



BROUGHT TO YOU BY:
Ann Van Zandt, Broker, ABR, CRS, GRI, SRS, Green
(512) 629-3081
ann@bastrophomes.com bastrophomes.com



March 2020

A Note from Ann:

The Bastrop County Board of Realtors (of which I am Past President this year) is distributing rack cards around town of “10 Reasons to use a Bastrop County Realtor®. These highlight the importance of using a local Realtor® who is familiar with the local areas’ obstacles. We have a lot in Bastrop County, including:

- The Houston Toad Endangered Species area (could restrict land use/building)
- Camp Swift’s Formerly Used Defense Site Area (notices must be given about unexploded ordinances)
- Flood areas that the County is using for permitting that are not included on FEMA and possibly even the survey
- Areas of previous fires
- Special Water District/MUD areas and what’s required
- Septic Disclosures, inspections, and calming fears of buyers (many out of area agents have never dealt with septic tanks)
- We know what subdivisions are comparable and can be used to support good comps for your home/purchase
- We have local inspectors, contractors, lenders, surveyors and title companies
- We know what utility providers will service your area

These are all important items that if your agent is not aware of you may purchase/sell your home without the proper documentation protecting/informing you and this could cause problems down the road.

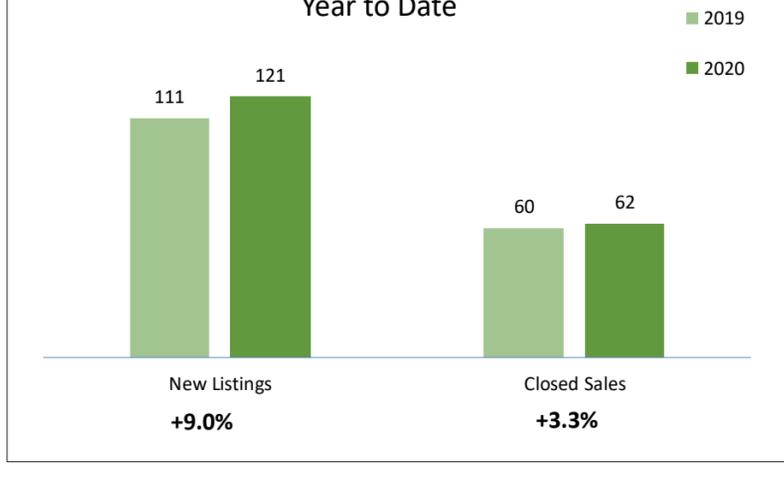
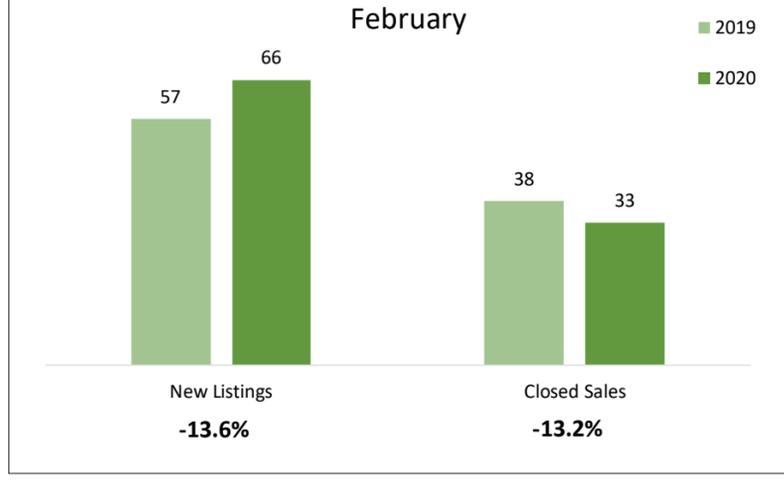
Please pass the word on to your family, friends, and neighbors. We see a lot of Austin/Houston agents out here selling homes that have no clue about any of the above. It’s more important than you might think!

In This Issue

- **A Note from Ann**
- **Bastrop Area Monthly Statistics**
- **Around Town/Upcoming Events**
- **3 Steps to Effective Decluttering**

Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for February was \$256,262, which is up 17.2% from the previous year. The average home sale price for 2020, so far, is \$256,460, which is up 13.9% from 2019.



