TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-930-5348
www.texag.com

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

SALESMAN:
Ron Leps – Cell 512-869-6766
ron@texag.com

# PROPERTY FOR SALE: ± 263 ACRES
# Donahoe Road
# Bell County - Bartlett, Texas
## SOLD OCTOBER 2018

**LOCATION:**
The property is located 6 miles northeast of Bartlett and north of FM 487 on Donahoe Road.

**LEGAL:**
± 263 Acres out of M Davila, Abstract 8, being on east side of Donahoe Road and north side of Post Oak Road in Bell County, Texas.

**FRONTAGE:**
The tract offers approximately ± 2,930 feet of frontage on the east side of Donahoe Road and ± 3,610 feet of frontage on the north side of Post Oak Road.

**UTILITIES:**
Tract is serviced by Bell, Milam, Falls WSC. See attached CCN Map – Water.

**SCHOOL DISTRICT:**
Bartlett ISD

**TAXES:**
2018 taxes – Approximately $2.06 per acre based on BCAD. The subject property is under Ag Valuation.

**MINERALS:**
Owners believed to own all rights subject to title review. Owners to retain 50% of oil and gas rights.

**LEASE:**
The property is under pasture lease.

**FLOOD PLAIN:**
Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the tract does contain land area within the 100-year floodplain area (Note attached map).

**RESTRICTIONS:**
Deed restriction including no manufactured housing on the property will be negotiated by sellers during contract. Sellers own property on south side of Donahoe Road and wish to preserve natural rural setting.

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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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**COMMENTS:**

This property offers the "ideal" type of rural/recreational ownership with mix of land use. The tract has both sides of Donahoe Creek with rolling topography, water, draws, woods, brush, and areas for food plots to attract and hold a variety of wildlife including trophy white-tail deer, dove, ducks, wild hogs, and varmints. Pasture is native Post Oak Savannah mixed with open bottomland pasture. The property also offers income from the pasture lease.

The tract is varied terrain and provides for excellent views and picturesque, yet private home sites for a weekend dwelling or permanent estate homesite. There is room to roam for hiking/walking, riding all-terrain vehicles and horses.

The location removes one from the hustle and bustle of city life to the quiet of the country, but still convenient to Austin, Temple/Belton, and Waco.

The tract is in excellent condition having been in the same family for 100+ years.

