

TEXAG Real Estate Services, Inc.  
404 W. 9<sup>th</sup> Street, Suite 201  
Georgetown, Texas 78626  
Phone: 512-930-5258  
Fax: 512-930-5348  
[www.texag.com](http://www.texag.com)



**BROKER:**  
Larry D. Kokel – Cell 512-924-5717  
[info@texag.com](mailto:info@texag.com)

**SALESMAN:**  
Ron Leps – Cell 512-869-6766  
[ron@texag.com](mailto:ron@texag.com)

**PROPERTY FOR SALE: 21.8± ACRES**  
**State Highway 29E**  
**Georgetown, Texas**

**LOCATION:**

Approximately 7.5 miles east of Toll 130 and 4.6± miles west of SH 95 on south side of SH 29.

**LEGAL:**

AW0499 – Palmer, S. Survey, 21.8, Williamson County, Texas.

**FRONTAGE:**

430± feet on SH 29 and 690± feet of San Gabriel River (see attached field notes)

**UTILITIES:**

Jonah Water

**IMPROVEMENTS:**

None

**SCHOOL DISTRICT:**

Georgetown ISD

**TAXES:**

Agricultural Use Valuation. 2012 Taxes - \$200.00

**FLOOD PLAIN:**

According to FEMA Map (enclosed) a portion of the property lies within the flood plain.

**RESTRICTION:** No mobile or modular homes.

**DESCRIPTION:**

The property goes down to the San Gabriel River with the lower portion being heavily wooded, the middle section in cultivation. The area fronting SH 29 is covered in Coastal Bermuda grass.

**COMMENTS:**

This property is being offered for sale in its "AS IS, WHERE IS" condition. Property offers an excellent home site with the San Gabriel River frontage and ample space for livestock (horses). The Blackland Heritage County Park is on the eastern boundary of the property.

**PRICE: \$218,000.00 based on \$10,000.00 per acre**

**COMMISSION: 3% to Buyer's Broker**

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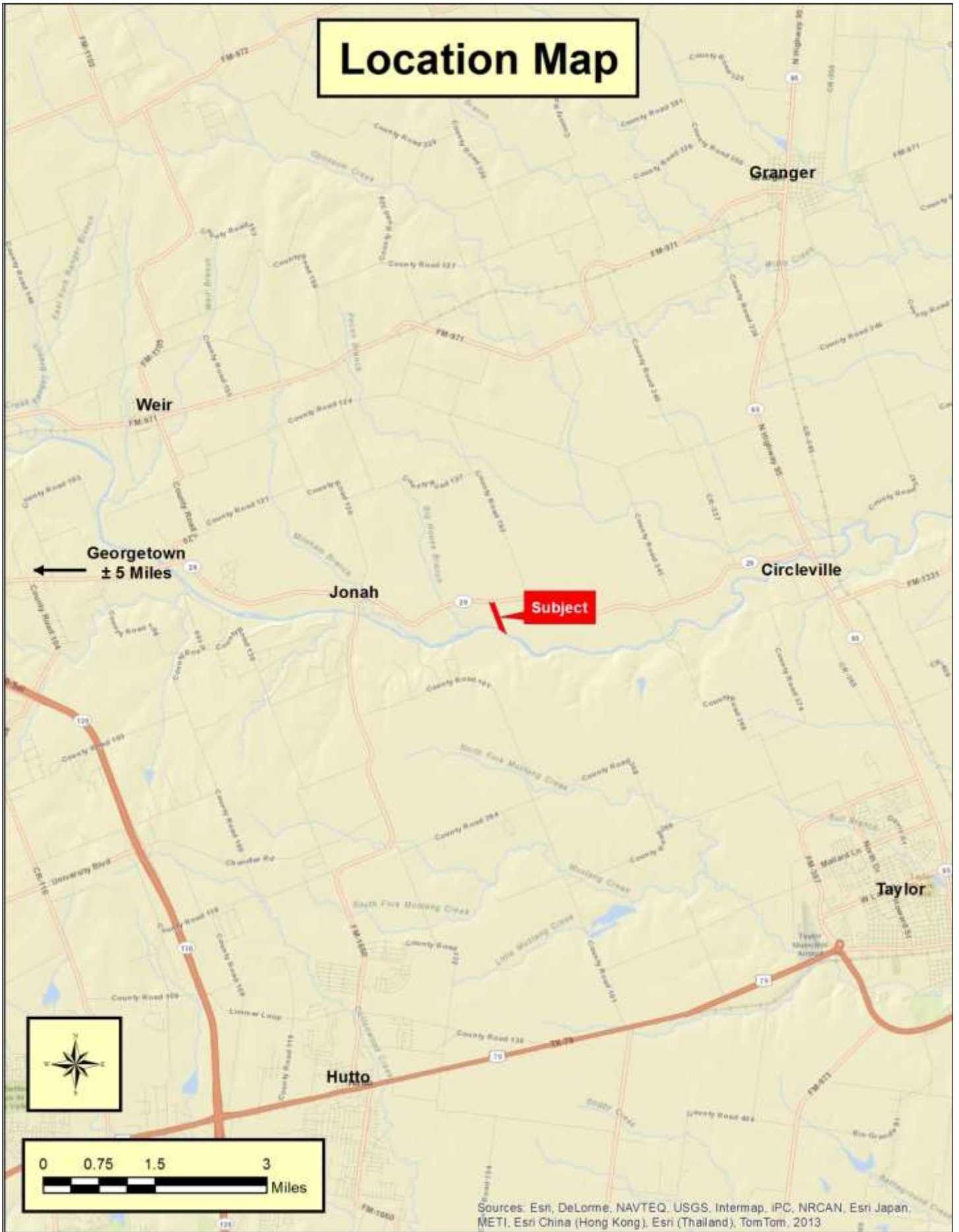
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information "About Brokerage Services" form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.



