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**PROPERTY FOR SALE: ±264.8 ACRES
FM 112 & CR 438
Thrall, Texas**

LOCATION:

The property is located at the northeast corner of FM 112 and CR 440 and along the south side of CR 438, south of Thrall in Williamson County, Texas.

LEGAL:

AW0656 – West, W. Survey, 264.8 Acres, Williamson County, Texas.

FRONTAGE:

The subject contains approximately 2,650 feet of road frontage along the south side of CR 438, approximately 1,720 feet of road frontage along the northeast side of FM 112 and approximately 1,480 feet of road frontage along the north side of CR 440.

UTILITIES:

The tract is located within the Southwest Milam Water Supply Corporation Service with a water line along CR 440. Wastewater will require installation of a private septic system.

SCHOOL DISTRICT:

Thrall ISD

TAXES:

2014 taxes - \$273. The subject property is under Agricultural Tax Exemption.

MINERALS:

All mineral interest is believed to be held by the current ownership. Seller will convey all minerals owned subject to minerals previously reserved. Mineral status is subject to title review after issuance of a title commitment.

FLOOD PLAIN:

Based on the data obtained from FEMA National Flood Insurance Program Digital Flood Insurance Maps for Williamson County, this tract contains land area within the 100-year flood plain (Note attached map).



**Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717
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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.

DESCRIPTION:

The property has a rolling terrain with tree cover in the central portion of the tract. Approximately 60-70 percent of the trees were killed about five years ago with herbicide. The tract still has numerous elm tree cover along with a mixture of brush. The pasture has native grasses. The property has several stock ponds and offers sights to build larger ponds. The tract has ample cover for wildlife and offers upland game including deer.

COMMENTS:

The tract offers an ideal location for a rural home site with views and rolling terrain. The tract is located near Thrall, Taylor, U.S. Highway 79 and S.H. 95. The property would be ideal for livestock and recreation.

The tract could also be divided into smaller tracts and resold having road frontage on the north and south boundaries.

PRICE: \$887,080 based on \$3,350.00 per surveyed acre

COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.