**PRICE: $1,288,700.00 or $4,900 per surveyed acre.**

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

**SOLD OCTOBER 2018**



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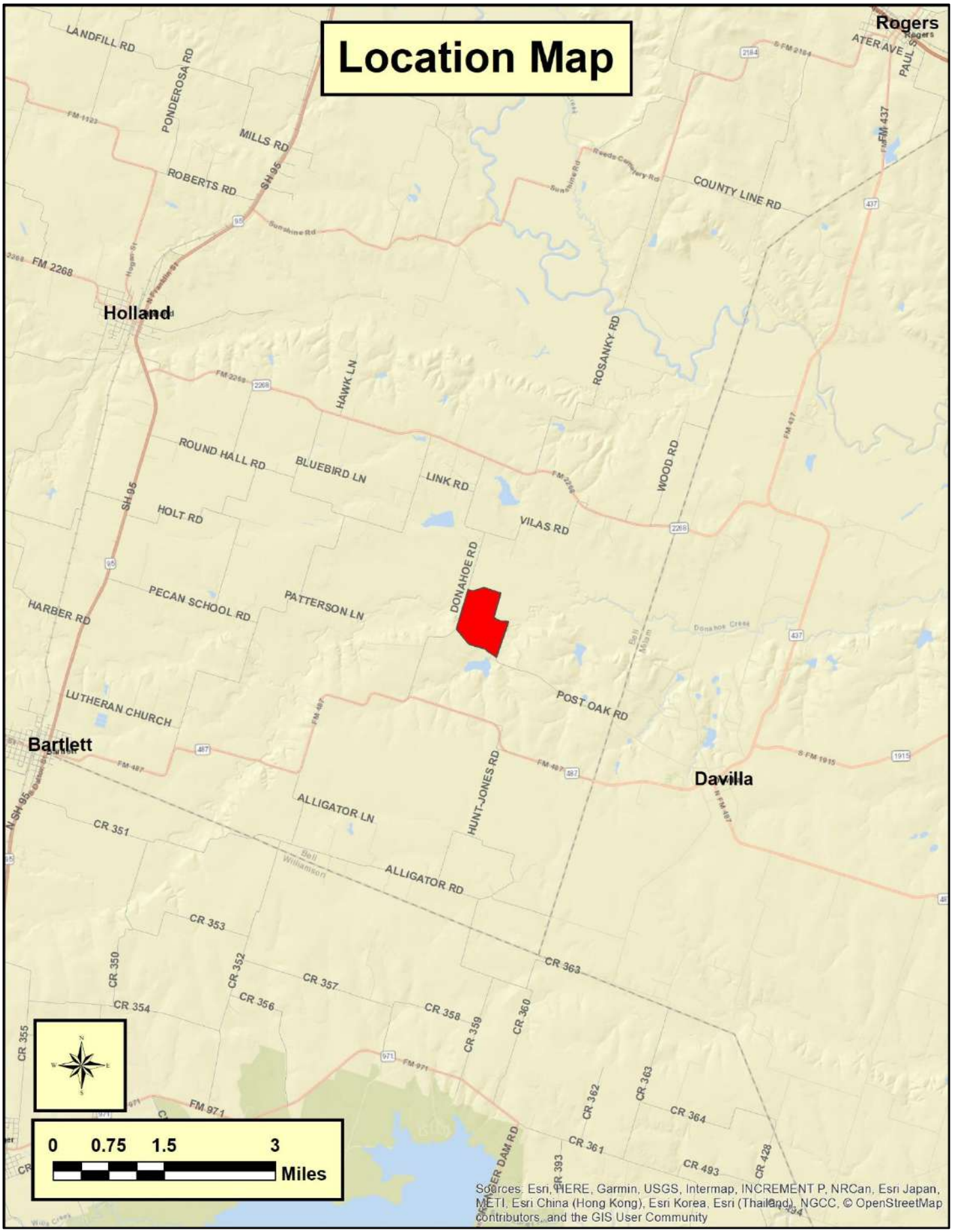