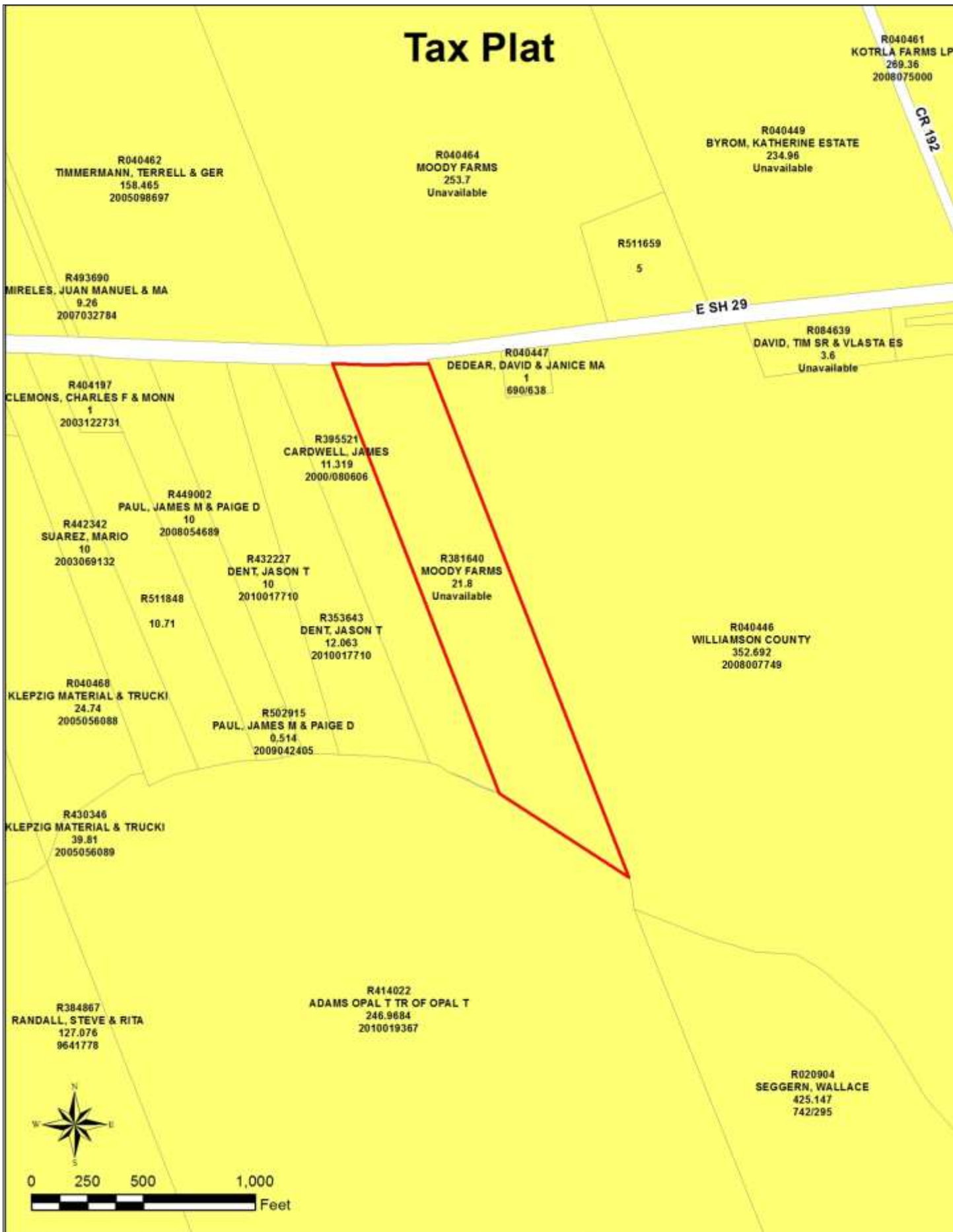
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