

Werchan Acres

Werchan Lane, Coupland, TX 78615
99.755 Acres | Travis County



40 Acres for \$2,385,000 | 100 Acres for \$5,490,000

- Agricultural tax valuation
- 1,400 feet of Werchan Lane frontage
- Water line & electricity available
- Additional 231 acres available (see below)



Click or scan



Jan Gunter, REALTOR®
Accredited Land Consultant

512-944-0572

jan.gunter@kw.com
JanGunterRealty.com

Description

Located in the rapidly growing area southwest of Taylor near the Samsung plant, this unrestricted property has investment and transitional potential. With gradual elevation increase from east to west and a seasonal creek running across the middle, the property has lovely views of the surrounding picturesque countryside of farms and homesteads. The property has low taxes with an agricultural valuation via a crop lease. Located directly behind the property at the end of Svenska Road is the 231-acre Svenska Farm, also available for sale, creating a fantastic opportunity of 331 total acres with great road frontage.

LAND

The 99.755 acres were surveyed in 2021. The rectangular property is on paved Werchan Lane with approximately 1,400 feet of road frontage. Currently farmed for corn, the crop lease can be carried on to the next owner if desired to keep the agricultural valuation and hold the property for future use. A seasonal creek runs across the middle of the property.

UTILITIES

There is a 4-inch Manville Water line on the east side of Werchan Lane (across the road), and a 2-inch line at Werchan Lane and Svenska Road (near the northeast corner of the property). Electricity is adjacent to the property, but not on it. *Buyers need to confirm water capacity with Manville Water.*

TAXES

Travis County, Elgin ISD, Travis County Healthcare District, Austin Community College, Travis County ESD No. 13, agricultural tax valuation. Annual taxes are approx. \$482.

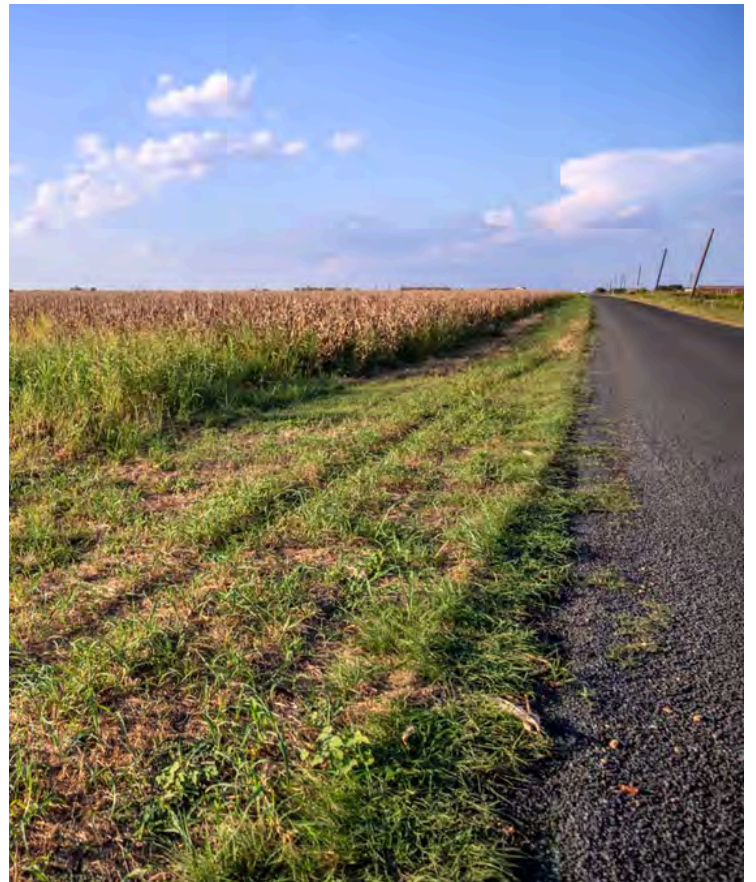


231-Acre Svenska Farm offered at
\$39,000 per acre or \$8,999,000.
Click or scan QR code for listing.

