

Lot 127 Settlement Way, Luling, Texas 78629

MLS #: 410093

Listing

MLS #: 410093 (Active)

List Price: \$130,000

Lot 127 Settlement Way Luling, TX 78629



Land Acreage

List Price: **\$130,000**
 Orig Price: **\$140,000**
 Price/SQFT:
 Price/ACRE: **\$12,909.63**
 County: **Gonzales**
 Elem. School:
 High School:
 Style: **None**
 #Stories:
 Buildings: **None**
 Source SqFt: **Appr Dist**
 Zoning: **Residential**
 Suitable Use: **Residential**
 Topo/Land Desc: **Ag Exempt, Mature Trees, Open**

First Right Refusal Option: **N/A**

Subdivision: **Settlement/Patriot Ranch**

School District: **Gonzales ISD**
 Middle School:

Apx Acreage: **10.070**

Year Built Src: **Appr Dist**

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[Schedule a Showing](#)

Legal Description: **LOT 127 THE SETTLEMENT PATRIOT RANCHES UNIT 1-A 62 STEPHEN SMITH**

Property ID: **24606**

Geo ID: **94011127000000000000**

Lot/Block: **127/**

Res Flooded: **No**

Manufactured Allowed: **No** In City Limits: **No**

ETJ: **No**

HOA: **Yes**

HOA Mandatory: **Yes** HOA Nm: **Unknown**

HOA Amt: **\$145.00**

HOA Term: **Annl**

Lot Dimension:

Restricted: **Yes**

Size Category:

Agri Exempt: **Yes**

Total Tax Rate: **1.962**

Waterfront: **No**

Owner(s) Legal Name: **Fernando & Martha Salas**

Owner Phone-if applicable:

ByrAgyComp: **3%**

Sub Agy:

Earnest Money: **1%**

Also For Rent: **No**

Additional MLS#:

Documents on File: **None**

Possession: **At Closing, Funding**

Special: **None**

How Shown/Occupancy: **Appointment Only, Call Listing Agent, Other-See Remarks**

Proposed Terms: **Cash, Conventional, FHA**

Owner LREA: **Yes**

Var Compensation:

Prospects Exempt: **No**

Foreclosure: **No**

Short Sale: **No**

Water/Sewer: **Septic Required, Well Required**

Fencing: **High Fence, Other-See Remarks**

Other Utilities: **Co-Op Electric, Private Garbage Service**

Water Features/View: **None**

Miscellaneous: **Deed Restrictions, Subdivision Restrictions**

Mineral Rights: **Unknown**

Neighborhood Amenities: **BBQ/Grill, Fishing Pier, Lake/River Park**

Access/Road Surface: **County Road, State Highway**

Public Remarks:

Experience the unique opportunity for privacy and seclusion of a large, beautiful, 10.07 acre lot while having access to the luxuries of a gated subdivision (The Settlement / Patriot Ranch, Luling, Texas). "Catch and release" pond with picnic tables and grills available to owners. Agricultural exemption (exotic & native deer, and cattle) is in place for reduced property taxes. Very sensible restrictions are in place to protect your investment. This lot is unique and desirable as it has BOTH Hwy 80 AND County Road 249 access. This lot also has a very nice high fence on three sides – high fenced on Hwy 80, County Road 249, and adjoining ranch property. This very desirable lot is level with great native grasses. There are beautiful large oaks at the back of the property. Quick access from Interstate 10 and minutes from Luling and Gonzales. It is a must see!

Agent Only Remarks:

Gated Subdivision – call agent and would enjoy meeting you out at lot. Property falls within two counties, Guadalupe (2.51 Acres) & Gonzales (7.56 Acres).

Directions: **This lot is 3 miles south of I-10 on Hwy 80 south of Luling, Texas.**

List Date: **05/11/2020**

DOM: **16**

CDOM: **16**

Internet: **Yes**

Disp Addr: **Yes**

Allow AVM: **No**

Allow Cmts: **No**

Expiration Date: **11/11/2020**

Off Market Date:

Pending Date:

IDX: **Yes**

Listing Office: **(2038) The Damron Group REALTORS**

List Agent: **Mary Elwell**

Main Phone: **(512) 392-7653**

Agent Email: **maryannelwell@gmail.com**

Contact #: **(512) 757-4167**

[Click on the arrow to view History](#)

Prepared By: Mary Elwell

Date Printed: 05/27/2020