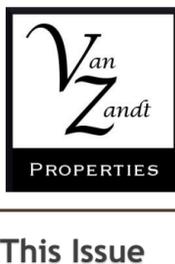




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September 2021

A Note from Ann:

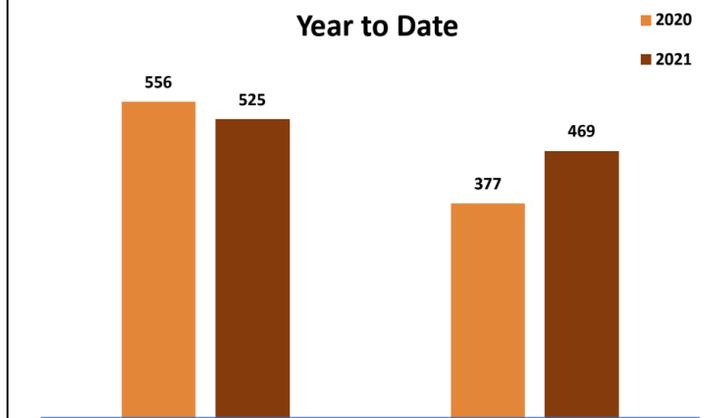
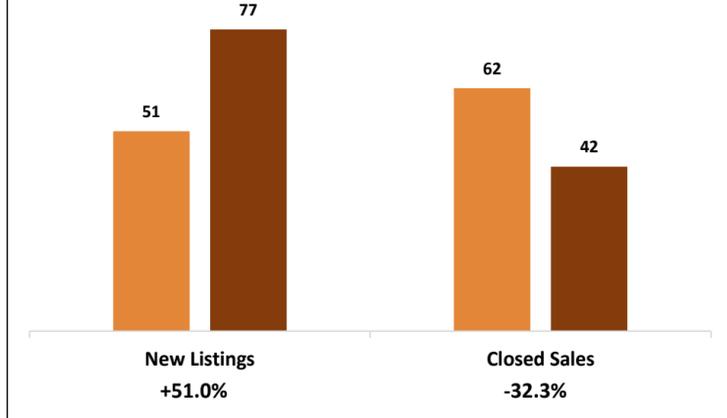
The market seems to be levelling off here. We have more listings, they are staying on the market longer, and even seeing price decreases in them. If you've been waiting to buy, now may be the time. We will be participating in the Smithville Wingfest and Chili Cook-A-Roo on September 25th. It runs from 9:00 am to 4:00 pm and is held on Main Street in Smithville. This is a fun event for all. Wristbands are \$15 and allow you to taste the wings and chili. There will be live music all day, food and drink vendors and a beer booth. There is also a cornhole tournament at 1:00. We have entries in all of the events, Wings, Chili and Beer making. Stop by and say Hi!

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Bastrop Area Monthly Statistics

Below are the current home statistics for the Bastrop Area. The average home sale price for August was \$389,685, which is up 39.1% from the previous year. The average home sale price for 2021, so far, is \$338,204, which is up 25.2% from 2020.



Around Town



Upcoming Events

September 11th—Whispering Pines Harvest Festival 2021

Every Saturday and Sunday, from Sept. 11 to Oct. 31, families will enjoy a hayride, pumpkin patch, arts and craft booths, children's games, balloons, music and food and drinks at this outdoor event. There will be plenty of photo opportunities for families using our fall displays. Make plans to come out for a day of fun with the family! Age 12 and younger get in free. For more information or to purchase tickets, [click here](#).

September 17th—Scream Hollow Wicked Halloween Park 2021

Experience 20 buildings as you trek across the forested land of the 4 haunted houses. All of the haunted houses are in a 20-acre dense forest isolated and removed from the safety of civilization. If you want to experience what it feels like to be in a genuine horror movie then this is the ultimate experience! For more information or to purchase tickets, [click here](#).

