

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, TX 78626
Phone (512) 930-5258
Fax (512) 930-5348



BROKER:
Larry D. Kokel – Cell (512) 924-5717
www.texag.com
info@texag.com

LAND FOR SALE: 137.11 Acres West Side of CR 223 North of Andice, Texas

LOCATION:

1.5 Miles North of Andice, Texas being on the West side of CR 223, one-fourth mile off FM 970.

LEGAL:

137.11 acres situated in the James Ware Survey, A-645 as described in a deed recorded in Document No. 2014012406 of the Williamson County Deed Records.

FRONTAGE:

West Side of CR 223 = ±4325 Feet
South Side of CR 217 = ±1160 Feet
North Side of CR 215 = ±1600 Feet

UTILITIES:

Chisholm Trail Water SUD on east side of CR 223 and north side of CR 215.
Electricity is available.

IMPROVEMENTS:

None. Fence along county roads. No fence along west boundary.

ZONING:

Ad Valorem Taxes

COMMENTS:

Stapp Branch, a seasonal creek, runs along the north end of tract. Excellent homesite among several areas of large live oaks. Due to extensive road frontage the property has excellent division potential. Property is being offered surface only with sellers reserving all minerals owned.



PRICE:
\$651,272 based on \$4,750/acre

Contact: [TEXAG Real Estate Services, Inc.](http://www.texag.com) www.texag.com Larry D. Kokel Ph: (512) 930-5258 Cell# (512) 924-5717

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.

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, TX 78626
Phone (512) 930-5258
Fax (512) 930-5348



BROKER:

