



For Sale

1026 Park Road 1C Smithville, Texas 78957

Hilltop Home on 27.326 Acres

Sale Price: \$1,110,000

Property Description: The three (3) bedroom two (2) bath home contains approximately 1,356 square feet of living space (as per Bastrop County Records) and is located on one of the highest hilltops in the immediate area. The unrestricted Property offers elevated views in all directions. The home is located on 27.326 Acres of central Texas ranchland (as per Bastrop County Records) on the north side of Park Road 1C, which winds through the Lost Pine Forest connecting Bastrop State Park with Buescher State Park. Once you turn off Park Road 1C at the Property's entrance, you travel via a short easement across State of Texas Land until you reach the Property's front gate. Seller agrees to convey any mineral rights owned by Seller.

Location: The Property is located North of Highway 71, which connects the cities of Bastrop and Smithville TX. The Property, located on Park Road 1C, is 1.1 mile East of Allum Creek Road, or 3.3 miles East of Harmon Road, or .4 miles West of Cottletown Road. Allum Creek Road, Harmon Road, & Cottletown Road each connect directly to Highway 71.

Buildings:

Home: The frame one-story home on concrete slab was built in 2014. The large central living area has a coved ceiling height of 10 feet. The kitchen contains a free-standing GE (butane fired) Range with center stove top grill. The Microwave Oven is non-functional. There is a pass-through counter between the kitchen and living area. The living area and kitchen contain recessed ceiling light fixtures. The floor covering is vinyl plank. The home is heated and cooled by an all-electric central heating & air conditioner unit. The exterior mounted tankless hot water heater and the dryer connection located in the utility room are fired by butane. Both baths contain a tub shower.

Storage Shed: The wooden storage shed located just south of the home is 10' X 10'. With a high ceiling and ample storage.

Bunkhouse: The 12' X 24' bunkhouse or "man cave" shares the hilltop with the home. The bunkhouse contains a small kitchen and bath with commode, sink, and stand-up shower.

Wellhouse: The 8.5' X 14' concrete block well house contains a water well and water softeners. Note, Aqua Water maintains an accessible water line that is available for connection.



Barn: The 24'X40' metal barn is located on the lower meadow and adjacent to the livestock pens. The barn is electrified. The lower meadow area is fenced and crossed fenced. The Property extends North well beyond the lower meadow. The electric easement depicted on the Survey, which runs along the Property's western property line gives you an idea of where the northern property line extends to.

Land: The land gradually tapers from its widest point (558+/- linear feet, plus 77+/- linear feet along its irregular southern property line to a width of 343+/- linear feet along its north property line (see survey). The western property line stretches for 2,673+/- linear feet (see survey). The land continues down the hill from South to North, across a wet weather arroyo and continues up the upper bank until it reaches the northern property line. The Property is legally described as 27.326 ACRES OUT OF THE SARAH COTTLE SURVEY, ABSTRACT NO.21, BASTROP COUNTY, TEXAS, AS RECORDED IN FIELD BOOK B-446, PAGES 71-72 OF THE BASTROP COUNTY RECORDS. The Property ID is 20995.

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All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.



