

2048 Fm 812 Highway, Dale, Texas 78616

Listing ID: **3363531** LP: **\$950,000**Recent Change: **09/10/2022** : ->A

NEW

Address: [2048 Fm 812 Hwy](#)Std Status: **A/RESI**

City: Dale, Texas 78616

List Price: \$950,000

County: Bastrop

MLS Area: BW

PID: [R31648](#)

Tax Lot: n/a

Subdivision: Cunningham, L C

Tax Blk:

Legal Desc: A24 CUNNINGHAM, L. C. , ACRES 14.9860

Type: Single Family Resi/Fee-Simple

ISD: [Bastrop ISD](#)Elem: [Red Rock](#)Mid or JS: [Cedar Creek](#)High: [Cedar Creek](#)

Primary Bed on Main: Yes # Living: 2

Dining: 1

Beds: Total:3 (Main:3 Other:0)

Baths: Total: 2 (F:2/H:0)

Living SqFt: 1,829/Public Records

\$/SqFt: \$519.41

Yr Blt: 1950/Public Records/Resale

Acres: 14.986

Levels: 1

Lot Sz Dim:

Lnd SqFt: 652,790

Spa Feat: None

Pool Priv: No/None

General Information

Garage: 2 / Tot Prk: 3 / Carport, Detached, Door-Multi, Garage, Garage Faces Front, RV Access/Parking, Storage, Workshop in Garage

Roof: Metal

Construction: Brick Veneer, Frame, Masonry-All Sides

WaterFront: No/Pond

Access Feat: None

Horses: No/None

Foundation: Pillar/Post/Pier

Restrictions: None

Security Feat: None

Property Cond: Resale

Dir Faces: South-West

ETJ: No

Water Body:

Dist Wtr Acc: See Remarks

Bldr Nm:

Interior Information

Laundry Loc: Main Level

Fireplaces: 1/Family Room

Appliances: Dishwasher, Gas Cooktop, Oven Free-Standing Gas, Water Heater-Electric, See Remarks

Interior Feat: Ceiling Fan(s), Ceiling(s)-Beamed, Counter-Tile, Dryer-Electric Hookup, Kitchen Island, Multiple Living Areas, Primary Bedroom on Main, Soaking Tub, Washer Hookup

Flooring: Carpet, Vinyl, Wood

Window Feat: Wood Frames

Rooms Information

Room	Level	Features
Primary Bathroom	Main	Full Bath, Jetted Tub
Kitchen	Main	Country Kitchen, Galley Type Kitchen, Gourmet Kitchen, Pantry
Primary Bedroom	Main	See Remarks

Exterior Information

View: Pasture, Pond, Rural

Exterior Feat: Exterior Steps, See Remarks

Patio/Prch Feat: Porch, Rear Porch

Community Feat: None

Lot Feat: Agricultural, Cleared, Farm, Level, Public Maintained Road, Trees-Moderate

Other Structure: Barn(s), Guest House, Outbuilding, Poultry Coop, RV/Boat Storage, Shed, Storage, Workshop

Fencing: Fenced, Gate, Livestock

Additional Information

List Agrmnt: TXR/Exclusive Right To Sell

Spl List Cond: None

Disclosures: Seller Disclosure

Docs Avail: None Available

FEMA Flood: No

Utility Information

Heating: Central

Sewer: Septic Tank

GCD:

Cooling: Ceiling Fan(s), Central Air

Water Src: Private

Utilities: Electricity Connected, Internet-Satellite/Other, Phone Available, Propane, Sewer Not Available, Water Connected

Green Energy Efficient: None

Green Sustainability: None

Financial Information

HOA YN: No

Estimated Tax: \$7,460

Tax Annl Amt:

Tax Year: 2022

Tax Exempt: Agricultural, Homestead

Tax Assess Val: \$393,670

Tax Rate: 1.8950

Possession: Close Of Escrow, Funding

Special Assess:
Buyer Incentive: None
Accept Finance: Cash, Conventional
Prefr'd Title Co. 1845 Title

Showing Information

Occupant Type: Owner
Showing Reqs: Showing Service, Sign on Property
Showing Instr: Use ShowingTime to schedule an appt to show
Lockbox Loc: Front gate
Lockbox SN#: 33963076
Contact Name: Mindy Smith
Contact Type: Agent
Directions: From 130 Toll take TX-21 E for approx 7 miles, take the exit toward Red Rock, merge onto FM812 for approx 1 mile and look for sign on left

Owner Name: Alicia & Jackson Bolton
Lockbox Type: SUPRA
Access Code: 6576990
Contact Phone: 5126576990
Show Service Ph: 000-000-0000

Remarks

Private Remarks: An additional 11 acres next door available (not in mls yet). Would make a 26 acre offering- developer opportunity! This is a unique one. Used to be a rustic wedding venue. Have many pics of events to share. contact LA Mindy Smith at 512-657-6990 for more details. Happy to work with you! *Blue cattle fencing does not convey but is avail for sale separately. Buyer Agent Bonus (SIC) see attached...Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Mindy Smith 512-657-6990) for fastest response.
 PREFERRED TITLE 1845 Title - 512-402-3300 orders@1845title.com

Public Remarks: Almost 15 acres only 7 miles from COTA; Close to Hwy 130/183/45 and Hwy 21. Ag exempt! Unrestricted! 3/2 Rustic Farmhouse with front and back porches. Many outbuildings/ rv hookups / garage/ barndo with one bdrm/one bath framed out/ Pole barn / 2 sheds. It's a MUST see! Used to be a wedding venue. Private feeling on a main road. Electric and water run throughout lot in multiple spots. An amazing opportunity for so many things...neighboring 11 acres available (not yet in mls) for development opportunity! Don't let this one pass you by without taking a hard look!