Available Acreage

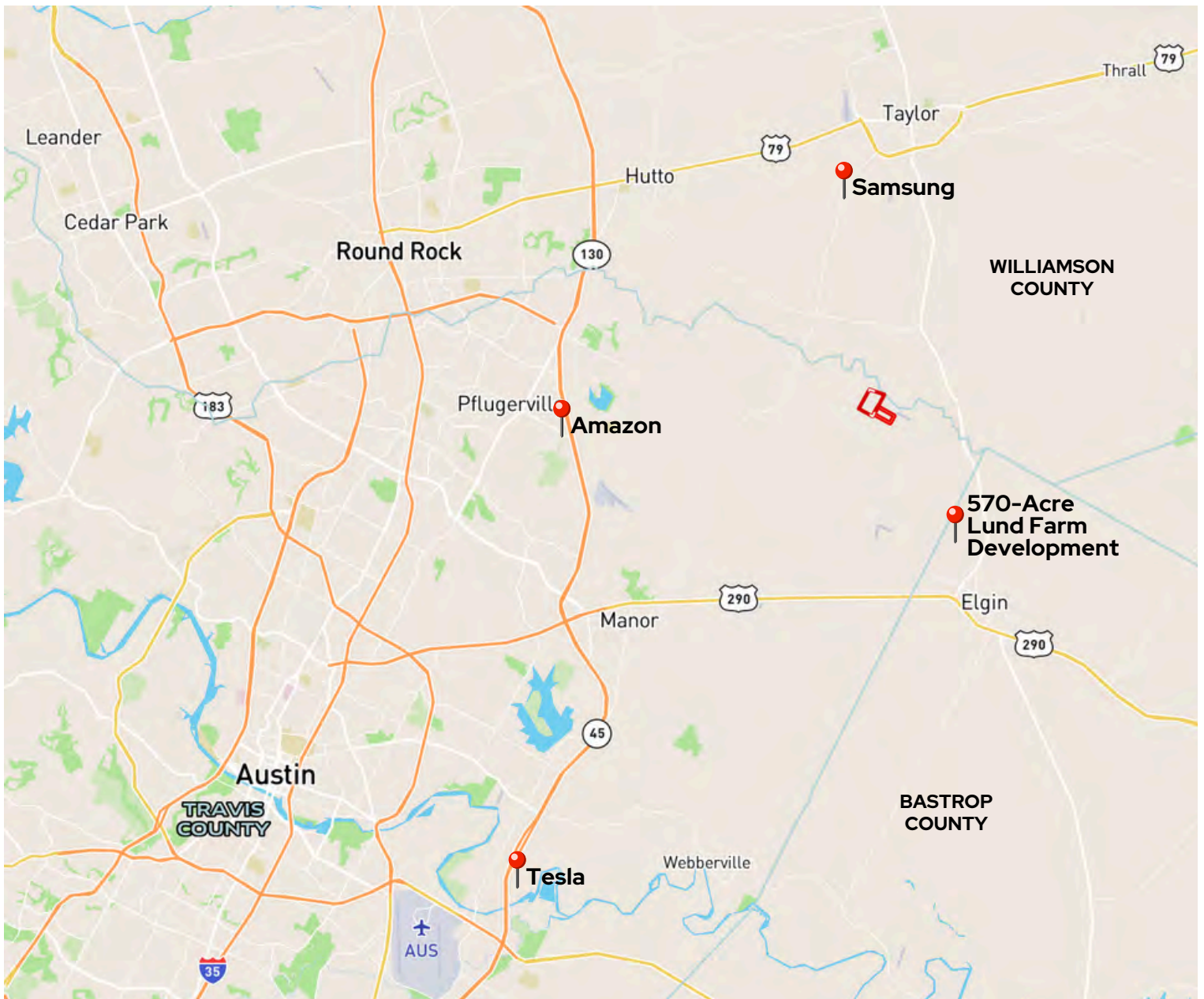


Photos



Location

- 3 miles to Coupland
- 4 miles to Lund Farm development
- 8 miles to Elgin
- 10 miles to Taylor & Samsung plant
- 10 miles to Manor
- 13 miles to 290 Toll & 130 Toll
- 19 miles to Round Rock
- 26 miles to Austin-Bergstrom International Airport
- 105 miles northeast of San Antonio
- 135 miles northwest of Houston
- 165 miles southwest of Dallas