Around Town



February 29th-April 19th - Sherwood Forest Faire

Harken in the 11th annual Sherwood Forest Faire in McDade, Texas open weekends from February 29 through April 19, with the additional Friday March 20 of Spring Break. Opens at 10 a.m. and closes at dusk. Over 150 shows a day in the medieval-style village nestled in the wooded Lost Pines section of Central Texas, with period food and drink. Prepare for the excitement and fun of full contact jousting, falconry, fire juggling, knife throwing, 10+ live bands, comedy, sword fighting, and a castle siege. Explore dressing in period costume. Many of the attendee. For more information and to purchase tickets, [click here](#).

March 7th - Texas State Knife and Tomahawk Championship 2020

Come on out to see this knife and tomahawk throwing competition, held for the first time in Bastrop, Texas. This is a Mountain Man competition with Pro, Amateur/Senior, Junior (ages 12-16) and Youth Divisions (ages 6-11). Pre-1840’s style clothing is preferred, but not required for amateurs and youth/junior divisions. Entry fees are \$60 for Pros, \$40 for Amateurs, \$20 for Juniors and \$20 for Youths. Spectators get in free. For more information, [click here](#).

March 7th - 2nd Annual Home and Garden Show

Community Gardens presents their 2nd Annual Home and Garden Show of Bastrop, TX. Enjoy four acres of Home & Garden excitement all on one property! The event includes entertainment, vendors, food, drinks and fun. \$6 entrance fee. Kids 12 and under are admitted free. Free parking. Event is also pet friendly. For more information, [click here](#).

March 7th - Capital of Texas Zoo’s Boots & Bling Gala Ball 2020

Enjoy two steppin’ to the Clayton Adams Band, a bar and barbecue buffet, live and silent auction, and photo opportunities with some of the animals from the zoo! The event is to raise money for a new, much bigger exhibit for the zoo’s Himalayan Black Bears, and bring awareness to and financially help BSBC to rescue these bears out of the horrendous bile farms located in Vietnam and other South East Asian Countries! For more information and to purchase tickets, [click here](#).

March 13th - World of Outlaws Sprint Car Series

Gates open 4 p.m. with hot laps and qualifying starting at 6 p.m. Opening ceremonies are at 7:30 p.m. before the race starts at this fast-paced, family-friendly event. For more information and to purchase tickets, [click here](#).

March 27th - 2nd Annual Bastrop County Bridal Extravaganza

Enjoy a long weekend of immersion into all things bridal and wedding in Bastrop, Texas, from a mixer to a scavenger hunt to the show. Pre-register for a chance to win a \$299 Bridal Portrait Session. For more information, [click here](#).

3 Steps to Effective Decluttering

Spring cleaning is a yearly ritual that most homeowners find themselves tasked with annually. While some people enjoy the activity, others find it tedious and difficult. When attempting to sell your home, you may be even more wary, as such daunting tasks can cause added anxiety and stress. Here are a few tips on how to help get rid of your stuff:



Look for support. Friends and family are often great motivators for getting rid of clutter. Think about asking other people’s opinions on what should stay and what should go. If you’re in the process of selling your home, your REALTOR® could be a trusty resource. They have experience in helping people just like you prepare their homes for prospective showings and eventual moves.

Professional help may be necessary. Sometimes the task at hand may be a bit too much for homeowners to handle. Years of clutter and storage build up quickly and figuring out where to even begin can be tough. So enlisting the help of a professional organizer could go a long way to speedily cleaning your home.

Consider your options. When you are actually ready to declutter, the question then becomes: Where should all the stuff go? There are a few options to think about when cleaning:

Sell. Some things you may want to consider selling, such as antiques or collectibles.

Donate. Old clothes and furniture that you don’t use anymore may be better suited for others in need.

Store. Consider getting a storage unit off-site, if you are unsure about getting rid of your possessions.

Trash. Some items you have stored have no value or are damaged. Throwing them away is a quick way to create much needed space.