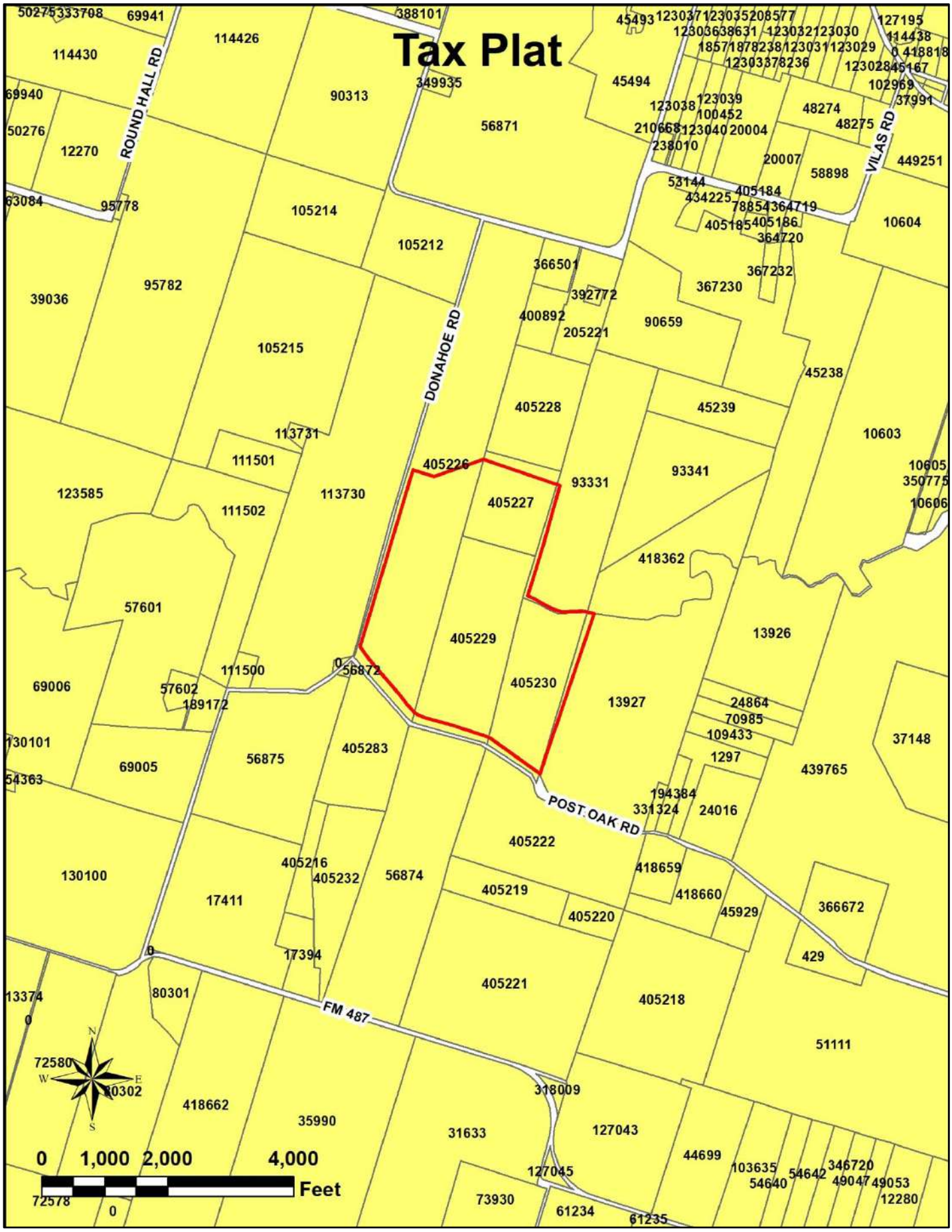
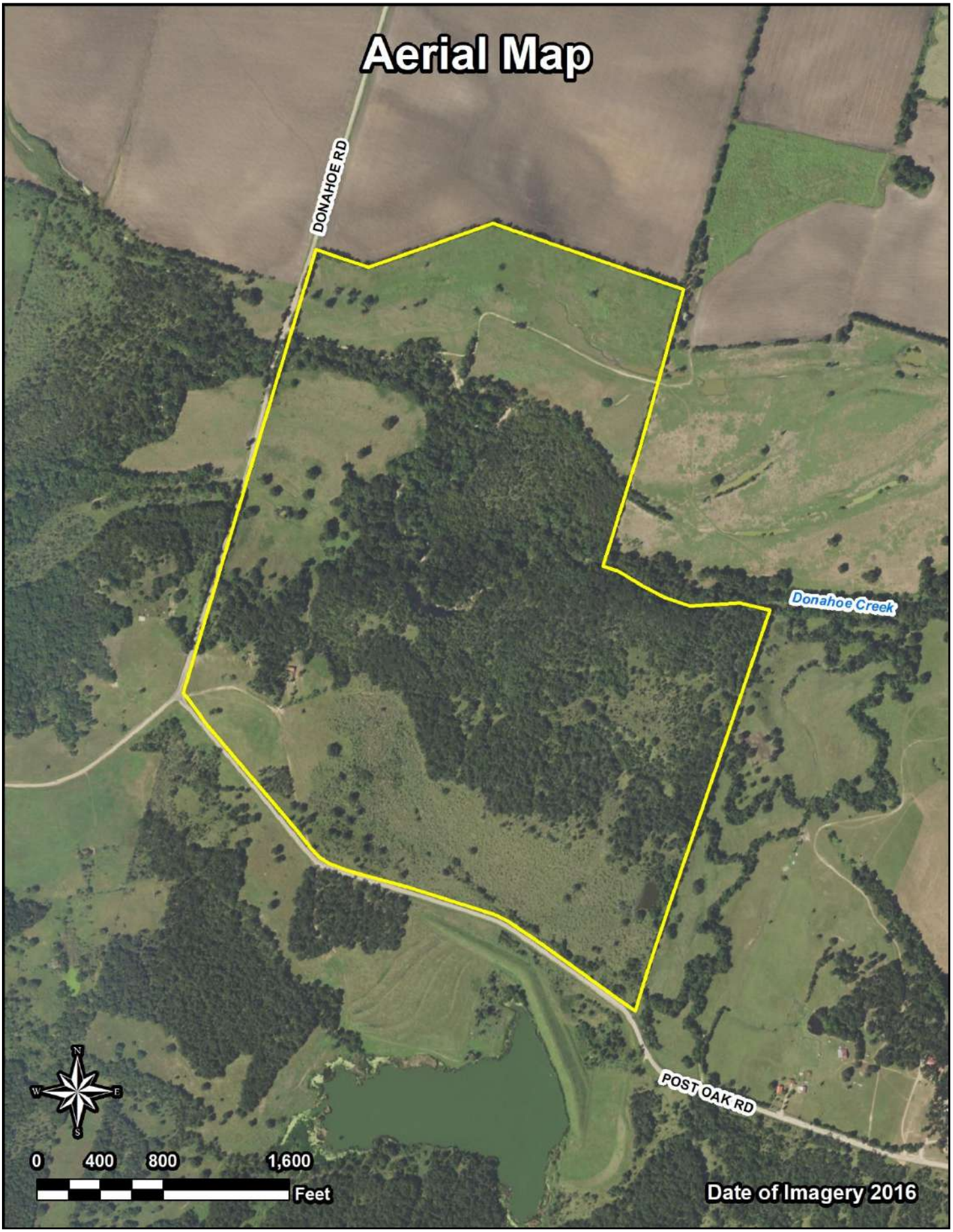
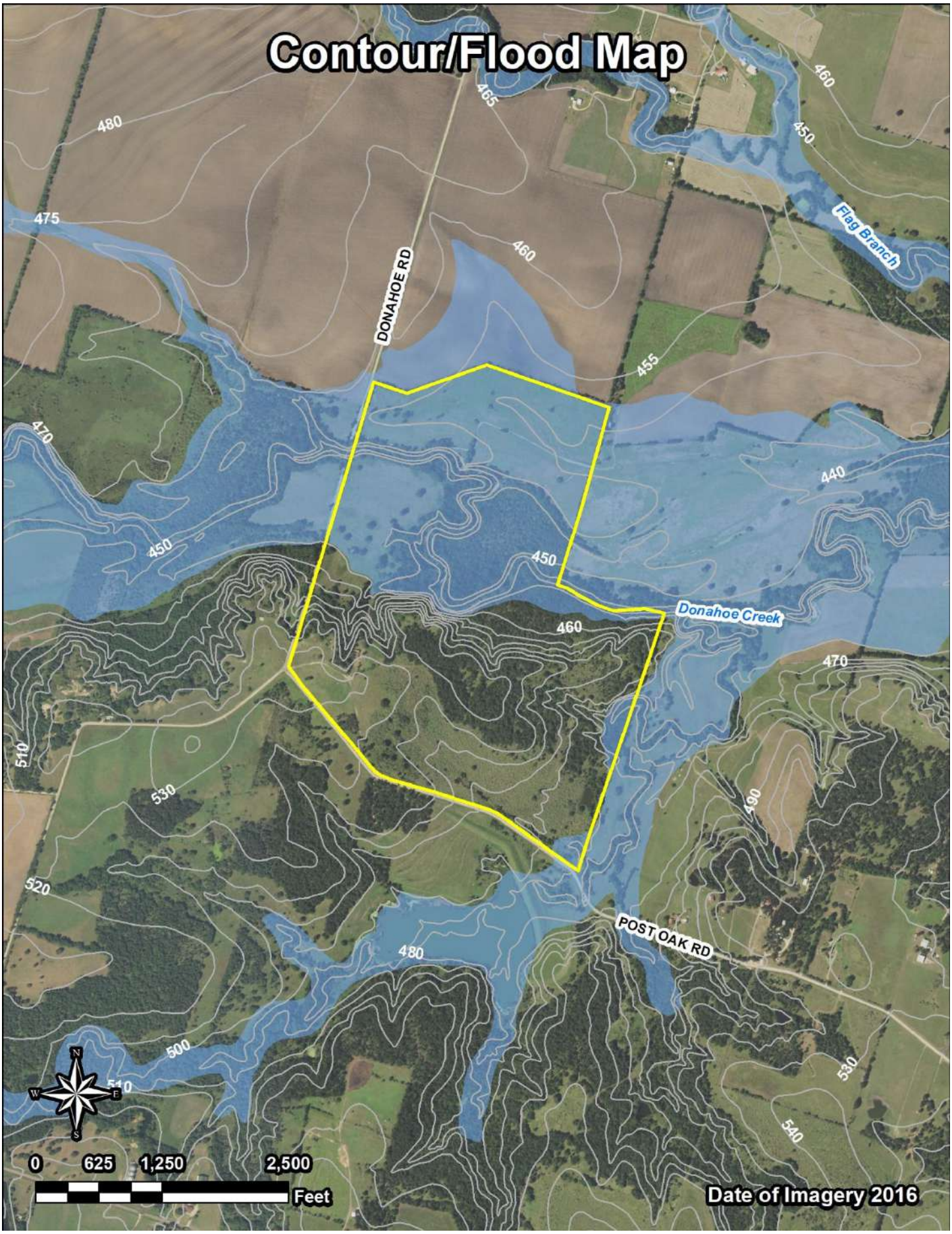
# Location Map



