

## 01 Flash Circle, Luling, Texas 78648

MLS #: 410666

## Listing

MLS #: 410666 (Active)

List Price: \$42,500

01 Flash Circle Luling, TX 78648



## Land Residential Lots

List Price: **\$42,500** First Right Refusal Option: **N/A**  
 Orig Price: **\$42,500**  
 Price/SQFT:  
 Price/ACRE: **\$13,281.25** Subdivision: **The Settlement at Patriot Ranch**  
 County: **Gonzales** School District: **Gonzales ISD**  
 Elem. School: **Gonzales** Middle School: **Gonzales Junior High School**  
 High School: **Elementary**  
 High School: **Gonzales High School**  
 Style: **Ranch**  
 #Stories: Apx Acreage: **3.200**  
 Buildings: **None**  
 Source SqFt: **Appr Dist** Year Built Src: **Appr Dist**  
 Zoning: **Residential**  
 Suitable Use: **Residential**  
 Topo/Land Desc: **Ag Exempt, Mature Trees, Partially Wooded**

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Legal Description: **LOT 143 THE SETTLEMENT PATRIOT RANCHES UNIT TWO 401 SAMUEL ROBBINS**  
 Property ID: **24713** Geo ID: **94012143000000000000** Lot/Block: **143/**  
 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: **Tan Nguyen & Oanh Tran** Owner Phone-if applicable:  
 ByrAgyComp: **3%** Sub Agy: **0%**  
 Earnest Money: **1%** Also For Rent: **No**  
 Documents on File: **Other-See Remarks** Additional MLS#:   
 Special: **Cluster Mailbox** Possession: **At Closing, Funding**  
 Proposed Terms: **Cash, Conventional** How Shown/Occupancy: **Call Listing Agent**  
 Owner LREA: **No** Var Compensation: Prospects Exempt: **No** Foreclosure: **No**  
 Short Sale: **No**

Water/Sewer: **Septic Required, Well Required** Fencing: **None**  
 Other Utilities: **Private Garbage Service**  
 Water Features/View: **None**  
 Miscellaneous: **Subdivision Restrictions**  
 Mineral Rights: **No**  
 Neighborhood Amenities: **BBQ/Grill, Fishing Pier**  
 Access/Road Surface: **Paved**

## Public Remarks:

**A beautiful wooded lot covered with gorgeous mature oaks situated in a unique and beautiful gated subdivision in Luling, TX. This lovely lot has several very nice building sites. There is a great community catch and release pond with nice picnic and bbq grilling area perfectly suited for quality family time. Free range cattle along with native and exotic deer are scattered throughout the subdivision making the property ag exempt - low taxes. Very reasonable restrictions are in place to protect your investment. Get out of the fast paced noisy neighborhoods and build your dream home here. Come check this lot out!**

## 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: **05/15/2020** DOM: **12** CDOM: **789** Internet: **Yes** Disp Addr: **Yes** Allow AVM: **No** Allow Cmts: **No**  
 Expiration Date: **11/15/2020** 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**

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Prepared By: Mary Elwell

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