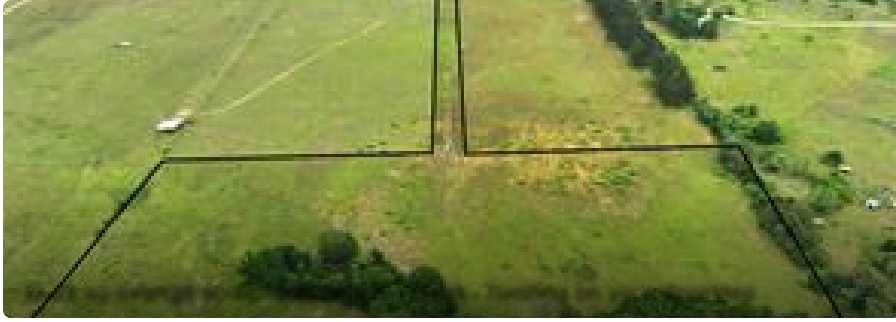


1450 Cattlemens Row (Tract 3) · Lockhart, TX 78644

Lockhart ISD · Wet-Weather Creek · Sandy Loam · MLS #6106603 **AG EXEMPT**

11.29

ACRES



CASH PRICE

\$200,000

Quick close · Seller pays title · Independence Title

OWNER FINANCE

\$225,000

10% down · 12% interest · No credit check · ITIN OK ·
Hablamos Español

AG EXEMPT — TAXES UNDER \$370/YEAR. Stack Agricultural + Homestead exemptions for serious tax savings. Wet-weather creek runs through the property — excellent wildlife & hunting. **Built for gentleman ranch, horse farm, livestock, row crop, or homestead.** Sandy loam soil · gentle slope · partial perimeter fencing.



11.29 ACRES

Cleared pasture, flag lot, private



WET-WEATHER CREEK

Wildlife haven · hunting potential



MATURE TREES

Native plants & shade throughout



AG-READY PASTURE

Sandy loam · livestock & row crop

OWNER FINANCING TERMS

Down payment is all you need to qualify

THE DEAL

- ✓ \$225,000 sale price
- ✓ \$22,500 down (10%)
- ✓ \$202,500 financed @ 12%
- ✓ 15- or 30-year term
- ✓ No balloon · No prepayment penalty
- ✓ No credit check · ITIN accepted
- ✓ Property taxes escrowed monthly

30-YEAR PAYMENT

\$2,082.94 /mo

Principal & Interest only

+ \$30.75 /mo

Tax escrow (Ag exempt)

15-YEAR PAYMENT

\$2,430.34 /mo

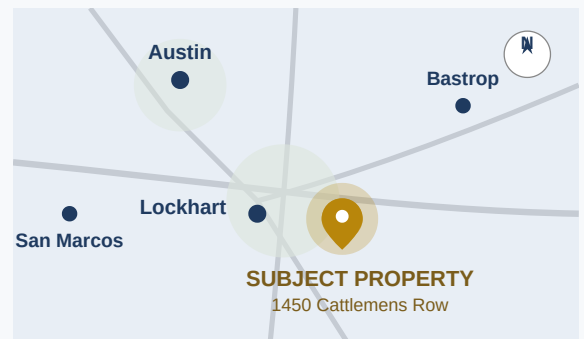
Principal & Interest only

+ \$30.75 /mo

Tax escrow (Ag exempt)



LOCATION



1450 Cattlemens Row, Lockhart

Caldwell County · Lockhart ISD

Downtown Lockhart ~10 min

HEB / Walmart ~12 min

Austin growth corridor ~45 min

Utilities: Above-ground electric available · gravel road access.

Restrictions: Deed restrictions apply (ranch/ag focus).

LISTING AGENT

Janet Spillers

TX Brokers · License # 753826

**SELLER PAYS
CLOSING + 3%
BUYER
COMMISSION**

(512) 777-8944

JanetSpillersRealtor@gmail.com

Want to see more? Scan a code with your phone camera — no app needed. Share with anyone who'd be a fit: ranchers, homesteaders, hunters, or buyers looking to stack ag + homestead tax exemptions.

SCAN FOR
Directions



Opens Google Maps

maps.app.goo.gl/4WEPyP7otXqa22hE7

SCAN FOR
Photos & Details



Opens Dropbox folder

Photos + survey + deed restrictions



QUICK REFERENCE

- Acreage
- Owner Finance Terms
- Best Use
- Soil & Terrain
- Utilities
- Title

11.29 acres · Ag Exempt
10% down · 12% · 15- or 30-yr · No balloon
Gentleman ranch · Horse · Livestock · Row crop · Homestead
Sandy loam · Gentle slope · Wet-weather creek
Above-ground electric available · Gravel road
Independence Title (Round Rock) · Nora Williams

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