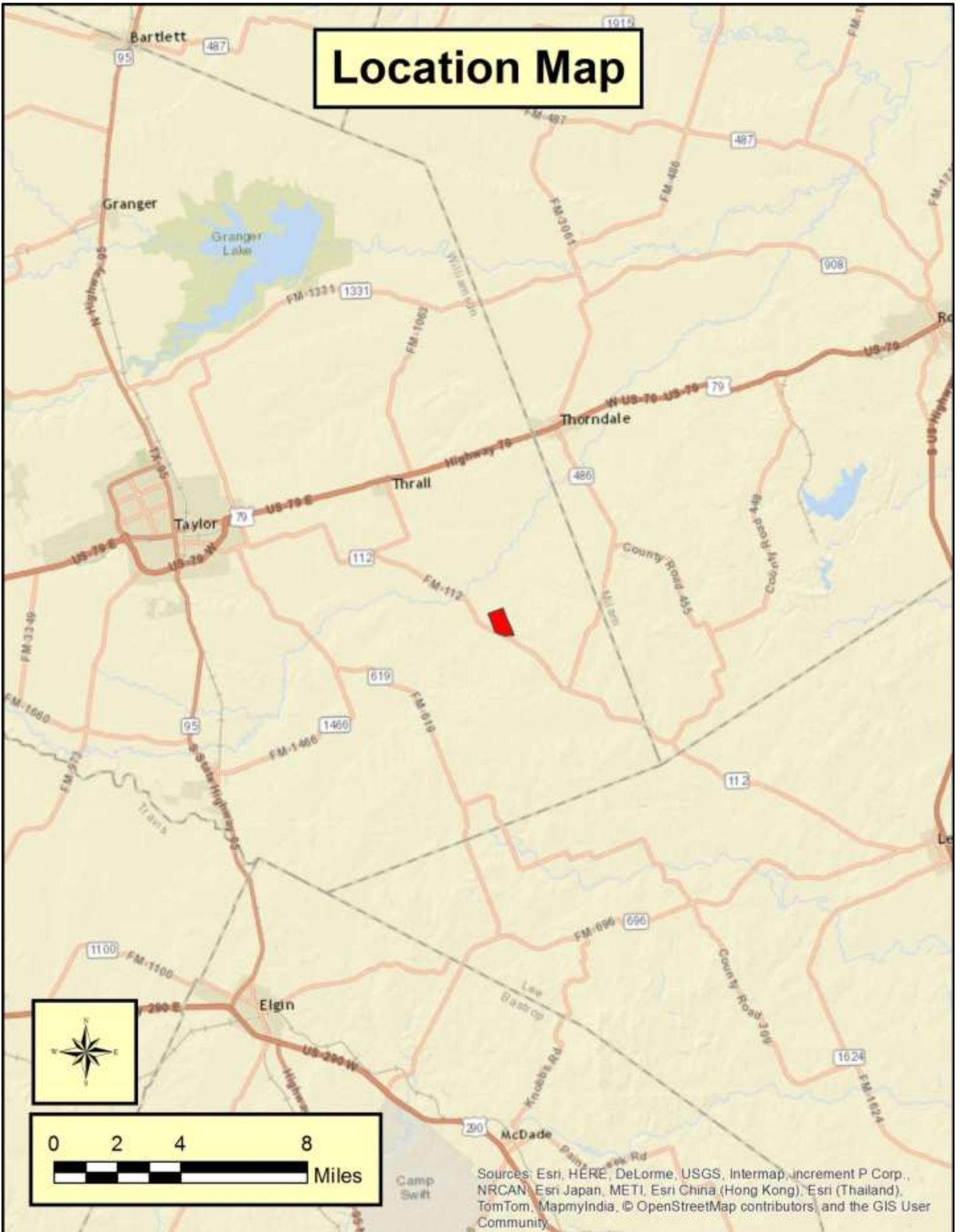
PHOTOS



PHOTOS

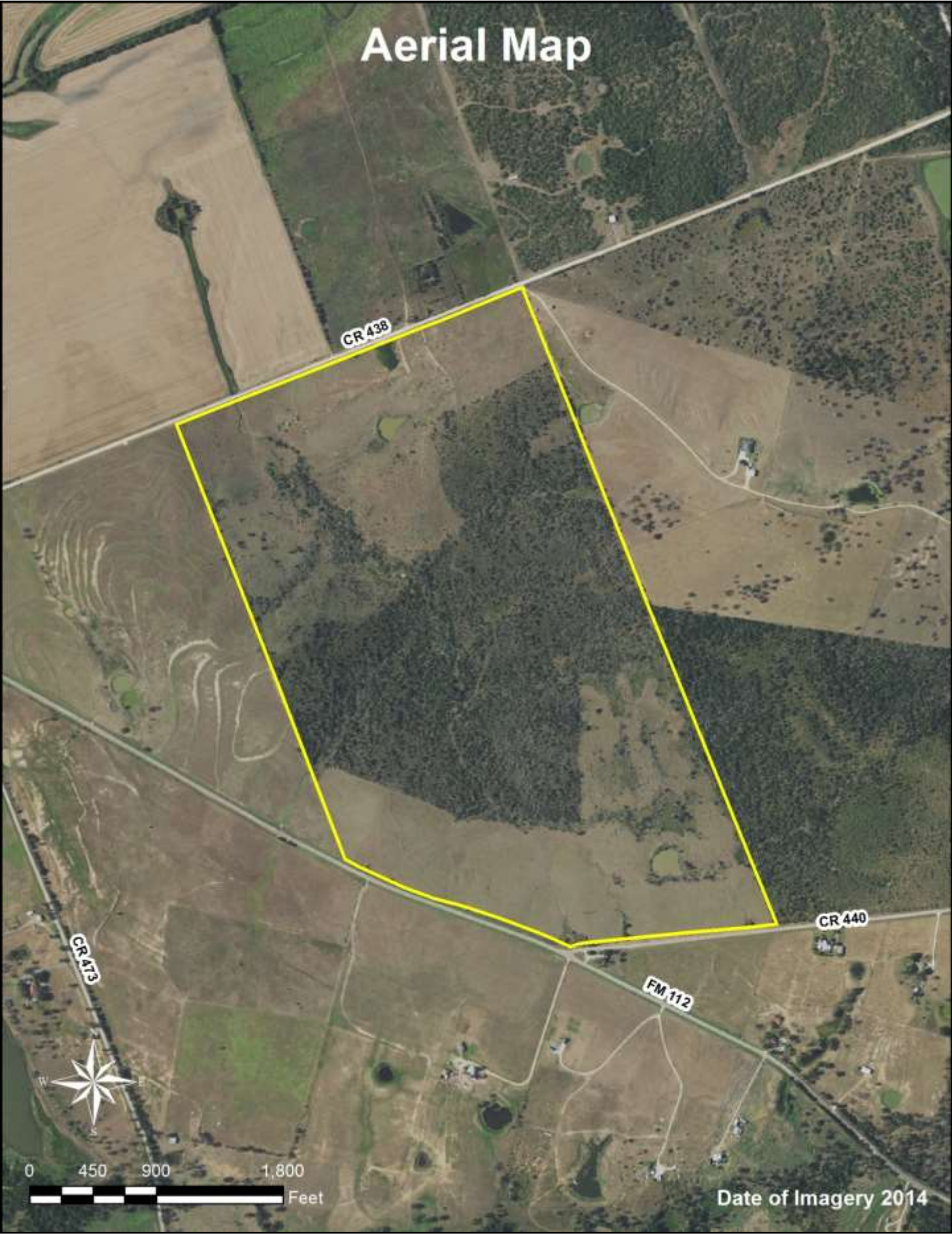


Location Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community.

