

# \$1,092,000 - 2021 Cr 112, Burnet

MLS® #1991538

## \$1,092,000

0 Bedroom, 0.00 Bathroom, 2,432 sqft  
Residential on 12.00 Acres

none, Burnet, TX

A great investment property just north of Burnet. 12 acres Ag Exempt with 6 mobiles homes. Five are currently rented for \$900/mo with long term tenants. Owner hasn't gone up on rent lately and thinks you can get \$1000-1100 easily on each. Occupied units may be viewed as tenants allow. Owner says they are all about the same. The largest double wide is vacant and has a lockbox, The property has 3 water wells the owner believes is about 250' deep each. The well that feeds units 2047 and 2049 has a new pump in it. All units have separate addresses to make it easy to sell separately if desired. Addresses included in this listing are 2049, 2037, 2043, 2011, 2017 and 2047 CR 112, Burnet, TX. Owner hasn't had any other problems with wells. Cattle on property are negotiable, minerals if any owned, convey. All units have HVAC and compete roof replacement in 2021. There is a tornado shelter that holds 20 for the safety of the residents. New decks on all units in 2020 per owner. Only deed restriction is no hog raising per owner. A great ROI that will cash flow nicely.

Built in 1999

## Essential Information

MLS® #	1991538
Price	\$1,092,000
Bathrooms	0.00



Square Footage	2,432
Acres	12.00
Year Built	1999
Type	Residential
Sub-Type	Duplex
Status	Active

### **Community Information**

Address	2021 Cr 112
Area	BU
Subdivision	none
City	Burnet
County	Burnet
State	TX
Zip Code	78611

### **Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Propane
Features	See Remarks
Parking	Gravel
# of Garages	2
View	Hills

### **Interior**

Interior	Carpet, Laminate
Appliances	See Remarks
Heating	Central
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	See Remarks, Dog Run
Lot Description	Moderate Trees, Native Plants, Subdivided
Roof	Aluminum
Construction	See Remarks
Foundation	Raised

### **School Information**

District	Burnet ISD
----------	------------

Elementary	Burnet
Middle	Burnet (Burnet ISD)
High	Burnet

### **Additional Information**

Date Listed            May 14th, 2022

Property Listed by: M.Watkins RealEstateGroup,LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from June 24th, 2022 at 6:21pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.