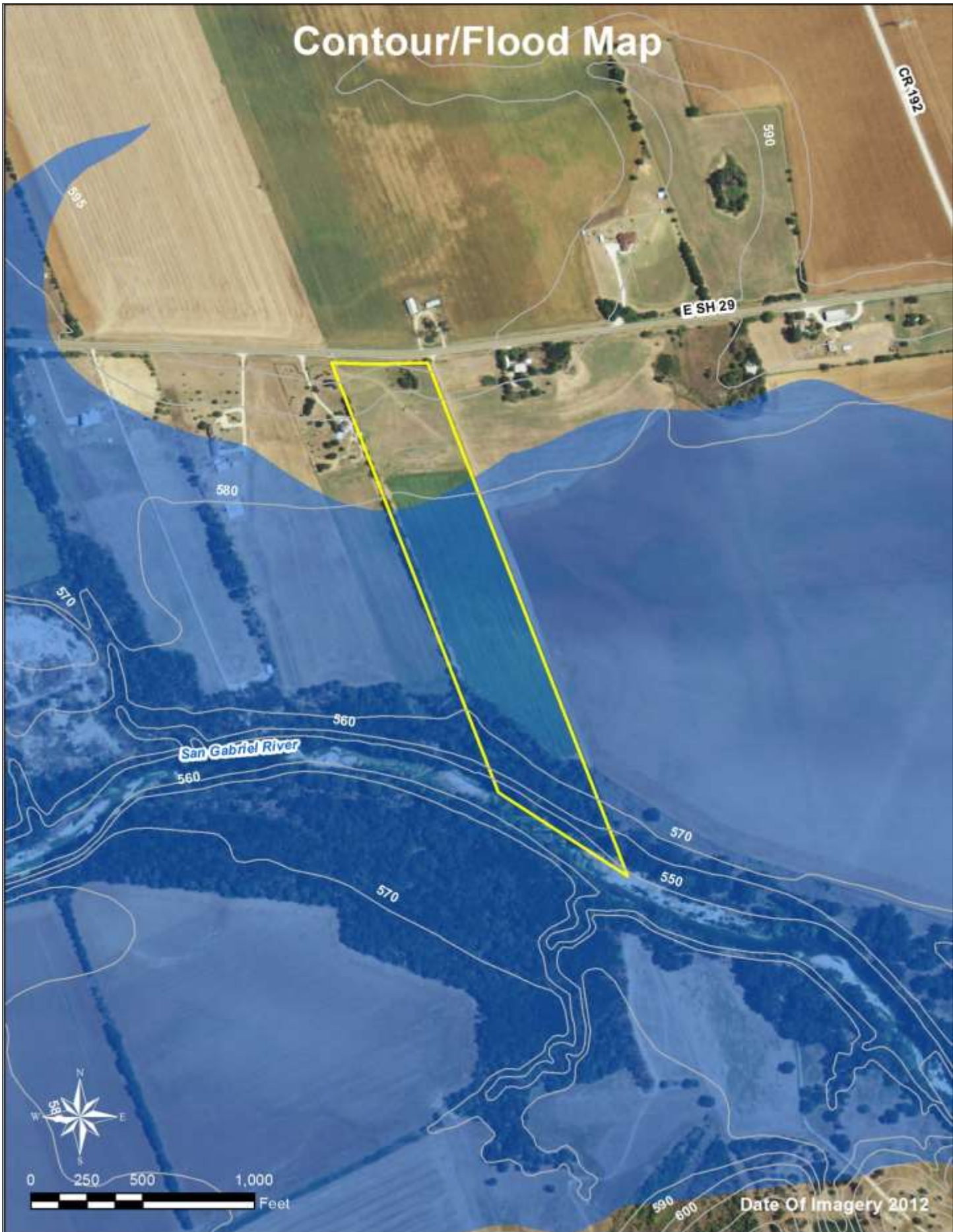
# Location Map



