



508 S Austin Street, Shamrock, TX 79079

MLS #24-4520

Bank owned property being Sold As Is. This half block property has plenty of room for you to spread out on 0.94 acres. The 3 Bedroom, 1 3/4 Bathroom property with living room, dining/kitchen with a den is in need of repairs and is being offered substantially below tax appraised value. The property has an attached 748 sf carport, a 336 sf covered back patio with cellar, and a 3,600 sf barn with an additional two vacant lots adjoining on the north end of the property. (All square footages are per WCAD). Priced to sell, this property needs a new owner to take advantage of the space being offered. Cash or Bank letter for Conventional Financing required to view. NO TRESPASSING. DO NOT ACCESS PROPERTY WITHOUT BEING ACCOMPANIED BY AN ACTIVE LICENSED REAL ESTATE AGENT. Buyer's Agent

### Property Information

Property Type	Residential	To Be Auctioned	No
List Price	67,000	New Construction	No
Fixture Lease(s)?	No	Style	Ranch
Zone	8000 - All areas in the 8000's	Area	8040 - Shamrock
Status	Pending	Total Bedrooms	3
Total Bathrooms	2	Realtor.COM Type	Res - Sngl Fam
Square Foot Source	Appr Dist	Total SqFt. (+/-)	1,509
List Price Per Sq. Ft.	44.40	Garage Stall	0
Attached Garage	No	Detached Garage	Yes
Carport	Yes	RV Parking	No
Lot Size Dimensions	330.00' x 124.40'	Year Built	1975
Approximate Acres	0.94	Lot Size Square Feet	41,052
Dwelling Faces	West		

### Taxes and Legal Information

County	Wheeler		
Legal	W/2 of Block 1, Aldous Addition to the Town of Shamrock, Wheeler County, Texas.		
Common Name	508 S Austin Street	Is Property in PID?	No
Inside City Limits	Yes		

### Contract Information

Listing Office	Chad Holland Real Estate	Listing Member	Chad Holland, Chad Holland Real Estate
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L/A Supervisor Name Chad Holland

Supervisor's Phone # 806-205-0497

L/A Supervisor License Number 515680

Directions From I-40 in Shamrock, take US Hwy 83 to the south for approximately 1.6 miles, then east on E Alice Street for approximately 0.2 miles to S Austin St, then south for approximately 360 yards and property is on the east side of the street.

## Details

<b>Hydrostatic Tests:</b>	Hydrostatic Tests: Seller Will Not Allow	<b>Construction Type:</b>	Brick Veneer
<b>Single Family Type:</b>	Other: Ranch style	<b>Stories/Levels:</b>	Single
<b>Survey:</b>	Existing Survey Avlb	<b>Baths:</b>	1/4 Baths: 0; 1/2 Baths: 0; 3/4 Baths: 1; Full Baths: 1
<b>Lender Owned:</b>	Lender Owned: Yes	<b>Roof:</b>	Metal
<b>Foreclosed:</b>	Foreclosed: Yes	<b>Detached Structures:</b>	Barn
<b>Tenant Info:</b>	Tenant: No	<b>Water:</b>	City
<b>Special Features:</b>	Corner Lot	<b>Sewer:</b>	City
<b>Parking Features:</b>	Golf Cart Garage; Other: Large Barn		
<b>HOA Info:</b>	HOA Mandatory Mbrshp: No		
<b>Appliances:</b>	Range		

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