

A map snippet from Google Maps showing a road with a yellow line. A red pin icon is placed on the road, and the text "Bristow Services" is written next to it. Below the text is a blue pin icon with a white building icon inside. The Google logo is in the bottom left corner, and "Map data ©2022" is in the bottom right corner.

<b>Virtual Tour</b>	Virtual Tour	<b>Sale/Rent</b>	For Sale
<b>IDX Include</b>	Y	<b>Video Link</b>	Video Link
<b>For Sale or Rent</b>	For Sale	<b>Short Sale Y/N</b>	No
<b>REO/Foreclosure Y/N</b>	No	<b>Listing Date</b>	7/18/2022
<b>Expiration Date</b>	12/24/2022	<b>Agent</b>	Christopher Watters - Cell: 512-646-0038
<b>Listing Office 1</b>	Watters International Realty - OFC: 512-646-0038	<b>Listing Agent 2</b>	
<b>Listing Office 2</b>		<b>Excl. Right to Sell (Y/N)</b>	Yes
<b>Sub Agency Comm.</b>	2.5%	<b>Variable Rate Comm. (Y/N)</b>	No
<b>Buyer Agency Comm.</b>	2.5%	<b>NonMem Buyer Agency Comm</b>	2.5%
<b>NonMem Sub Agency Comm</b>		<b>Intermediary (Y/N)</b>	Yes
<b>Exclusive Agency (Y/N)</b>	No	<b>Possession</b>	Closing/Funding
<b>Owner's Complete Name (First &amp; Last)</b>	Nathaniel Yantis & Kristen N Yantis	<b>Occupied (Y/N)</b>	No
<b>Subdivision</b>	None	<b>School District</b>	Burnet
<b>Approx. Year Built</b>	2014	<b>SQFT Source</b>	County
<b>Single Level Living (Y/N)</b>	Yes	<b>Lot Size Source</b>	
<b>Approx. Lot SQFT</b>	121,707	<b>Zoning</b>	
<b>Flood Zone (Y/N/UK)</b>	No	<b>Restrictions (Y/N/UK)</b>	No
<b>Legal</b>	ABS A0796 JOHN SMITH, 2.79 ACRES	<b>Off Market Date</b>	
<b>Agent Hit Count</b>	0	<b>Client Hit Count</b>	0
<b>Search By Map</b>		<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	No
<b>VOW AVM</b>	No	<b>Update Date</b>	7/18/2022
<b>Status Date</b>	7/18/2022	<b>HotSheet Date</b>	7/18/2022
<b>Price Date</b>	7/18/2022	<b>Input Date</b>	7/18/2022 4:42 PM
<b>Associated Document Count</b>	5	<b>Original Price</b>	\$700,000
<b>County</b>	Burnet	<b># of Residences</b>	2
<b>Owned to Water (Y/N/UK)</b>		<b>Preferred Title Company</b>	1845 Title
<b>Active Days to Under Contract</b>		<b>Active Days to Sold</b>	
<b>PID</b>		<b>Geocode Quality</b>	Manually Placed Pin
<b>Picture Count</b>	30	<b>Sold Price Per SQFT</b>	
<b>Additional Comments Relating to Sale</b>		<b>Input Date</b>	7/18/2022 4:42 PM
<b>Update Date</b>	7/18/2022 4:42 PM		

**Directions** From the Intersection of Hwys 281 & 29, Drive North on Hwy 281 out of Burnet to 4700 on the left. Look for sign on fence and US flag hanging on gate.

<b>APPLIANCES</b>	<b>EXTERIOR</b>	<b>LAND TYPE</b>	<b>SHOWING INSTRUCTIONS</b>
Dryer Connection-Electric	Wood	Cleared Land	Call 800-309-2227
Microwave	<b>EXTERIOR FEATURES</b>	<b>ROAD FRONTAGE</b>	Sign









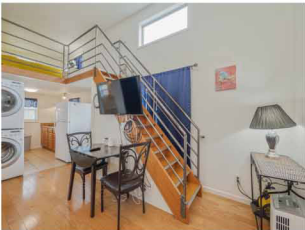



FEATURES			
Water-Heater Electric	Open Patio	County Road	Combination Lockbox
Cooktop	Workshop	<b>ROOF</b>	<b>TERMS</b>
<b>CONSTRUCTION</b>	Horses Permitted	Metal	Cash
Wood	Separate Guest House	<b>ROOM</b>	Conventional
<b>DOCUMENTS AVAILABLE</b>	<b>FENCE</b>	Kitchen	<b>VIEW</b>
Aerial Photos	Perimeter	Laundry	Hill Country
	<b>FOUNDATION</b>	Living Room	Panoramic
	Slab	Loft	<b>SHORT TERM RENTAL ALLOWED</b>
	<b>HEAT</b>	Utility Room Inside	YES
	Electric		

FINANCIAL			
Tax ID	071294	Taxes per \$100 Valuation	1.5663
Ag Exempt. (Y/N)		HOA Mandatory (Y/N)	
HOA Fee		HOA Frequency	
Prop Own. Fee Mand. (Y/N)		Property Owners Fee	
Prop Own. Fee Frequency		Financing Terms Comments	

SOLD STATUS	
How Sold	Contract Date
Closing Date	Sold Price
Cash Concession	Selling Agent 1
Selling Office 1	

PUBLIC REMARKS	
Public Remarks	Beautiful, income producing property Over 5.5 unrestricted acres with 2 tiny houses and a workshop. Front home has kitchen, bath, living room, laundry nook with stackable washer/dryer and a sleeping loft. Back home has bedroom, bathroom, laundry, kitchen & living room. Shared well, 2 septs. Second well on vacant land. Workshop with an office and laundry area. No restrictions. Buchanan Lake, Inks Lake and Spider Mountain are only 15-20 mins away!

CONF. AGENT REMARKS	
Conf. Agent Remarks	Use ShowingTime to schedule an appt to show***Buyer Agent Bonus (SIC) see attached. Offers received after 5pm on Friday will be presented the following business day. ***PREFERRED TITLE 1845 Title - 512-402-3300**

ADDITIONAL PICTURES			
			
			
			





## DISCLAIMER

This information is deemed reliable, but not guaranteed.