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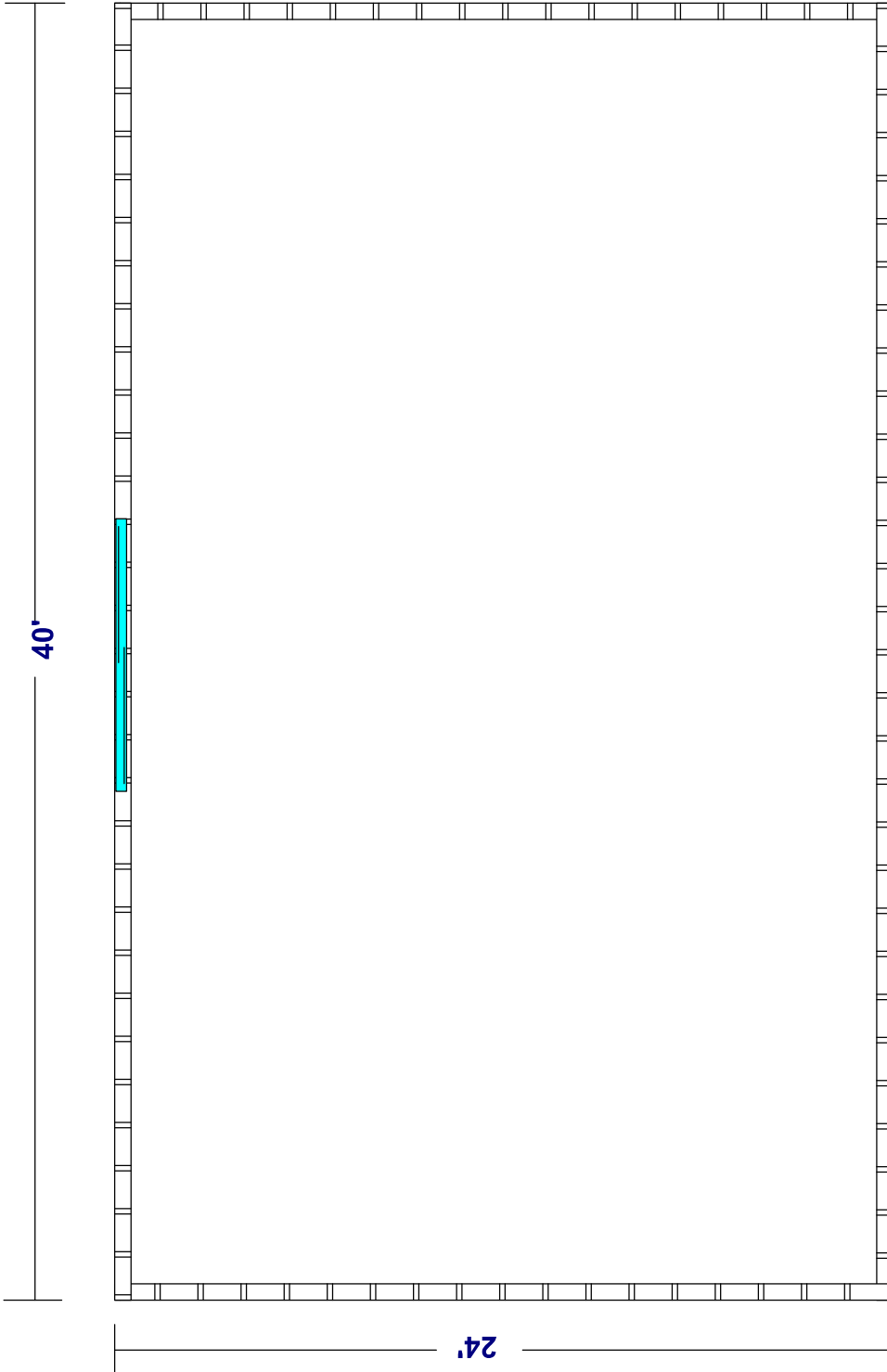
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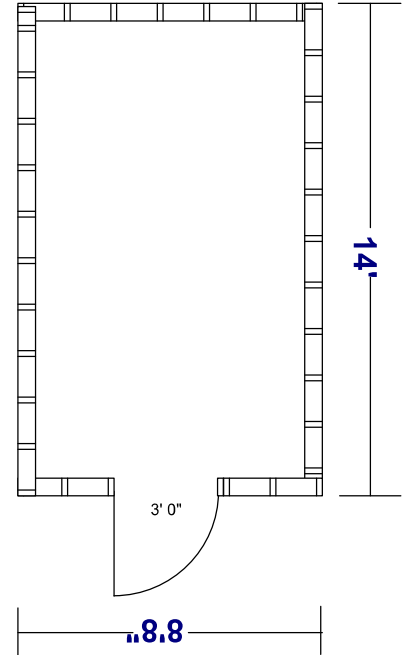