Soil Report



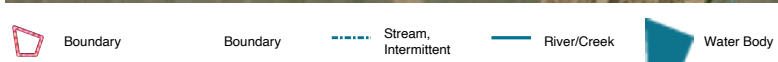
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HnB	Houston Black clay, 1 to 3 percent slopes	261.25	79.08	0	46	2e
HnC2	Houston Black clay, 3 to 5 percent slopes, moderately eroded	25.85	7.82	0	38	3e
HeC2	Heiden clay, 3 to 5 percent slopes, eroded	25.55	7.73	0	37	3e
HnA	Houston Black clay, 0 to 1 percent slopes	17.74	5.37	0	44	2w
TOTALS		330.39(*)	100%	-	44.57	2.16

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•
Grazing Cultivation	•	•	•	•	•	•	•	•

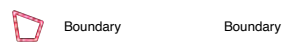
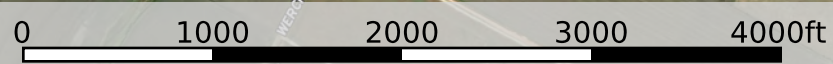
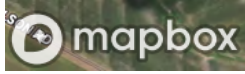


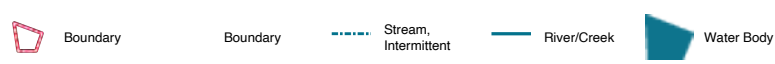
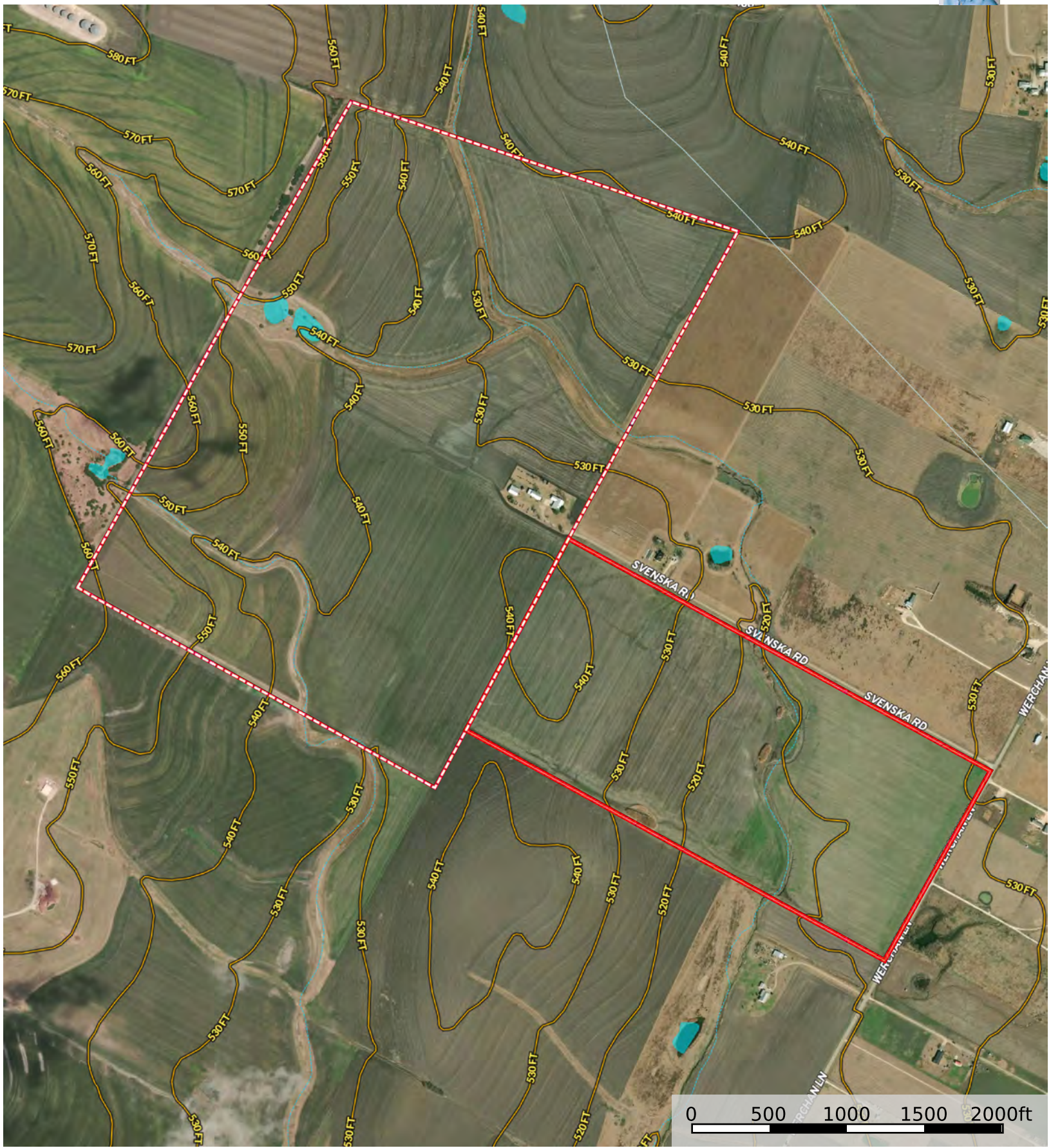
Boundary