Aerial Map



Date of Imagery 2014

Tax Plat

R005993
MALISH, ELTON & JUDY
265.505
2006105767

R005988
ENGLES, BRUCE EDWARD
190
2002001916

R006947
SIGLE, BOBBIE
93.7
Unavailable

R006950
HESELMAYER SARAH LIMMER G
103.3
2008018404

R006935
ENGLES, BRUCE EDWARD
288.703
2002001916

R006937
DRAYER, JOSEPH & ANNA
347.05
1126/756

CR 438

R338684
SELLS, BONNIE
1
1725/867

R006948
SELLS, BONNIE
149.031
1725/867

R006939
LAWRENCE PARTNERS LTD
98.04
Unavailable

R331421
ENGLES, BRUCE EDWARD
264.8
2002001916

R006937
DRAYER, JOSEPH & ANNA
347.05
1126/756

FM 112

R006942
LISH, ELTON & JUDY
373.496
2006105767

CR 473

CR 440

R006931
MEENGs, CHRISTINE & JAY
10
2010002408

R006930
MEENGs, J RICHARD & CHRIS
171.641
2009060813

R325105
WADE, TROY D & TAMMIE
9
DOC#19/9929551

R311275
DAVID, ALLEN R & LYNN R
10
Unavailable

R054308
ESCOBEDO JAVIER G & MARC
12.93
2000/071541

R006630
DAVID, ALLEN R & LYNN R
7.82
1597/24 & 38

R006940
MARUSKA, JOHN
10
2009001318

R006929
BALUSEK, JERRY L, Jr
131.91
Unavailable

R507812
BRADFORD, STEVEN W & BRAD
62.01
Unavailable

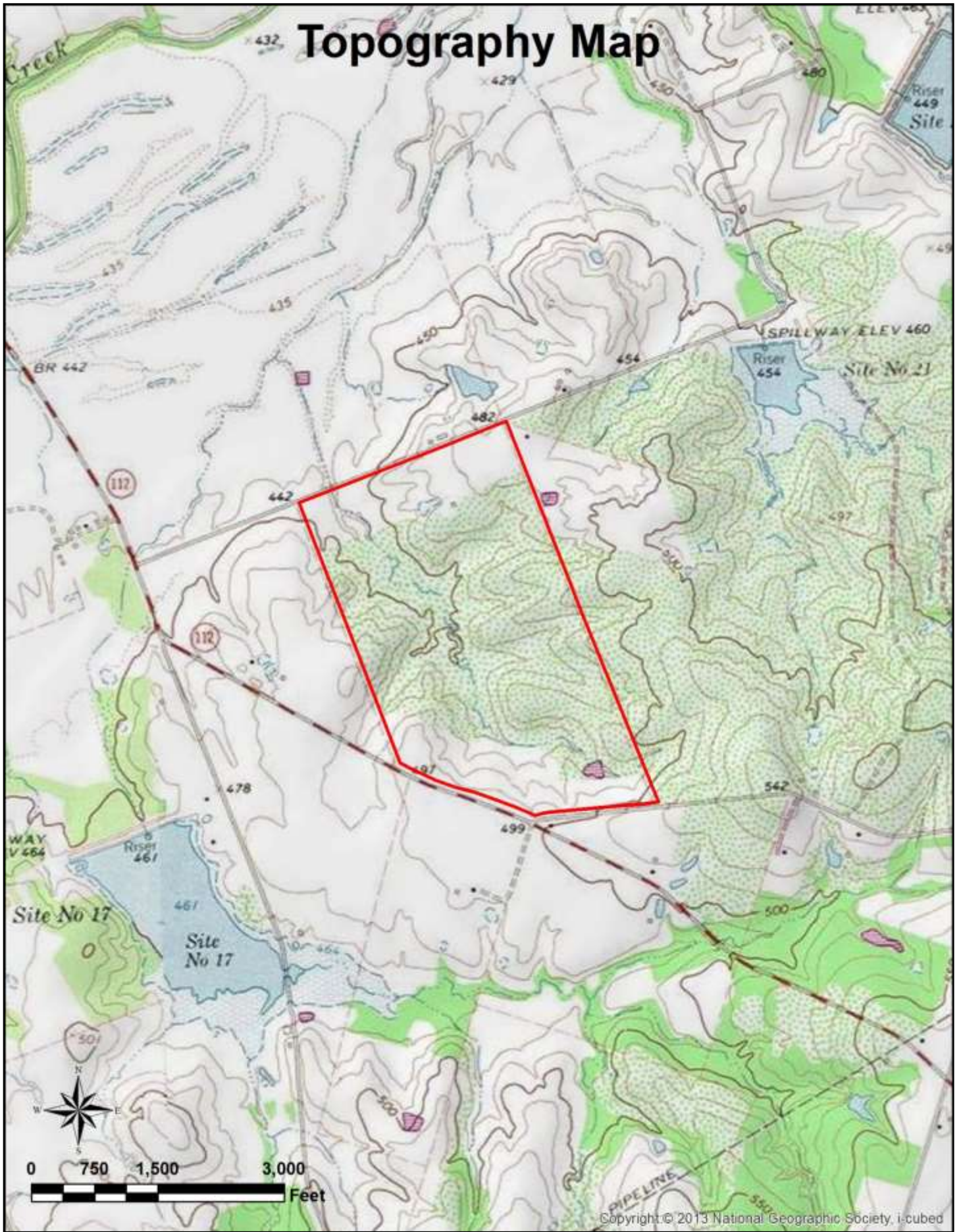
R313753
COLE, JAMES GREGG & SANDR
45.11
2006001596



R006626
HAASE, MARY LU
220
Unavailable

R355799
MODESETT, JAMES C
75
9601887

Topography Map



Flood Map



Soils Map





Information About Brokerage Services

Before 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