 5.03 ACRES OF LAND
SCRIBED IN ATTACHED EXHIBIT "A";

5.0 ACRES
BOBBIE DELANCEY
(DOC# 2007082802)
OP R W C, TX

N 71°00'00" E 695.57' 10'

10' X 152'
ELECTRIC & GAS ESMI
(DOC # 1999073771)
OP R W C, TX

17' X 30'
METAL
BARN

5.03
ACRES

16' X 76'
MANUFACTURED
HOME

FRAME
STORAGE
BLDG.

WOOD
DECK

METAL
BLDG

FRAME
STORAGE
BLDG

METAL
BARN

1.0 ACRE
RALPH J. CALDERON
and CHARLOTTE CALDERON
(VOL. 1319, PG. 574)
DR W.C. TX

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

EDGE OF ROAD

ROAD # 130

JOHN F. FERGUSON SURVEY
ABSTRACT NO. 231

82.98 ACRES
HUTTO 82
PARTNERS, L.L.D.
(DOC # 2007047905)
OP R W C, TX

[Signature]

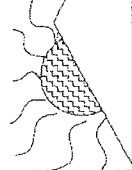
TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

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, 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

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

RUST LAND
SURVEYING



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. 48497C 0250E
PANEL: 0250E
DATED: SEPTEMBER 26, 2008
THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS

ADDRESS

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

SURVEY DATE: JUNE 23, 2014

FIELD

LEC

1/2" BI PL AL OA W RE UI SE 1" IN: OI
PUE OH () ON OFF

Property	Owner	Property Address	Tax Year	2024 Market Value
R311048	DELANCEY, BOBBIE	2401 CR 130, HUTTO, TX 78634	2024 ▾	CERTIFIED \$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	ASSESE
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 ▾	DEFERRED \$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