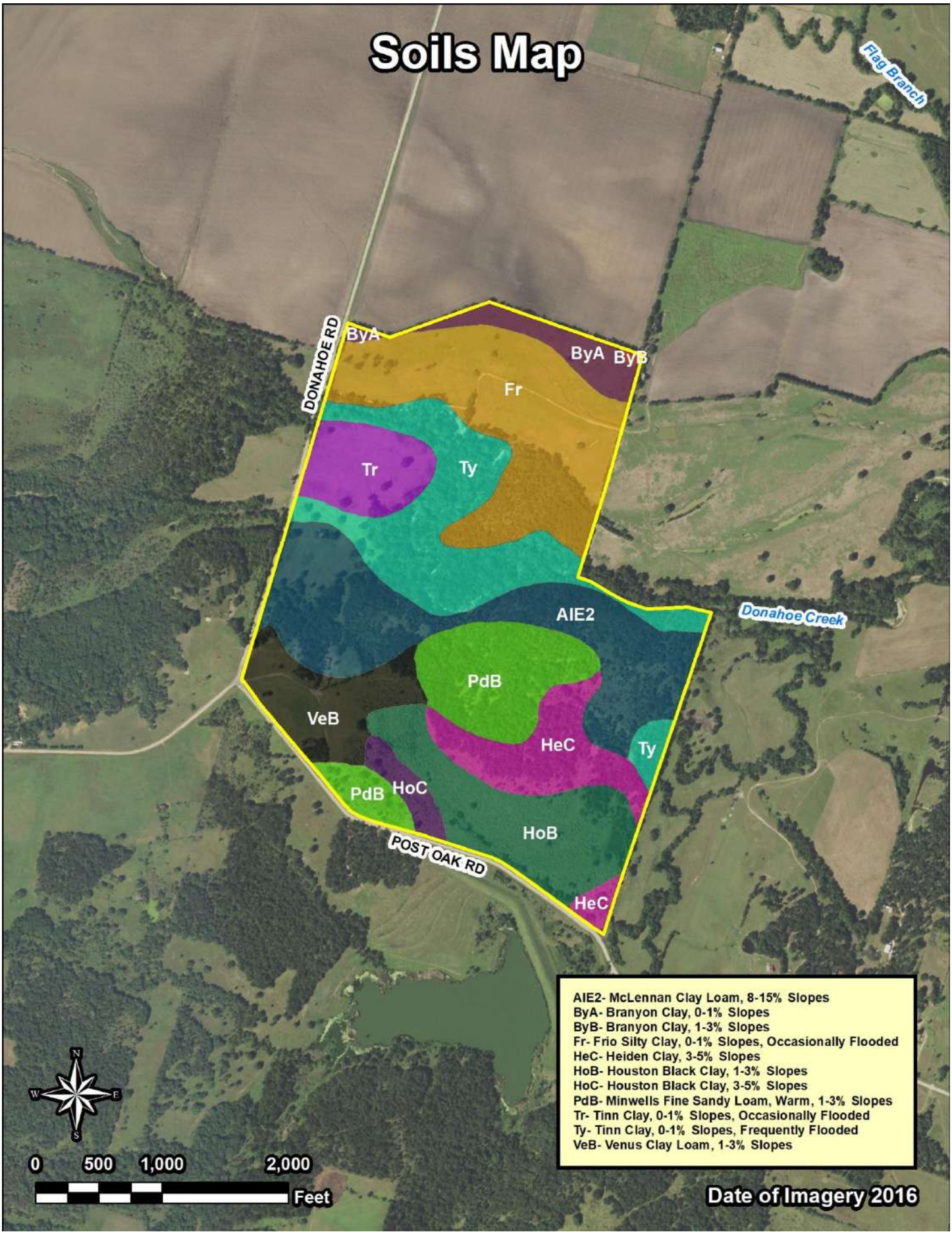
# Tax Plat


ROUND HALL RD
DONAHOE RD
VILAS RD
POST OAK RD
FM 487
405226
405227
405228
405229
405230
0 1,000 2,000 4,000