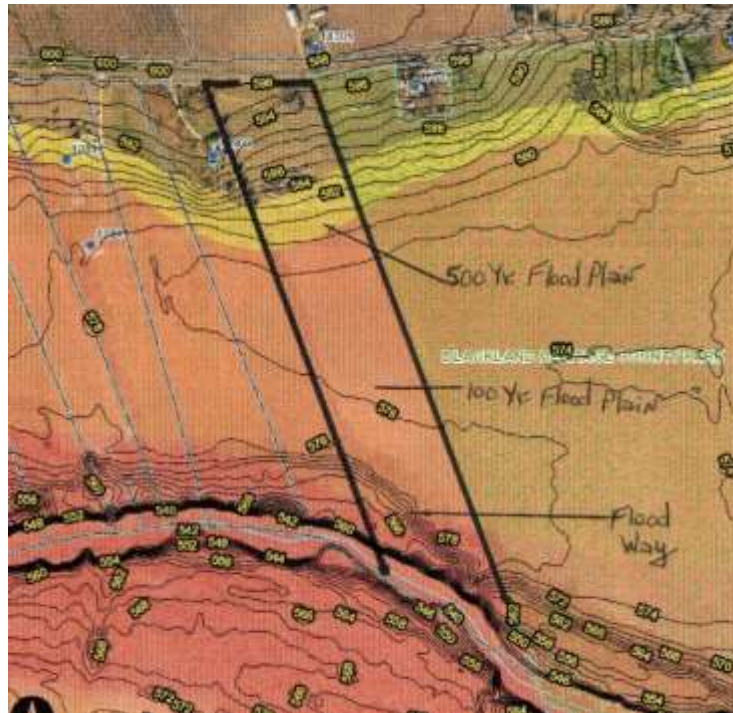
# Tax Plat



# Contour/Flood Map



# FLOOD PLAIN MAPS



TRACT TWO (20.84 acres)

BEGINNING at an iron pin set on the South line of State Highway No. 29, for the N.W. corner of the above referenced 21-acre Moody First Tract, and for the N.W. corner hereof;

THENCE, S 18° 57' E, at 1,573.66 feet pass an iron pin set, at 1,989.03 feet pass an iron pin set, for a total distance of 2,059.03 feet in all, to a point in the center of the San Gabriel River, for the S.W. corner hereof;

THENCE, along the center of the San Gabriel River with its meanders, S 54° 47' E, 690.20 feet to a point, for the S.E. corner hereof;

THENCE, N 19° 01' W, at 80.00 feet pass an iron pin set, for a total distance of 2,463.83 feet in all, to an iron pin set on the said South line of State Highway No. 29, for the N.E. corner hereof;

THENCE, along the said South line of State Highway No. 29, along a curve to the right (Long chord bears N 89° 13' W, 245.60 feet, Radius = 1,950.08 feet) an arc distance of 245.76 feet, to an iron pin set;

THENCE, N 85° 47' W, 184.68 feet to the place of BEGINNING, and containing 20.84 acres of land;



## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant \_\_\_\_\_

Date \_\_\_\_\_

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K