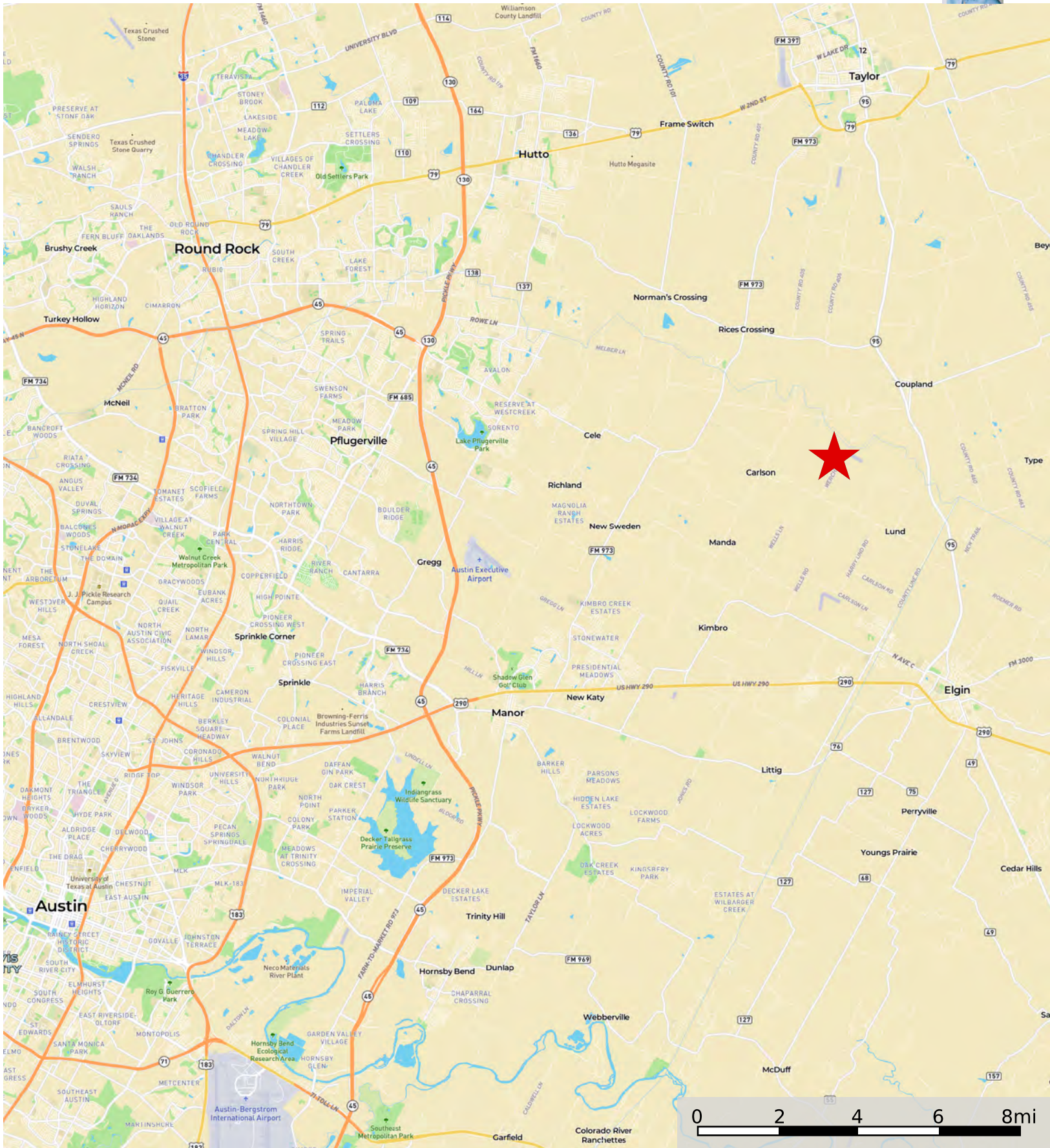
Boundary Stream, Intermittent River/Creek Water Body