Feet

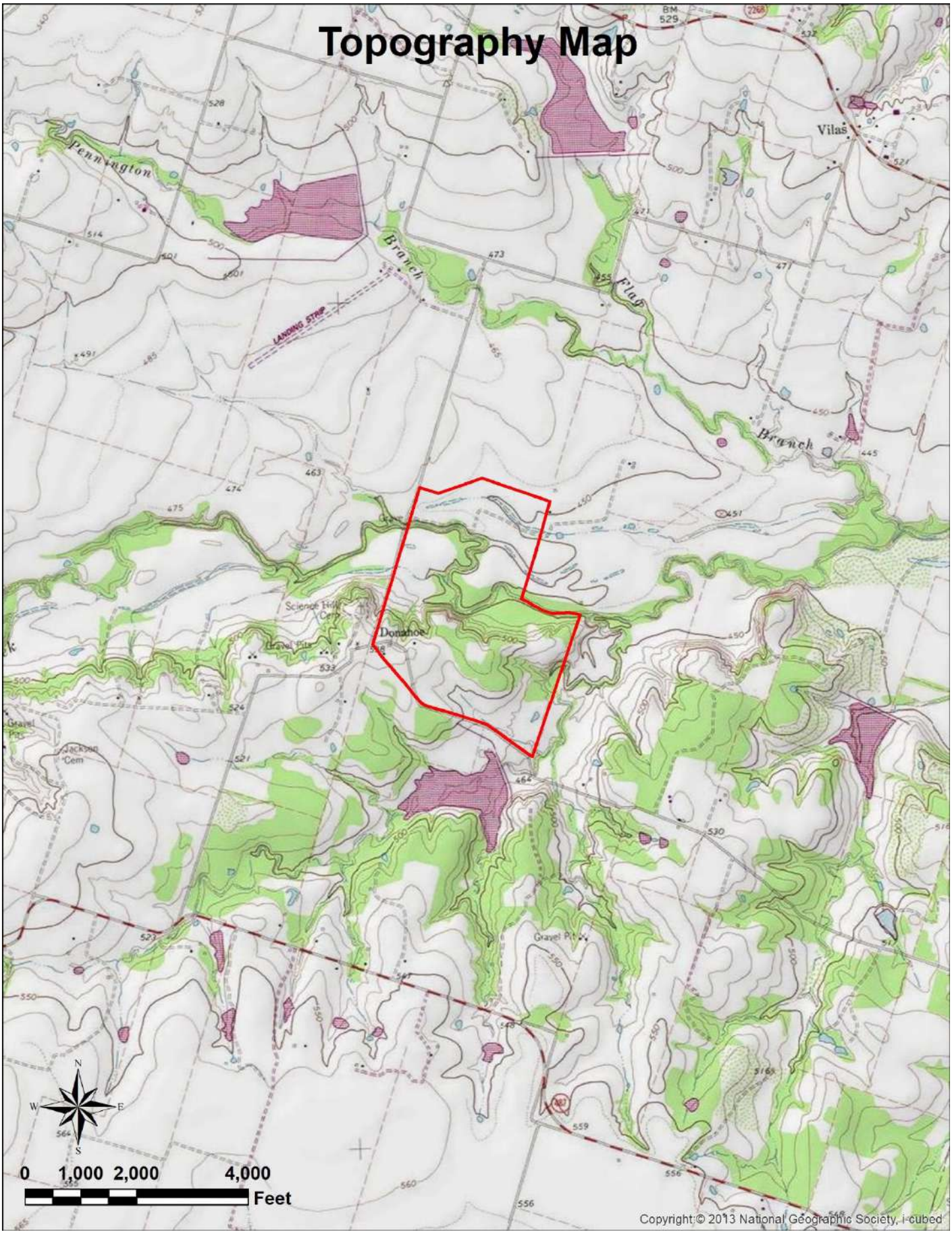

Aerial Map
DONAHOE RD
Donahoe Creek
POST OAK RD
N
W
E
S
0
400
800
1,600
Feet
Date of Imagery 2016

