

FOR SALE - 50 ACRES OF RURAL LAND

267 Mesa Drive (F M 2430), Del Valle, Texas 78617



LOCATION: Southeast of Austin, and east of Elroy Texas; approximately 1 mile north of F M 812, along the east frontage of Mesa Drive (F M 2430)

SIZE: approximately 50.22 Acres

FRONTAGE: approximately 450 ft along the east frontage of Mesa Drive (F M 2430)

UTILITIES: Water: Aqua Water Supply
Electricity: Bluebonnet Electric Cooperative
Wastewater: None; on-site or septic required
Gas: Delivery

TOPOGRAPHY: Basically level, with natural drainage areas evident on the site. The site is covered with native grasses and mesquite. There is a one acre stock tank located near the southeast corner of Property.

ZONING: Currently unzoned, but lies within the City of Austin's E.T.J. (Extra Territorial Jurisdiction)

SCHOOL DISTRICT: Bastrop Independent School District

LEGAL DESCRIPTION: That certain 50.22 acres, more or less, out of the M. Green Survey, Abstract number A399, Bastrop County, Texas

TAXES: approximately \$4,580 annually

PRICE: \$8,500 per gross acre, as determined by survey

COMMENTS: The property is suitable for a mini-ranch retreat for recreational use. The site is approximately 4 miles east of the future **F1 race track complex.**

MOTIVATED SELLER!

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

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