September 23rd-26th—Bastrop Music Festival

The third annual Bastrop Music Festival will take place Sept. 23-26! This in-person event will feature approximately 40 shows in multiple venues in downtown Bastrop. For more information and to purchase tickets, [click here](#).

September 25th—Smithville Wingfest and Chili Cook-A-Roo

The 3rd Annual Smithville Wingfest & Chili Cook-A-Roo in historic downtown Smithville is a great time to come out and cook up some wings, chili or home brew beer for our judges! Come enjoy tastings of wings and chili for People's Choice! We have a beer booth, live music all day and lots of great food vendors. Wristbands are just \$15 to taste all the wings and chili! For more information and to purchase tickets, [click here](#).

Landscaping a New Home

Landscaping is a great way to make the property you just purchased feel truly like home. But not everyone has experience with designing outdoor spaces. Use these tips to help you properly plan your landscaping project and make your yard the best it can be.



1. Look ahead – Before beginning any sort of landscaping project, you'll have to answer a few important questions. What is the purpose of the outdoor space? Are you using your yard to entertain, or do you want it to serve as your own private sanctuary? Are there any permanent features you'll need to consider when drawing up your plans? What colors do you prefer? All of these should be determined before breaking ground or doing any work on your outdoor space.

2. Mind your finances – This can be tricky, as you can quickly go way overboard on the types of furniture, walkways, entertainment areas and greenery for a landscaping project. Set a firm budget from the beginning to ensure you aren't tempted to spend beyond your means. Remember: While the outdoor space of your home is important, you don't want to break the bank on a section of your property where you won't be spending the majority of your time.

3. Learn to prioritize – Identify which aspects of your landscaping project are most important, and finalize those first. Usually, people will prioritize the front of the house because it is visible from the street. After these elements are taken care of, you can think about the backyard and any additional features you'd like to add to your outdoor area.

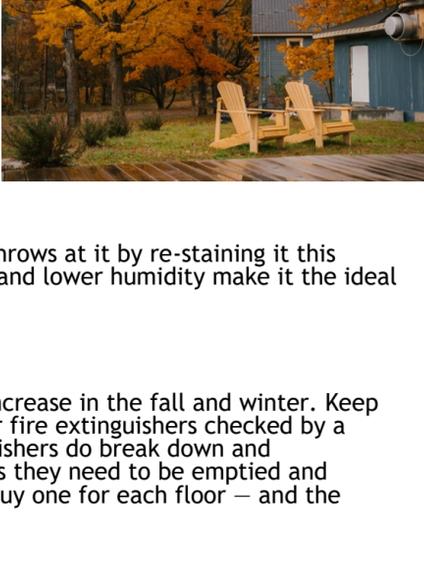
4 Things Proactive Homeowners Do in September

By: Kelley Walters

Fall's cooler temps are perfect for deck and yard improvements.

Ah, September. The weather is changing, and we're getting back to our normal, post-summer routines.

It's also a great time to give the house a little extra love and maintenance.



Stain the Deck

Help your deck field what winter throws at it by re-staining it this month. September's cooler temps and lower humidity make it the ideal time for this project.

Check Fire Extinguishers

According to the Red Cross, fires increase in the fall and winter. Keep your home fire safe by getting your fire extinguishers checked by a certified professional. Fire extinguishers do break down and malfunction. In fact, after six years they need to be emptied and reloaded. If you haven't already, buy one for each floor – and the garage.

Spruce Up the Yard

Aerate your lawn, reseed or fertilize it if needed, and plant perennials and shrubs (often on sale now). Your lawn will green up faster after winter, and the shrubs and perennials will have a chance to establish roots before the first freeze.

Inspect Your Home's Exterior

Spending money on roof repairs is no party, but neither is handing out buckets to the family to catch leaks in a winter storm. Inspect your roof – and other big-ticket items, like siding, grading, and gutters – before you've got problems. You'll cut costs by fixing them now and stay dry and warm all winter long.

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