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A Note from Ann:

Mineral Rights:

Mineral rights are rights you may or may not have regarding the minerals in the land you own. Most commonly sought after in our area is gas and oil. If you own land in a subdivision, chances are you don't own any, or at the very least don't have any way to get to what you may own due to regulations imposed by the subdivision. If you have land that is not in a subdivision, you may have rights.

Mineral rights automatically transfer with the sale of land unless the seller specifically reserves them. However, anyone that reserved rights in the past will still own them (or their heirs). They should show on the Title Commitment. This was a popular thing to do in the 30's and 40's as well as the 70's. As you can imagine, this can become quite a mess trying to figure out who owns what as it will transfer to the heirs. The only way to know what you own (unless you're one of those lucky ones that the seller owns all of the rights) is to hire a Mineral Rights lawyer. Most people do not have any idea of what they own (or are incorrect) and unless you plan on putting in an oil or gas well, it is not necessary to truly know.

There are those that want to reserve the minerals when they sell (or have been advised to by someone). I truly don't understand the reasoning behind this as you will not be able to put a well on the new owners land as they automatically receive "surface rights" which keeps you from entering their land.

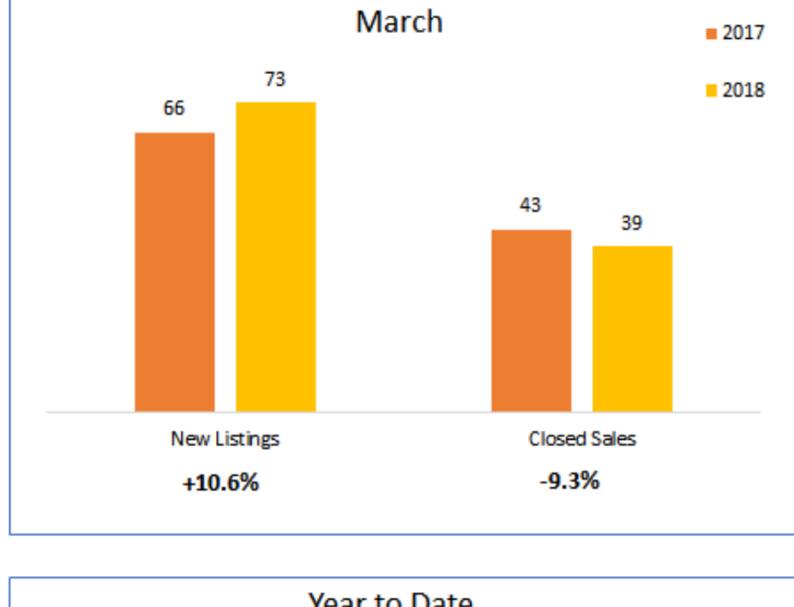
I hope this tidbit helps a bit in understanding mineral rights. As always, if you have any questions please feel free to contract me. And please remember my business is referral based and any referral to friends or family with real estate needs is greatly appreciated.

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Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for March was \$218,123, which is down -.01% from the previous year. The average home sale price for 2018, so far, is \$225,124 which is up +12% from 2017.



Around Town

Upcoming Events

April 5th-7th - Smithville Jamboree

The Jamboree Committee is a volunteer organization whose mission is to continue to provide a home town celebration once a year and in return give back to our community. Jamboree includes a carnival, Crowning of the queen, livestock show and sale, pet show contest, live bands, food, and so much more! For more information, [click here](#).

April 21st-22nd - Elgin Art Studio Tour and Pearls of Youth Art Show

Join the Elgin Arts Association (EAA) for the Elgin Art Studio tour and Pearls of Youth Art Show! The EAA is an organization dedicated to furthering artistic understanding and encouraging artistic growth by promoting interest, education, knowledge and skill in the arts. It is a non-profit organization of artists, artisans and community members joined together to promote artistic talents in Elgin and the surrounding areas. For more information and to buy tickets, [click here](#).

April 29th - Table on Main

The Table on Main is an outdoor dining experience in historic downtown Bastrop on Main Street. The event will showcase the best of downtown Bastrop's restaurant and area farmers. Organizers anticipate a sold-out event with only 140 general admission seats available. Guests will enjoy cocktail hour from 5 to 6 p.m., and dine from 6 to 8 p.m.. Live entertainment is being provided by Texas Gold. Proceeds from the event will be used for downtown beautification and promotion efforts. For more information and to purchase tickets, [click here](#).



Home Care Myths

Realtor.com® shares 8 top home care myths that are a waste of your time and money.

- **Stone countertops are indestructible.** In fact, stone countertops are easy to stain and scratch. Plus, regular household cleaners, like soda, coffee and wine, can dull stone surfaces over time.



- **Your smoke detector's test button is foolproof.** The test button working tells you the sound that detects smoke is working. Use real smoke to check it. Light a match, blow it out and hold it near the detector. If the alarm goes off, it's working.

- **A lemon is a great way to clean a disposal.** A lemon's acidic juice will corrode the metal parts of your disposal, and coffee grounds will accumulate in pipes and clog them. The best natural cleaner is baking soda, which will clean the blades but won't damage the metal.



- **Mow your lawn short and you'll mow less often.** It's important to leave 1 to 3 inches of grass above the roots to keep your lawn lush. Removing more will leave your grass too weak to withstand weeds and pests. It also exposes the roots to the sun, causing the lawn to dry out.



- **CFLs cost too much, and are dangerous.** Compact fluorescent lights (CFLs) aren't as expensive as you think and don't contain enough mercury to cause any harm. Plus, CFLs last an average of five years.

- **Trendy kitchen re-do will increase my home's value.** Home trends come and go quickly. Instead of remodeling in the latest look, try repainting with trendy colors. If you do opt for a full remodel, choose elements with a timeless style, like wood floors and subway tile.



- **A contractor recommendation from a friend is good enough.** Look for a contractor as if it were a job interviewer. Before hiring, talk to a couple of sources, check the contractor's online reviews and ask a local building inspector which contractors meet code on the properties they inspect.

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