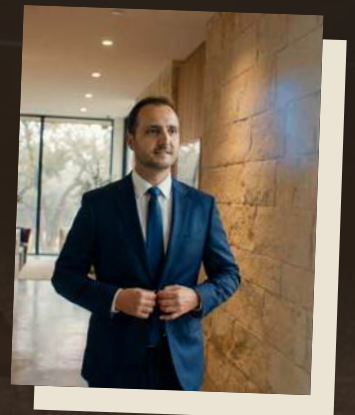


THE SELLER'S Playbook

A listing strategy guide for sellers who need market discipline, clear positioning, and negotiation standards.



The right buyer needs the right context.

Selling in Bastrop County and Austin is not about hoping the market understands your property. It is about creating clarity before buyers create objections.

A home, acreage tract, commercial opportunity, or new-construction resale needs a strategy. Price has to be built from evidence. Preparation has to focus on trust. Marketing has to show why the property matters, who it is for, and what risk has already been addressed.

At NSPG, we do not guess, inflate, or simply agree with a number because it sounds good. We study the market, protect the client, negotiate with purpose, and make the path forward clear.

This playbook is the conversation we would have before we list.

– *Nik*



Buyers still move when the value is clear.

The easy market is gone. Buyers are comparing more options, reading rates carefully, and looking harder at insurance, taxes, condition, commute, acreage, restrictions, and long-term resale.

That does not mean sellers are weak. It means sellers need sharper positioning. The properties that perform are the ones buyers can understand quickly and trust before they ever write an offer.

The goal is not to make the property sound expensive. The goal is to make the value legible, defensible, and hard to ignore.

“The strongest listing is not louder. It is clearer.”

The list price has to survive the evidence.

01 Price from evidence, not emotion.

The right list price starts with recent closed sales, active competition, condition, land, updates, location, and buyer demand. The number must be defensible before the first showing.

02 Know what the property is really competing against.

A Bastrop acreage property, an Austin-access home, a new construction resale, and a commercial site do not compete the same way. We identify the real buyer alternatives before we launch.

03 The first two weeks are data.

Showing quality, saves, questions, second tours, and repeated objections tell us whether the market understands the value. We adjust from facts, not frustration.

Preparation should remove doubt before it appears.

01

Repair anything that makes buyers question care.

02

Clean up land, access, gates, fencing, drainage, trees, and exterior approach.

03

Organize documents: surveys, restrictions, utilities, septic/well records, roof, HVAC, permits, warranties, and improvements.

04

Stage for clarity, not decoration. Buyers need to understand scale, use, and flow.

05

Handle small maintenance items before they become inspection leverage.

06

Do not rush cosmetic work that erases character or creates more questions.

Marketing should make the opportunity legible.

The visuals should explain the opportunity.

Photography and video should show approach, setting, light, scale, land, outdoor use, major spaces, and the details that separate the property from generic inventory.

The copy should be specific.

Buyers respond to concrete reasons: acreage, access, privacy, school district, improvements, commercial potential, build quality, river proximity, or daily convenience.

The launch should create confidence.

A serious launch gives buyers enough context to act and enough documentation to reduce avoidable doubt during inspection and underwriting.

The market will tell us what it understands.

Feedback is useful only when it becomes pattern recognition. One comment is noise. Repeated comments are data. We study the response and decide whether the issue is price, confidence, presentation, or buyer fit.

| | | |
|--|---------------------------------------|---|
| 01 qualified showing requests | 02 repeat objections | 03 second-showing activity |
| 04 questions about condition | 05 offer silence | 06 buyer urgency |

The best counteroffer protects the whole deal.

01 **Certainty has value.**

A strong offer is not always the highest headline number. Lender quality, option terms, earnest money, appraisal risk, possession, and buyer seriousness all matter.

02 **Inspection requests need discipline.**

The best responses are specific and proportional. We separate real issues from noise and use documentation where it protects value.

03 **Terms can protect the seller.**

Leasebacks, closing date, included items, credits, and repair limits can solve problems while keeping the deal intact.

04 **Stay strategic.**

A buyer's first move is information, not an insult. We counter from the goal, the leverage, and the facts.

Under contract is not the finish line.

The quiet work after contract is deadline management. We keep the transaction organized so inspection, appraisal, title, lender, repair, and possession issues do not become avoidable surprises.

Inspection Response 01

Appraisal Support 02

Title And Survey Review 03

Lender Deadlines 04

Repairs And Receipts 05

Possession Details 06

Let's start with a listing strategy call.

Tell us what you are thinking about selling, what timeline matters, and what you need protected. We will start with market facts, pricing logic, preparation priorities, and the clearest next move.



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