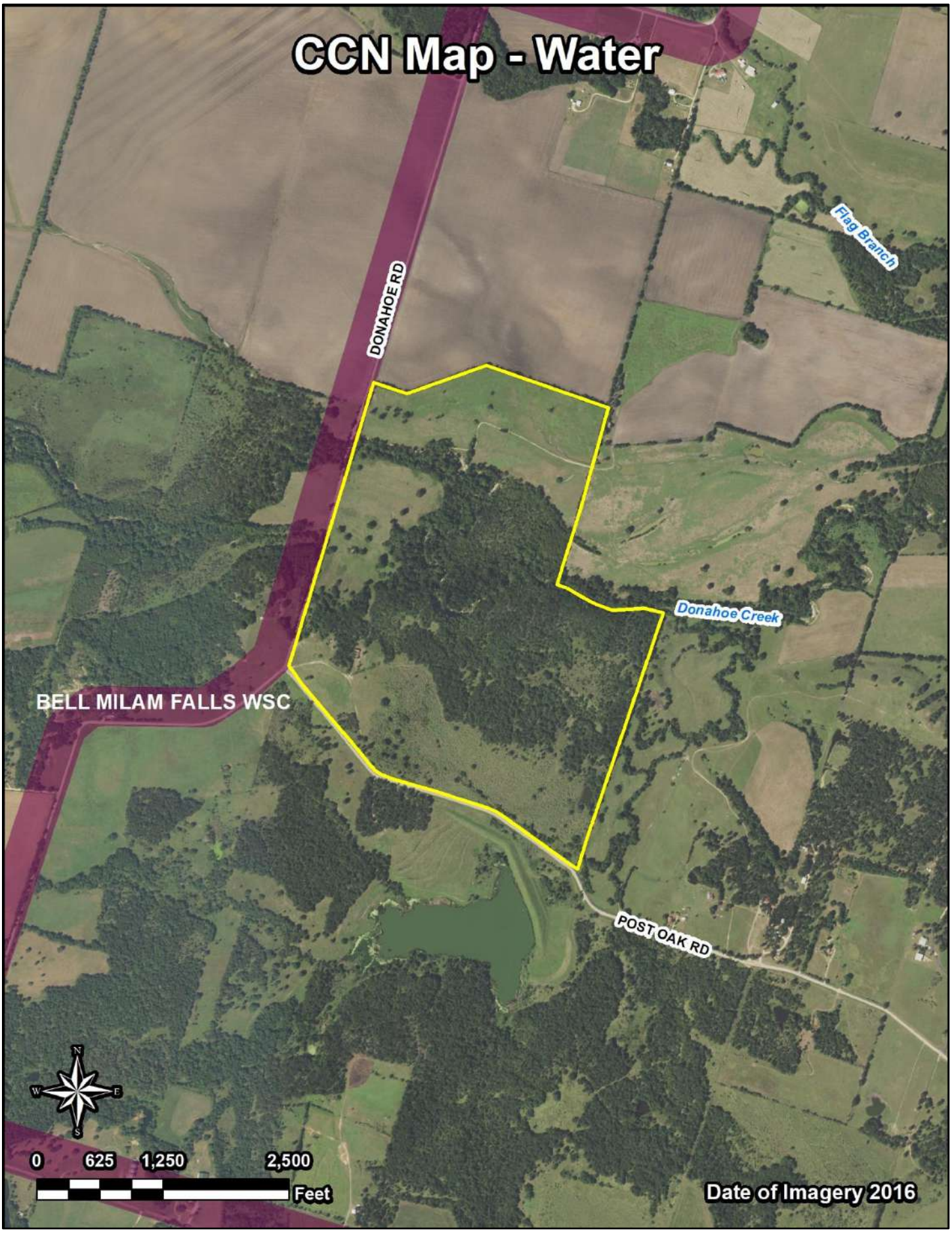

Contour/Flood Map
DONAHOE RD
Flag Branch
Donahoe Creek
POST OAK RD
480
475
470
465
460
455
450
440
510
530
520
500
490
540
N
S
E
W
0
625
1,250
2,500
Feet
Date of Imagery 2016