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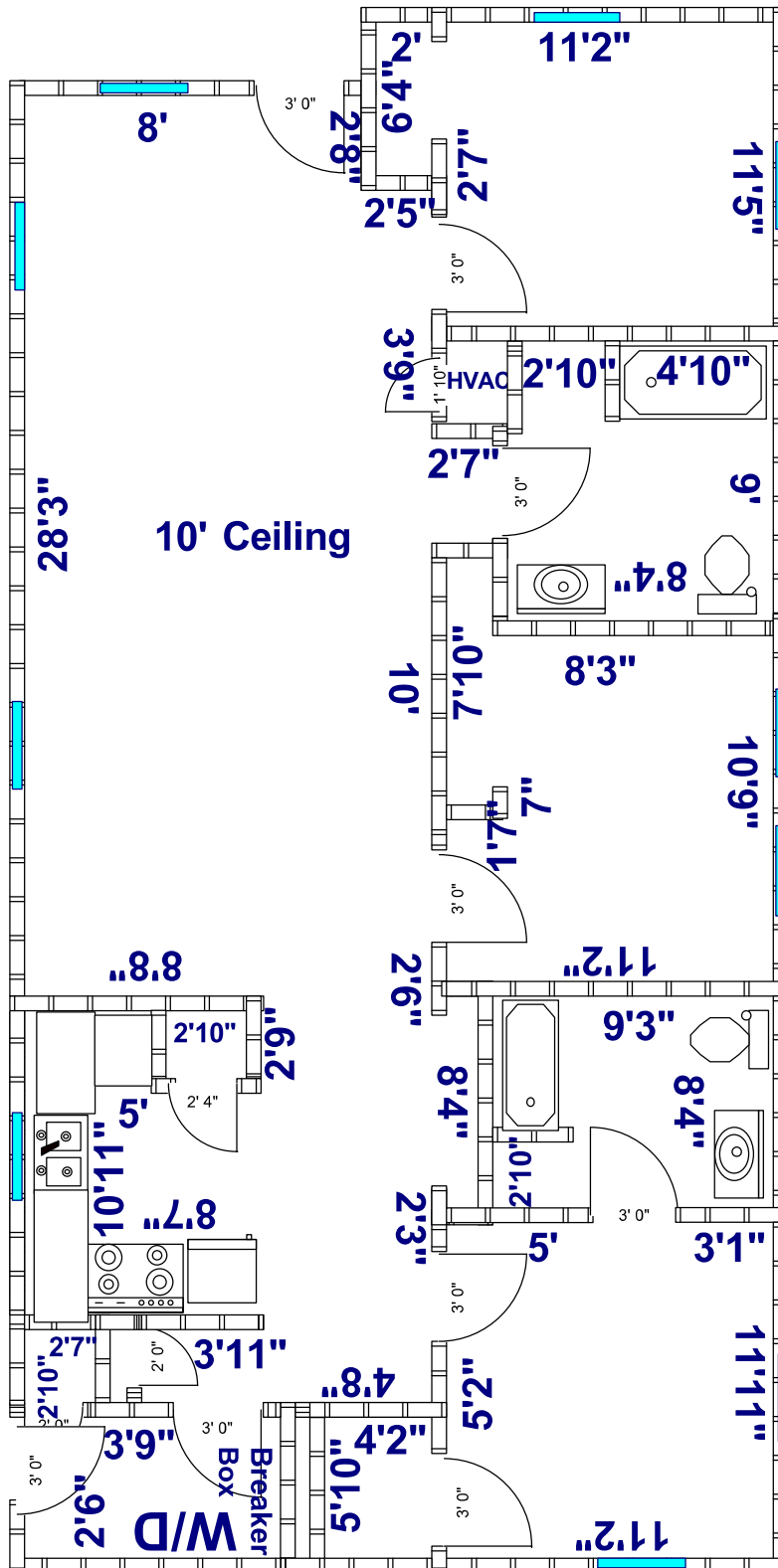
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Tin Barn



