

# 2055 CR 481 (Tract 1) · Thrall, TX 76578

Thrall ISD · Commercial Use Allowed · MLS #6606888

**10.06**  
ACRES



10 acres of hilltop, mature oaks & pond potential

CASH PRICE

**\$189,000**

Quick close · Seller pays title · Independence Title

OWNER FINANCE

**\$225,000**

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

**10+ ACRES OF POSSIBILITY.** Hilltop elevation · Panoramic countryside views · Mature trees · Open pasture · Pond potential · Survey & topo provided. **Site-Built, Barndominiums, Tiny Homes, Doublewides, RVs & Commercial Use all approved.** No singlewides.



**10.06 ACRES**

Open pasture, scattered oaks, flag lot



**MATURE TREES**

Heritage oaks across the property



**HILLTOP VIEWS**

Highest point nearby · Panoramic



**UTILITIES & ACCESS**

Manville WSC meter · Electric · Culverts

**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

**+ \$250.00 /mo**

Tax escrow (separate)

**15-YEAR PAYMENT**

**\$2,430.34 /mo**

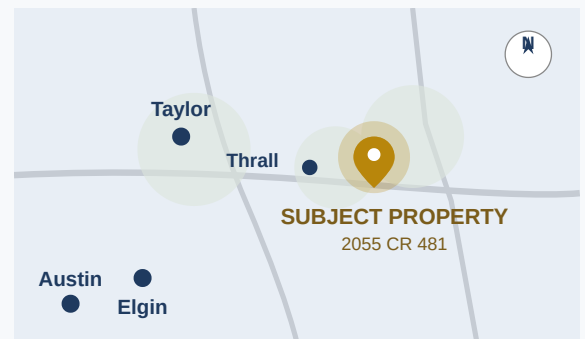
Principal & Interest only

**+ \$250.00 /mo**

Tax escrow (separate)



**LOCATION**



**2055 CR 481, Thrall**  
Williamson County · Thrall ISD

Taylor HEB ~25 min

Elgin HEB ~25 min

Samsung (Taylor) ~25 min

**Utilities:** Manville WSC water meter at road, overhead electric at corners, concrete culverts installed. **Access:** Shared driveway w/ Tract 2.

LISTING AGENT

**Janet Spillers**

TX Brokers · License # 753826

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

**(512) 777-8944**

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**Want to see more?** Scan a code with your phone camera — no app needed. Share these flyers with anyone who'd be a fit: home buyers, investors, mobile/tiny home dealers, and commercial users.

SCAN FOR  
**Directions**



Opens Google Maps

[maps.app.goo.gl/keTNBDkmFwQ2nHnv9](https://maps.app.goo.gl/keTNBDkmFwQ2nHnv9)

SCAN FOR  
**Photos & Details**



Opens Dropbox folder

Full photo library + survey + topo



**QUICK REFERENCE**

- Acreage
- Owner Finance Terms
- Allowed Uses
- Utilities
- Title

10.06 acres

10% down · 12% · 15- or 30-yr · No balloon

Site-Built · Barndo · Tiny · Doublewide · RV · Commercial

Water meter at road · Overhead electric · Culverts

Independence Title (Round Rock) · Nora Williams

LISTING AGENT

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CLOSING + 3%  
BUYER  
COMMISSION**

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