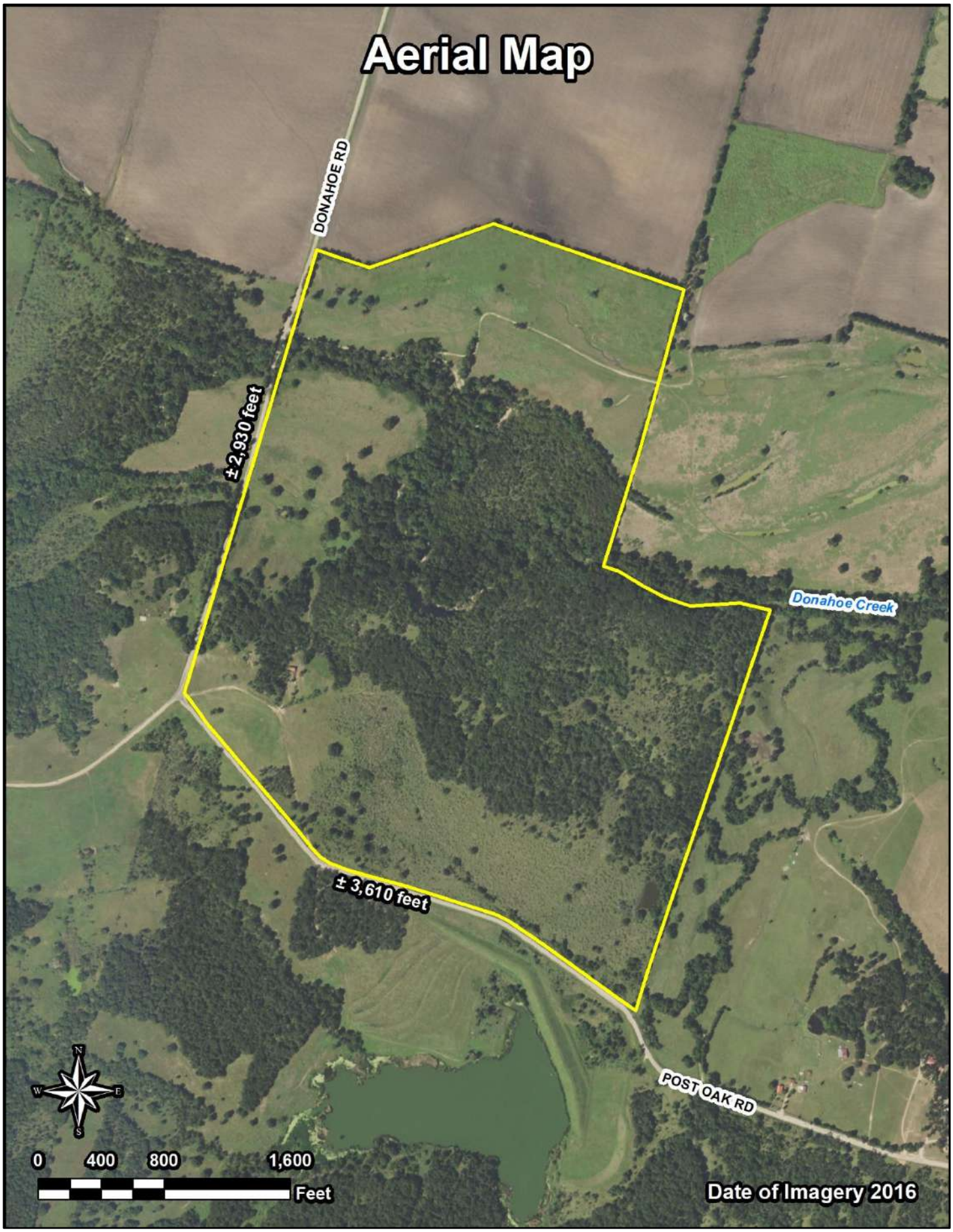
# Soils Map


Flag Branch
DONAHOE RD
ByA
ByA
ByB
Fr
Tr
Ty
AlE2
Donahoe Creek
PdB
VeB
HeC
Ty
PdB
HoC
HoB
POST OAK RD
HeC
N
W
E
S
0
500
1,000
2,000
Feet
AlE2- McLennan Clay Loam, 8-15% Slopes
ByA- Branyon Clay, 0-1% Slopes
ByB- Branyon Clay, 1-3% Slopes
Fr- Frio Silty Clay, 0-1% Slopes, Occasionally Flooded
HeC- Heiden Clay, 3-5% Slopes
HoB- Houston Black Clay, 1-3% Slopes
HoC- Houston Black Clay, 3-5% Slopes
PdB- Minwells Fine Sandy Loam, Warm, 1-3% Slopes
Tr- Tinn Clay, 0-1% Slopes, Occasionally Flooded
Ty- Tinn Clay, 0-1% Slopes, Frequently Flooded
VeB- Venus Clay Loam, 1-3% Slopes
Date of Imagery 2016

# Topography Map




CCN Map - Water
DONAHOE RD
Flag Branch
Donahoe Creek
BELL MILAM FALLS WSC
POST OAK RD
N
W
E
S
0
625
1,250
2,500
Feet
Date of Imagery 2016


Aerial Map
DONAHOE RD
± 2,930 feet
Donahoe Creek
± 3,610 feet
POST OAK RD
N
W
E
S
0
400
800
1,600
Feet
Date of Imagery 2016

**PHOTOS**

**PHOTOS**

**PHOTOS**

**PHOTOS**

11/2/2015

# Information About Brokerage Services

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

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| **TexAg Real Estate Services, Inc.** | **368153** | **info@texag.com** | **(512)930-5258** |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **Larry Don Kokel** | **216754** | | |
| Designated Broker of Firm | License No. | Email | Phone |
| | | | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| **RON LEPS** | **483848** | **RON@TEXAG.COM** | **(512)869-6766** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials Date

**Regulated by the Texas Real Estate Commission** **Information available at www.trec.texas.gov**