Wellhouse







Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT

DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BASTROP COUNTY, TEXAS (Unincorporated Areas)	Lot 13A, Whispering Pines, as described in the Warranty Deed recorded as Document No. 200615697, in Book V1682, Pages 316, 317, and 318, in the Office of the County Clerk, Bastrop County, Texas
	COMMUNITY NO.: 481193	
AFFECTED MAP PANEL	NUMBER: 48021C0400E	
	DATE: 1/19/2006	
FLOODING SOURCE: PIGEONROOST HOLLOW; LITTLE ALUM CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:30.062480, -97.242126 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
13A	--	Whispering Pines	265 Winfield Thicket Road	Structure (Residence)	X (unshaded)	--	374.5 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA
ZONE A
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

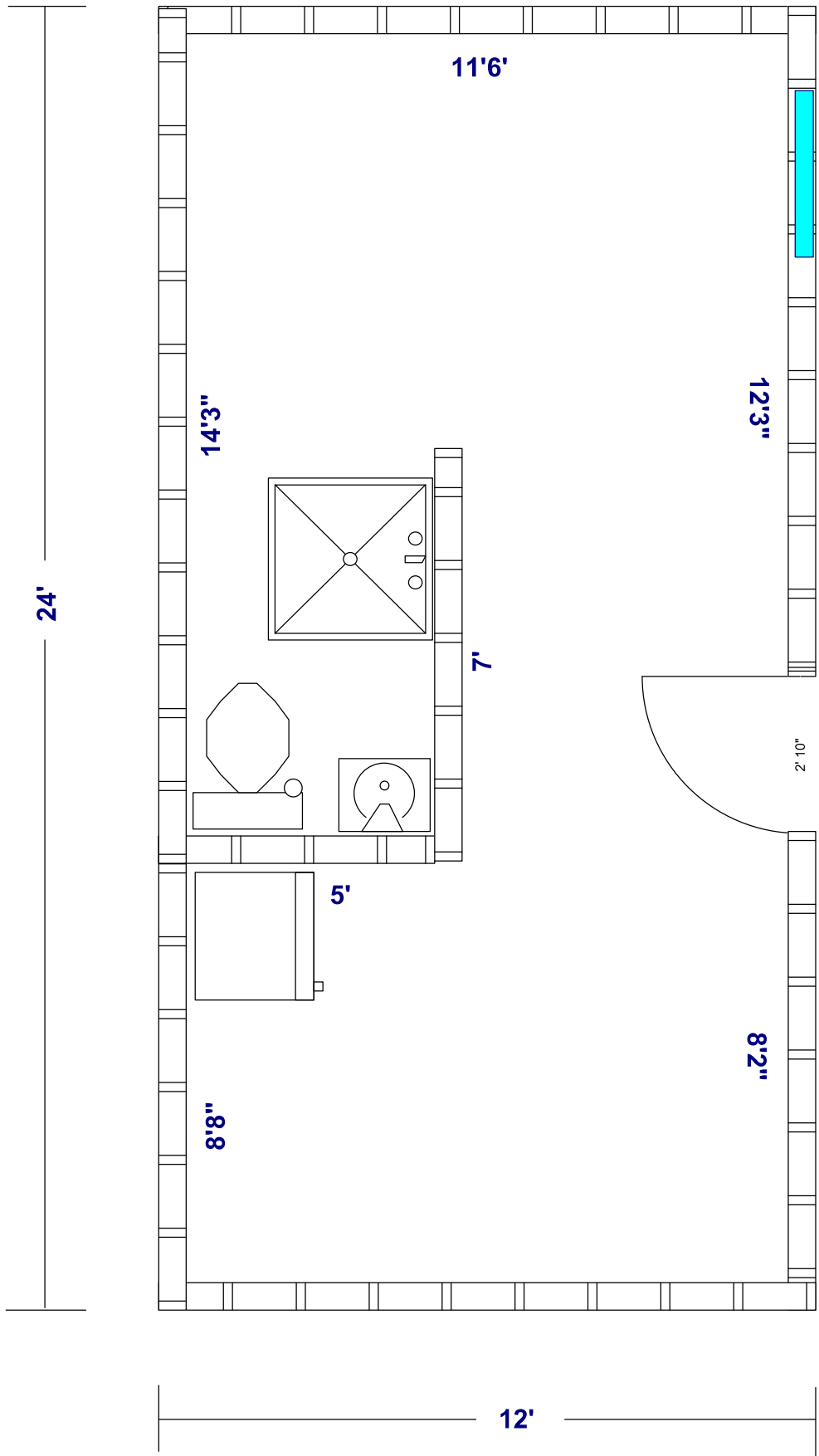
STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibt, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Bunkhouse





INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

1026 Park Road 1C
Smithville, TX 78957

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
- (4) Installer: Burgh's Septic Systems ☐ Unknown
- (5) Approximate Age: 11 yrs ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☐ No
If yes, name of maintenance contractor: Aerobic Services
Phone: 830 964 2365 contract expiration date: 12/31/2025
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.
- (2) Approximate date any tanks were last pumped? July 2017
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller _____

Initial
md

Page 1 of 2

Harrison-Pearson Assoc., 4014 Medical Pkwy., #100 Austin TX 78756
Sammy Callahan

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 76201

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1026 Park Road 1C

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Smithville, TX 78957

Information about On-Site Sewer Facility concerning

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of ~~Seller~~ Buyer _____ Date _____
Michael L. Adams

Signature of Seller _____ Date 3/13/25
Sarah S. Adams

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signed by: 3/14/2025
Mike Adams
Signature of Buyer-SELLER _____ Date _____
MICHAEL L. ADAMS



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Samuel T. Pritchard	531170	pritchard@hpaoffice.com	(512)332-1864
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph H. Calliham	634446	joe@hpaoffice.com	(512)799-8800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date