Werchan Ln, Coupland, TX 78615

Travis County, Texas, 99.755 AC +/-

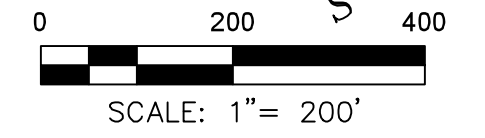


Boundary

BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP
- ⊙ STAMPED J.E. GARON RPLS 4303
- ⊙ 1/2" PIPE FOUND (UNLESS NOTED)
- ⊙ IRON ROD W/CAP FOUND
- POWER POLE
- E — OVERHEAD ELECTRIC LINE
- G — DOWN GUY

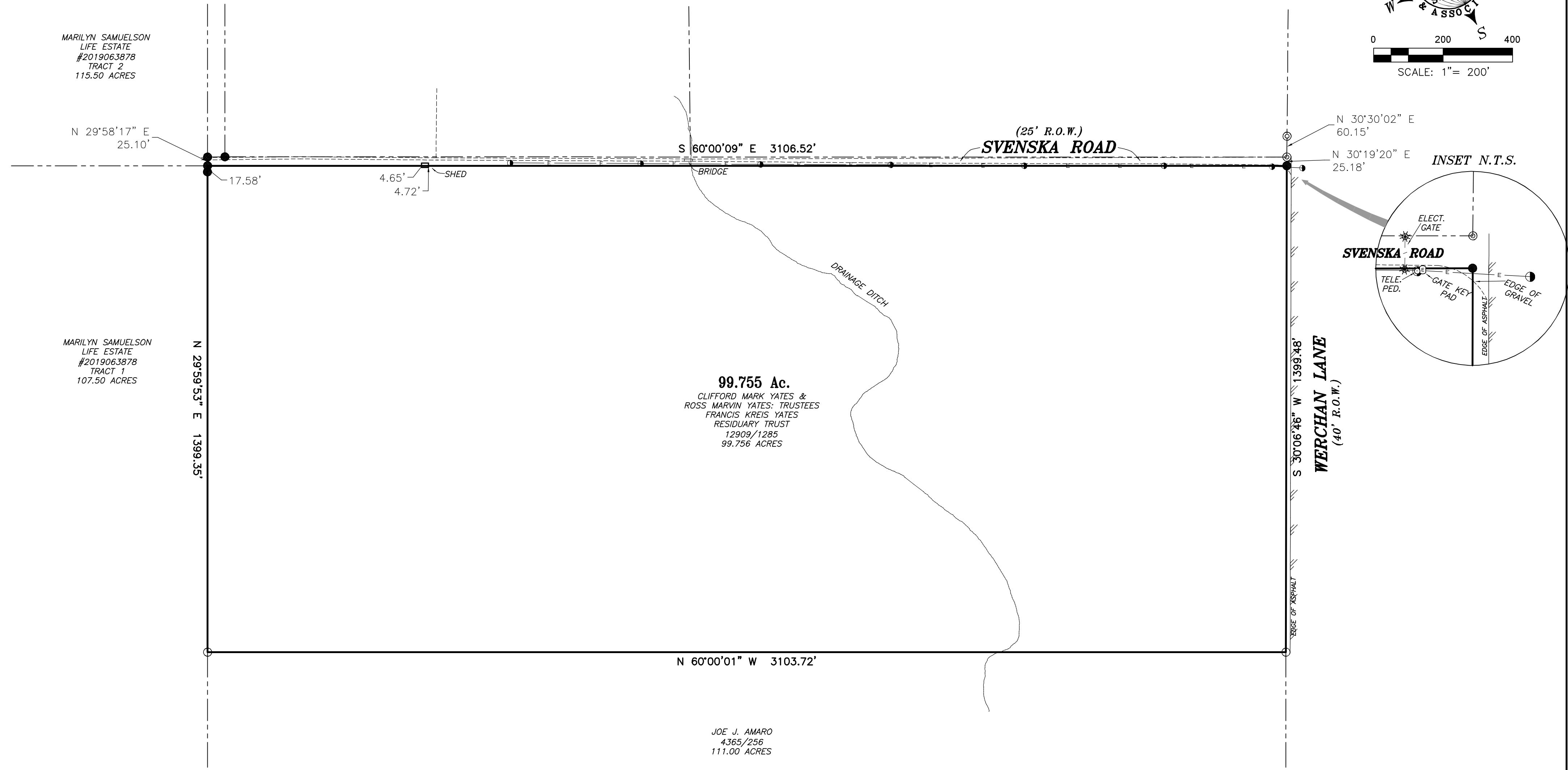


MARILYN SAMUELSON
LIFE ESTATE
#2019063878
TRACT 2
115.50 ACRES

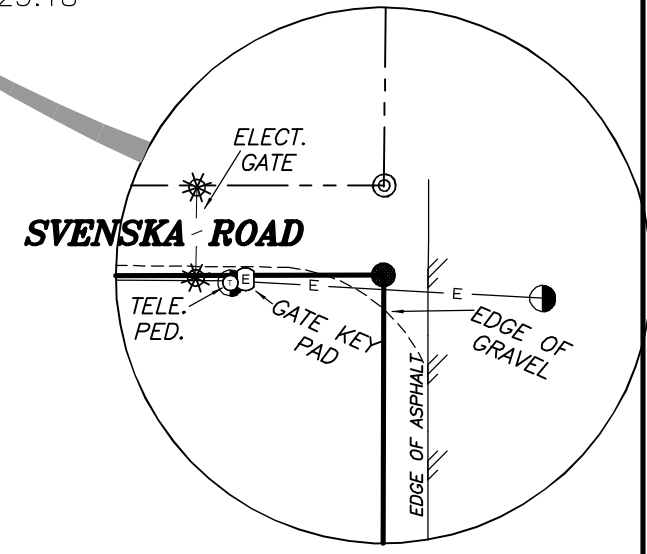
MARILYN SAMUELSON
LIFE ESTATE
#2019063878
TRACT 1
107.50 ACRES

99.755 Ac.
CLIFFORD MARK YATES &
ROSS MARVIN YATES: TRUSTEES
FRANCIS KREIS YATES
RESIDUARY TRUST
12909/1285
99.756 ACRES

JOE J. AMARO
4365/256
111.00 ACRES



INSET N.T.S.



SCHEDULE "B" ITEMS ADDRESSED:

10(o)(b) SUBJECT TO 15' BLANKET TYPE EASEMENT TO MANVILLE WATER SUPPLY RECORDED IN VOL. 4823, PG. 1891 & VOL. 8135, PG. 519, D.R.T.C.T.

TO THE OWNERS, LIEN HOLDERS AND INDEPENDENCE TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

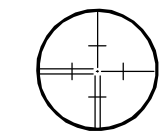
THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48453c0320h EFFECTIVE SEPTEMBER 26, 2008.

G.F. NO.: 2169196-GTN
REFERENCE: RAVI VEERA CHIKKAM, SIVA PATHIVADA & VENKATA A. MUDUNRI
ADDRESS: WERCHAN LANE @ SVENSKA LANE, COPELAND, TEXAS.
LEGAL DESCRIPTION: 99.755 ACRES IN THE PEDRO RODRIGUEZ SURVEY, ABSTRACT 655, TRAVIS COUNTY, TEXAS.

FIELD BOOK: B-667/7, B-11/61 & B-479/51
FILE: S:\Counties\Travis\Surveys\Pedro Rodriguez A-655\101921.dwg



James E. Garon
DECEMBER 3, 2021



JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegarons.com