

00 (Lot 140,141,142) Flash Circle, Luling, Texas 78648**MLS #: 411556****Listing**MLS#: **411556 (Active)**List Price: **\$139,750****00 (Lot 140,141,142) Flash Circle Luling, TX 78648****Land Acreage**

List Price: **\$139,750**
 Orig Price: **\$139,750**
 Price/SQFT:
 Price/ACRE: **\$15,010.74**
 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**

First Right Refusal Option: **N/A**Subdivision: **The Settlement at Patriot Ranch**School District: **Gonzales ISD**
Middle School:Apx Acreage: **9.310**Year Built Src: **Appr Dist**

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Schedule a ShowingRecent: **05/27/2020 : New Listing**

Legal Description: **LT 140,141,142 THE SETTLEMENT PATRIOT RANCHES UNIT TWO 401 S ROBBINS**
 Property ID: **24707** Geo ID: **94012140000000000000** Lot/Block: **140,141,142/**
 Res Flooded: **No** Manufactured Allowed: **No** In City Limits: **No** ETJ: **No**
 HOA: **Yes** HOA Mandatory: **Yes** HOA Nm: **Unknown** HOA Amt: **\$360.00**
 HOA Term: **Annl**
 Lot Dimension: Restricted: **Yes** Size Category: Agri Exempt: **Yes**
 Total Tax Rate: **1.962** Waterfront: **No**

Owner(s) Legal Name: **Paul D Coombs** Owner Phone-if applicable:
 ByrAgyComp: **3%** Sub Agy:
 Earnest Money: Also For Rent: **No** Additional MLS#: Possession: **At Closing, Funding**
 Documents on File: **Aerial Photos, Other-See Remarks** How Shown/Occupancy: **24 Hour Notice, Appointment Only, Call Listing Agent**
 Special: **As Is**
 Proposed Terms: **Cash, Conventional** Foreclosure: **No**
 Owner LREA: **No** Var Compensation: Prospects Exempt: **No** Short Sale: **No**

Water/Sewer: **Septic Required, Well Required** Fencing: **None**
 Other Utilities: **Other-See Remarks**
 Water Features/View: **None**
 Miscellaneous: **Subdivision Restrictions**
 Mineral Rights: **No**
 Neighborhood Amenities: **BBQ/Grill, Fishing Pier, Lake/River Park**
 Access/Road Surface: **Paved**

Public Remarks:

A BEAUTIFUL, level, wooded 9.31 acre lot in a very nice gated subdivision. Neighborhood amenities include a large "catch and release" pond with a fishing pier, barbeque grills and picnic tables for owners to enjoy. This property is under an agricultural exemption for low property taxes. Cattle, native deer and exotic deer free range graze to keep this ag exemption in place. This beautiful large lot has MANY building sites with gorgeous mature oaks. This property gives you serenity, privacy, and room to have your own ranchette. Very sensible subdivision restrictions are in place to protect your investment. Come take a look - these large type lots don't come up for sale often...

Agent Only Remarks:

Gated subdivision, please contact listing agent - would love to meet you out at the property.Directions: **Patriot Ranch is 3 miles south of I-10 on Hwy 80 south of Luling.**

List Date: **05/27/2020** DOM: **1** CDOM: **1** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **Yes** Allow Cmts: **Yes**
 Expiration Date: **11/27/2020** Off Market Date: Pending Date: **Yes** IDX: **Yes**

Listing Office: **(2038) The Damron Group REALTORS**
 Main Phone: **(512) 392-7653**

List Agent: **Mary Elwell**
 Agent Email: **maryannelwell@gmail.com**
 Contact #: **(512) 757-4167**

Click on the arrow to view History

Prepared By: Mary Elwell

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