Agent/Office Information

List Agent: [567369/Chris Watters](#)
List Office: [5827/Watters International Realty](#)
LA 2 Agt: [693431/Mindy Smith](#)
DR Name: Chris Watters
LO Address: 8240 N Mopac Austin, Texas 78759
LA Email: listings@wattersinternational.com
Own Name: Alicia & Jackson Bolton
CDOM: 0 **ADOM:** 0
Intrmdry: Yes **VarComm:** No

LA Phone: (512) 646-0038
LO Phone: (512) 646-0038
LA 2 Phone: (512) 657-6990
LO Phone: (512) 646-0038

Bonus:
Occupant: Owner

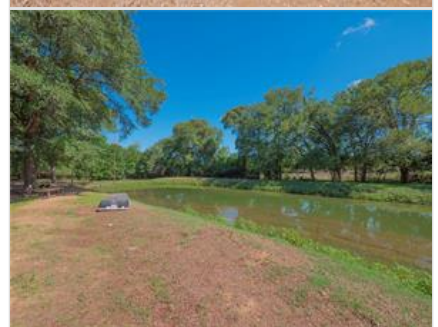
LA Fax: (512) 277-5104
Sub Ag: 3.00% / **Buy Ag:** 3.00%
LO Fax: (512) 532-9473

List Date: 09/10/2022
Exp Date: 05/30/2023
OLP: \$950,000

TCD:
Int List Display: Yes

List Det URL:
VT Branded: <https://www.tourfactory.com/3023060>
VT Unbranded: <https://www.tourfactory.com/idxr3023060>
Vid Branded: https://www.zillow.com/view-3d-home/cd0c3661-274f-4833-982f-d33167c03813?setAttribution=mls&wl=true&utm_source=listing
Listing Will Appear On: AustinHomeSearch.com, Apartments.com Network, HAR.com, Homes.com, Homesnap, ListHub, Realtor.com







Listing History from MLS

List ID: [3363531](#)[2048 Fm 812 Hwy Dale](#)

Prop Type: RESI

List Office: Watters International Realty



Mls Change Type
New Active Listings

Eff Dt
09/10/22

Pr History
\$950,000

Chnge Info When Chgd
->ACT 09/10/22 06:52 AM

DOM

List ID: [7736154](#)[2048 Fm 812 Dale](#)

Prop Type: FARM

List Office: George Reinemund Real Estate



Mls Change Type
Closed
Pending
New Active Listings

Eff Dt
07/02/18
05/30/18
05/07/18

Pr History
\$440,000
\$499,900
\$499,900

Chnge Info When Chgd
P->S 07/03/18 05:50 PM
ACT->P 05/30/18 01:23 PM
->ACT 05/07/18 06:33 PM

DOM
23
23
0

Sale History from Public Records

Rec. Date	Sale Date	Doc. #	Document Type	Buyer Name(s)	Seller Name(s)	Multi/Split Sale	Est. Close Price
07/02/18	06/28/18	9391	Warranty Deed	Bolton Alicia M & Jackson G	Lloyd Dick M & Virginia J		\$498,750

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Code
07/02/2018	\$399,000	Cornerstone Hm Lndg	CONVENTIONAL	RESALE

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Dale, TX 78616**Price:** \$950,000

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- Private Remarks:** An additional 11 acres next door available (not in mls yet). Would make a 26 acre offering- developer opportunity! This is a unique one. Used to be a rustic wedding venue. Have many pics of events to share. contact LA Mindy Smith at 512-657-6990 for more details. Happy to work with you! *Blue cattle fencing does not convey but is avail for sale separately. Buyer Agent Bonus (SIC) see attached...Offers received after 5pm on Friday will be presented the following business day. For questions after 5pm please text/call LA #2 (Mindy Smith 512-657-6990) for fastest response. ***PREFERRED TITLE 1845 Title - 512-402-3300 orders@1845title.com***
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- Syndication:** Almost 15 acres only 7 miles from COTA; Close to Hwy 130/183/45 and Hwy 21. Ag exempt! Unrestricted! 3/2 Rustic Farmhouse with front and back porches. Many outbuildings/ rv hookups / garage/ barndo with one bdrm/one bath framed out/ Pole barn / 2 sheds. It's a MUST see! Used to be a wedding venue. Private feeling on a main road. Electric and water run throughout lot in multiple spots. An amazing opportunity for so many things... neighboring 11 acres available (not yet in mls) for development opportunity! Don't let this one pass you by without taking a hard look!
- Showing Instruct:** Use ShowingTime to schedule an appt to show

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