Larry D. Kokel – Cell (512) 924-5717

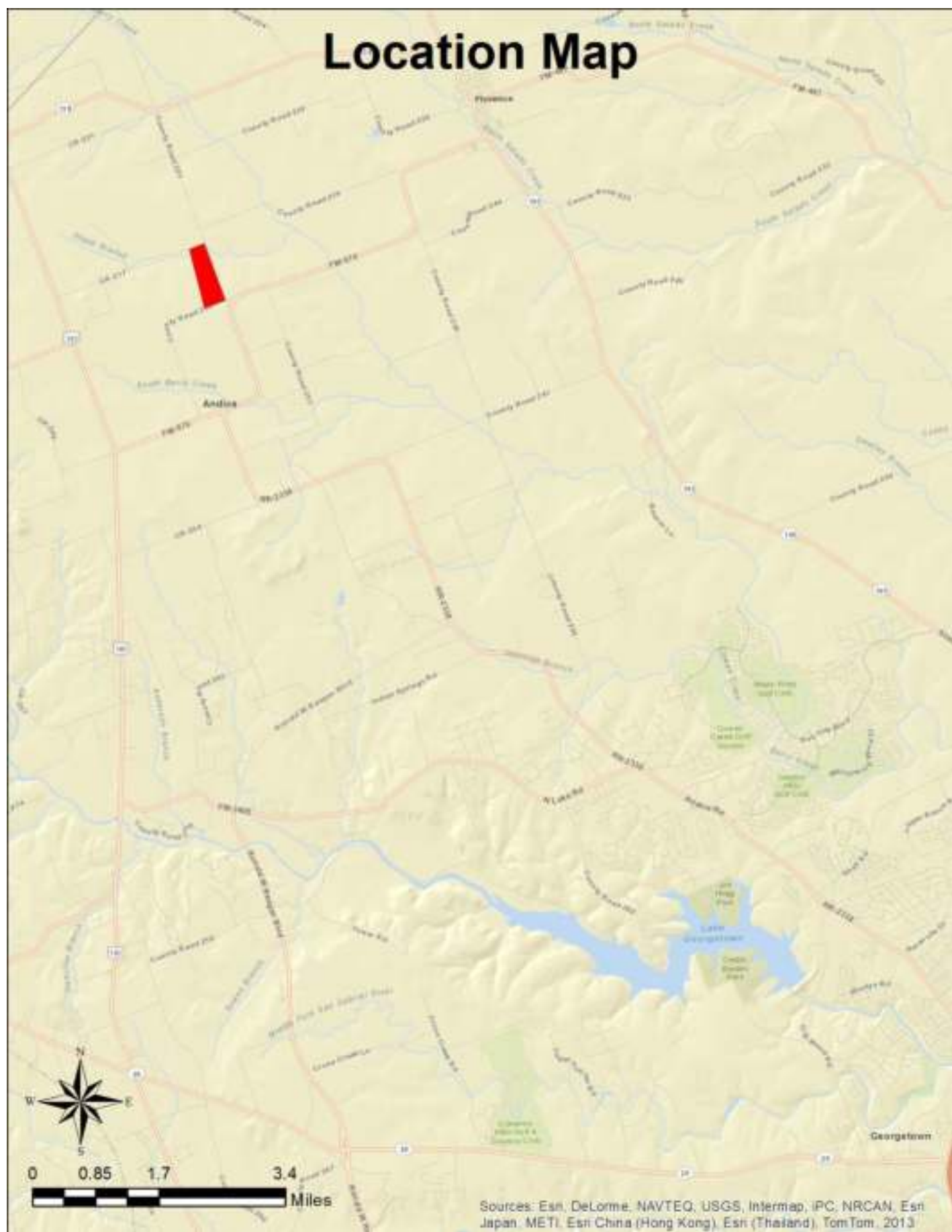
www.texag.com

info@texag.com

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

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.

Location Map



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Tax Plat

R010104
PLENTL, JIMMIE G & MARILY
597.841
2000032388

R314041
TEEL, ROBERT BANNEN
13.28
1999/103

R010182
WOEHL, TED
20
2004087347

R010524
GOWER SARA TRUSTEE OF BEN
376.96
2001/050986

R010128
HAIDER DANIEL R & BARBARA
2.67
679 (50.0)/857

R010164
KOPECKY, WILLIE J, Jr
64.285
2007004385

R381600
SMART, CEMETERY
0.25
Unavailable

R010135
KOPECKY, WILLIE J, Jr
138.01
2006085181

R010571
JEANNET L E & A L FAMILY
25
Unavailable

R010570
JEANNET L E & A L FAMILY
29
Unavailable

R010175
TOMLINSON, REAVIS ELDON
139.422
2185/872

R010503
BROWN, MARY LOU & LAURA L
476.171
2010071276

R010134
SMART, HERBERT W & JAMES
146.72
2008071855

R430383
ALLEN, JAMES & SHAUNA
13.99
2003020535

R010177
WEAR, JAMES AUBREY
14.789

R010502
BROWN, MARY LOU & LAURA L
1.16
2010071276

R010178
WEAR, JAMES AUBREY
6.668

R009857
TRATHEN, SHELLEY LYNNE
71.50
2003037863

R380476
TRATHEN, SHELLEY LYNNE
3.75
2003037863

R010573
GRAY, LYNN RAY & DIANA L
99.83
2281/888

R010437
TRATHEN, SHELLEY LYNNE
198
2007067740

R009858
TRATHEN, SHELLEY LYNNE
100
2003037865



0 500 1,000 2,000 Feet

R010445
MYERS, CHARLES R
241.02
9736653

R417891
KOPECKY, WILLIE J, Jr
47.08
2010024971

R484053
DON JUAN, RENE L
10.05
2006074484

Aerial Map



CR 219

CR 223

CR 217

Stapp Branch

CR 215

FM 910



0 400 800 1600 Feet

Date of Imagery 2012

Contour/Flood Map



0 500 1 000 2 000 Feet

Date of Imagery 2012

CCN Map - Water



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 Salesmen 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 or 512-465-3560.



(TAR 043) 1/1/96

TAR, P.O. Box 2246, Austin, TX 78768-2246

TREC No. OP-K

TexAg Real Estate Services, Inc. 790 Rock Street, Georgetown TX 78626

Produced with ZipForm™ by RE FormNet, LLC 18025 Ffrench Mile Road, Clinton Township, Michigan 48035, (800) 383-8825

Phone 512-893-6428

Fax

T4402168.07X