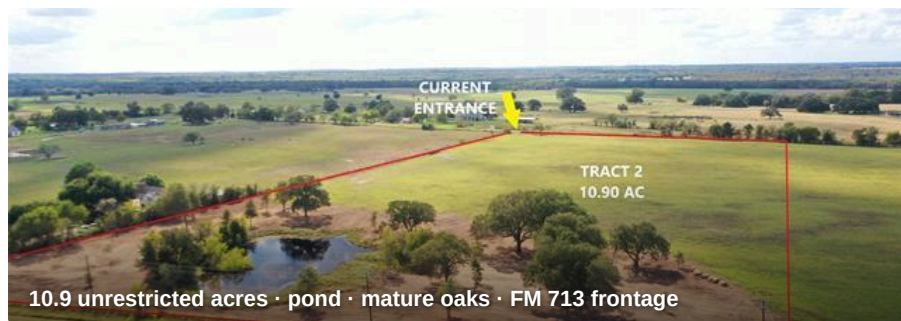


# Tract 2 FM 713 Hwy · Lockhart, TX 78644

Lockhart ISD · No Zoning · No ETJ · MLS #9927916

# 10.90

ACRES



10.9 unrestricted acres · pond · mature oaks · FM 713 frontage

### CASH PRICE

## \$300,000

Quick close · Seller pays title · Independence Title

### OWNER FINANCE

## \$375,000

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

**UNRESTRICTED & BUILD-READY.** No restrictions · No zoning · No city limits · No ETJ · No HOA. **2-phase & 3-phase electric available on-site.** Surveys + soil report included. Residential, commercial, light industrial, agricultural — all welcome.



#### 10.90 ACRES

Level to gently rolling, fully fenced



#### WET-WEATHER POND

Natural beauty & recreation potential



#### MATURE OAKS

Heritage trees scattered throughout



#### FM 713 FRONTAGE

Paved road · well water · 3-phase ready

### OWNER FINANCING TERMS

Down payment is all you need to qualify

#### THE DEAL

- ✓ \$375,000 sale price
- ✓ \$37,500 down (10%)
- ✓ \$337,500 financed @ 12%
- ✓ 15- or 30-year term
- ✓ No balloon · No prepayment penalty
- ✓ No credit check · ITIN accepted
- ✓ Property taxes escrowed monthly

#### 30-YEAR PAYMENT

### \$3,471.57 /mo

Principal & Interest only

+ \$291.67 /mo

Tax escrow (separate)

#### 15-YEAR PAYMENT

### \$4,050.57 /mo

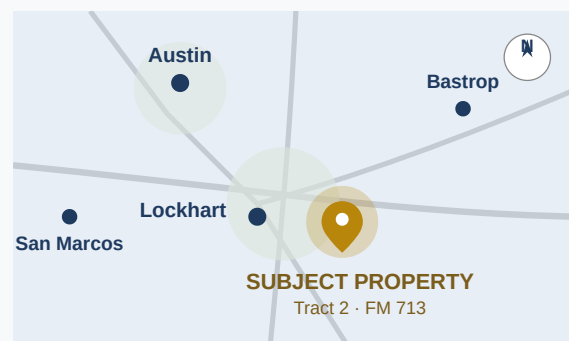
Principal & Interest only

+ \$291.67 /mo

Tax escrow (separate)



### LOCATION



Tract 2 FM 713, Lockhart  
Caldwell County · Lockhart ISD

Downtown Lockhart (BBQ) ~7 min

HEB / Walmart ~10 min

Austin / SXSW corridor ~40 min

**Utilities:** 2- & 3-phase electric available · well water · above-ground service. **Access:** Off Old McMahan Rd (Y intersection).

LISTING AGENT

## Janet Spillers

TX Brokers · License # 753826

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

# (512) 777-8944

JanetSpillersRealtor@gmail.com

# Tract 2 FM 713 Hwy · Lockhart, TX 78644

10.90 acres · Cash \$300,000 · Owner Finance \$375,000

MLS  
#9927916

**Want to see more?** Scan a code with your phone camera — no app needed. Share with anyone who'd be a fit: home buyers, commercial users, light industrial, contractors, or anyone wanting acreage near Austin.

## SCAN FOR Directions



Opens Google Maps

[maps.app.goo.gl/wkvK5rXEajCfqKSA7](https://maps.app.goo.gl/wkvK5rXEajCfqKSA7)

## SCAN FOR Photos & Details



Opens Dropbox folder

Photos + surveys + soil report



### QUICK REFERENCE

Acreage  
Owner Finance Terms  
Zoning & Use  
Utilities  
Reports Included  
Title

10.90 acres

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

Unrestricted · No zoning · No ETJ · No HOA

2- & 3-phase electric available · well water

Boundary survey · Topo · Geotechnical (soil)

Independence Title (Round Rock) · Nora Williams

LISTING AGENT

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