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BROKER:

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PROPERTY FOR SALE: ± 56.7 ACRES
23555 Hwy 79
Williamson County - Taylor, Texas 76574

LOCATION:

Tract is located on the north side of Hwy 79, just west of Thrall, Texas.

LEGAL:

AW0059 Bevil, J. Sur., Acres 56.679

FRONTAGE:

The subject contains approximately 2,300 feet of road frontage along the north side of Hwy 79 and 1,280 feet of road frontage along the east side of CR 421.

UTILITIES:

The tract has two Noack Water District meters – one active and one not active. The house is served by septic.

SCHOOL DISTRICT:

Thrall ISD

TAXES:

2016 taxes – Approximately \$1,492.67 according to WCAD.

MINERALS:

Owner appears to control all minerals subject to title review and transfer of minerals at time of sale is negotiable.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the tract does not contain land area within the 100-year floodplain area (Note attached map).

RESTRICTIONS:

None known of record.



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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.

COMMENTS:

An amazing tract of land that has tremendous potential. The tract includes a very cute/modest country home that was remodeled in 2014 and currently provides rental income. The 37.7 acres in row-crop production provides yearly income and the 17 acres of pasture/hay land with two stock tanks provide space for livestock – horses and recreation- fishing. The three barns provide space for storage and a shop. Given the road frontage, the tract could easily be divided into four separate lots of 10 acres plus in size.

The tract is unique in its features and location. Would easily make a rural county home sight or has the potential to be subdivided. Great access to Hwy 79, Thrall, Taylor, and beyond.

PRICE: \$359,500.00

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

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



Aerial Map



± 1,280 Feet

± 2,300 Feet

US 79

CR 431

CR 432

Long Branch

0 250 500 1,000 Feet

Date of Imagery 2015

Flood Map



CR 431

US 79

CR 432

Long Branch

0 250 500 1,000
Feet

Date of Imagery 2015

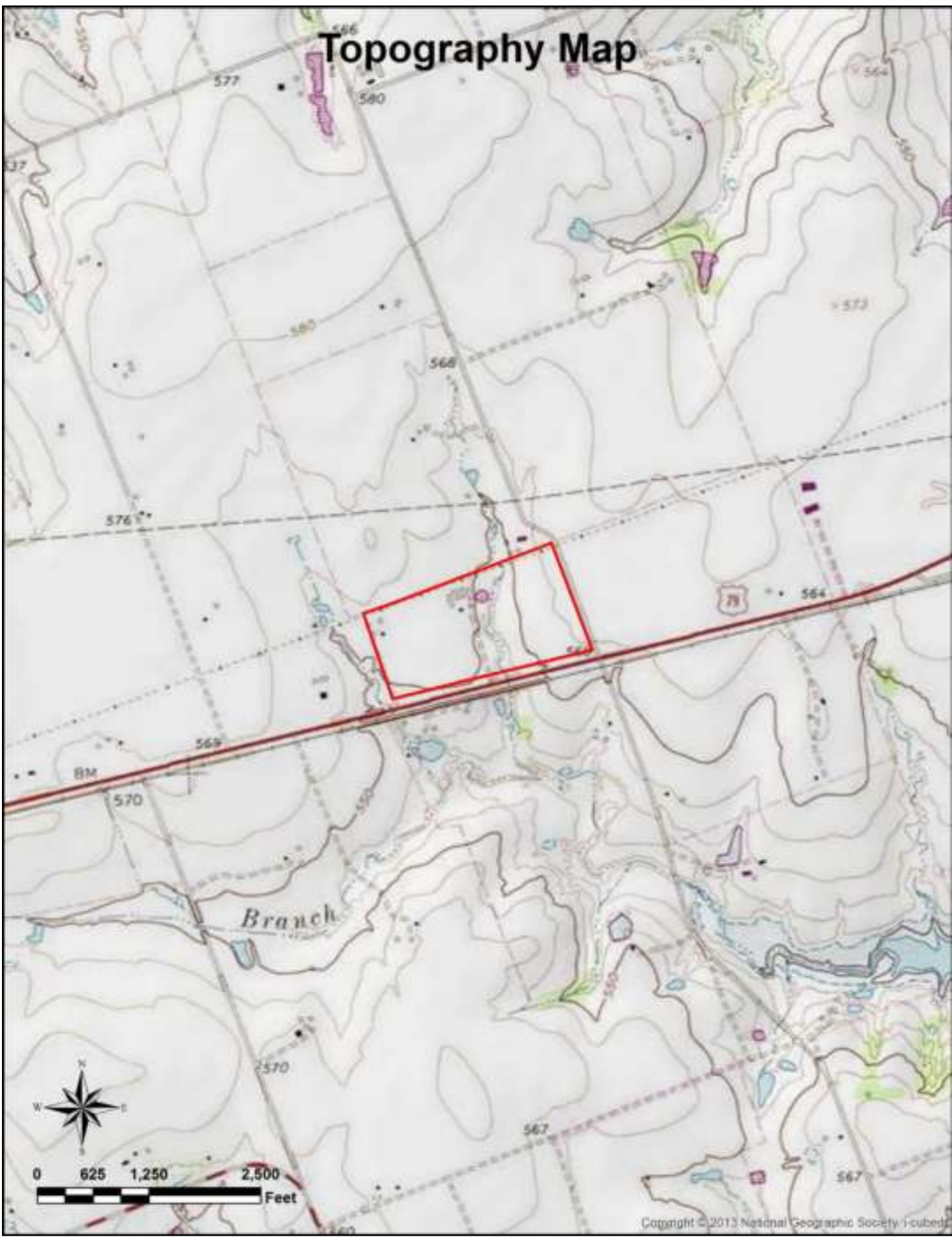
Soils Map



BrB- Branyon Clay, 1-3% Slopes
BuA- Burlison Clay, 0-1% Slopes
KsB- Krum Silty Clay, 1-3% Slopes
Tn- Tinn Clay, 0-1% Slopes, Frequently Flooded

Date of Imagery 2015

Topography Map



Location Map



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

Tax Plat





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 12168, Austin, Texas 78711-2168, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K