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**PROPERTY FOR SALE: ±109 ACRES**  
**1603 CR 336**  
**Granger, Texas 76530**

**LOCATION:**

From Georgetown, take FM 971 east and turn south on CR 336. The property is on the west side of the road. From Granger, take FM 971 west and turn south on CR 336.

**LEGAL:**

109 acres of land, more or less, out of the George W. Anderson Survey, Abstract No. 44, the Lorenzo Fulton Survey, Abstract No. 236 and the John B. Berry Survey, Abstract No. 99.

**FRONTAGE:**

The subject contains approximately 500 feet of road frontage along the west side of CR 336.

**UTILITIES:**

A water well is on the property. Seller recommends the buyer secure a Jonah Water meter. Wastewater is required by private septic system.

**SCHOOL DISTRICT:**

Granger ISD

**TAXES:**

2015 taxes - \$1,030.79 The subject property is under Agricultural Tax Exemption.

**MINERALS:**

Seller is believed to own all of the mineral interest and is willing to negotiate transfer of part of the interest in the sale of the property.

**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).

**RESTRICTIONS:**

None noted.



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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.

**IMPROVEMENTS:**

Various farm buildings and an old residence of no contributory value.

**COMMENTS:**

The property features an awesome location for a residence surrounded by trees and farm land. The tract has Yankee Branch running through the eastern part providing a choice home site and location for livestock, garden and orchard. In addition, the property offers approximately 89 acres of fertile farm land currently under lease. For a rural location, this property offers a prime farm/ranch estate.

**PRICE: \$528,650.00 or \$4,850.00 per surveyed acre**

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

# PHOTOS



# PHOTOS





# PHOTOS



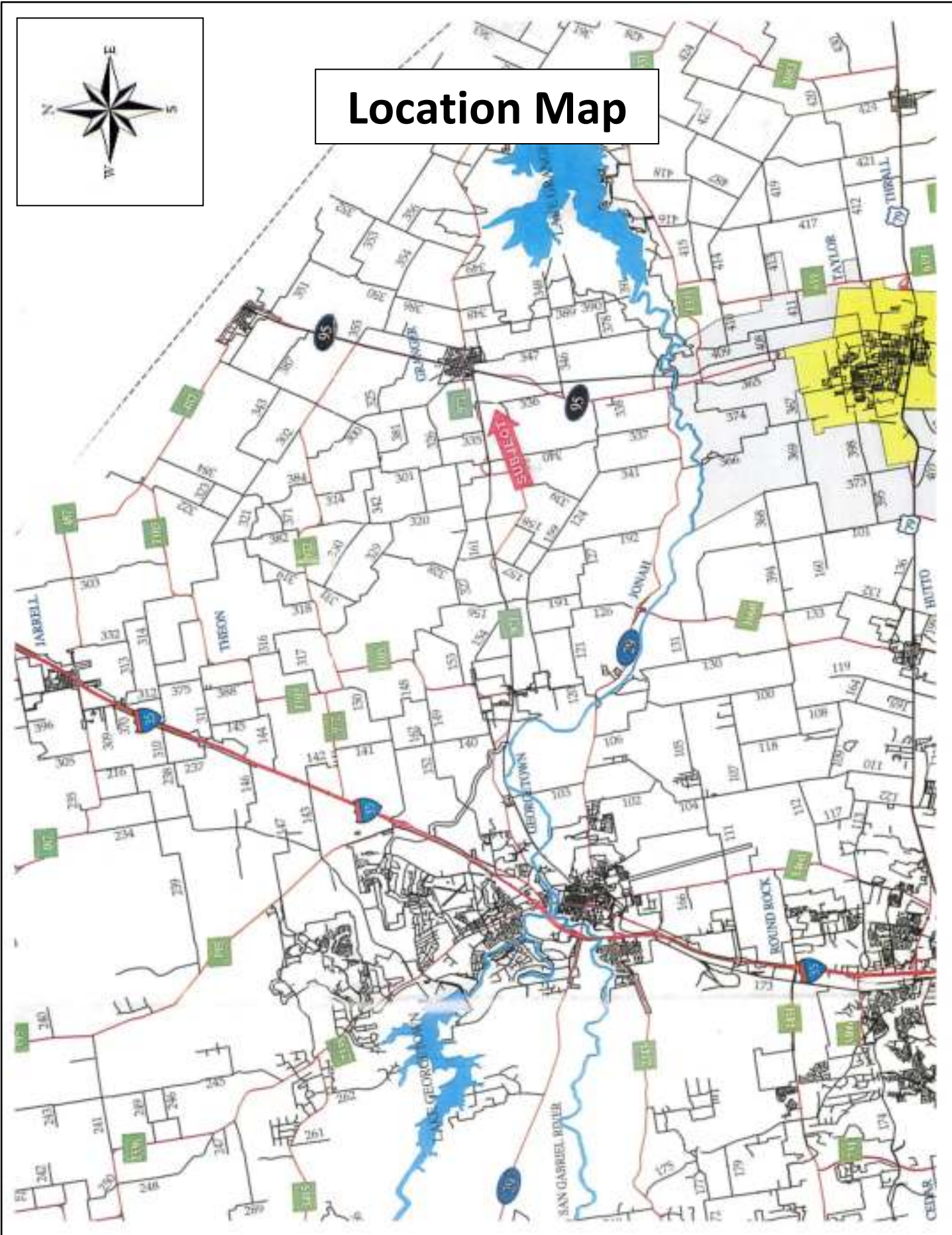
# PHOTOS







# Location Map





# Aerial Map

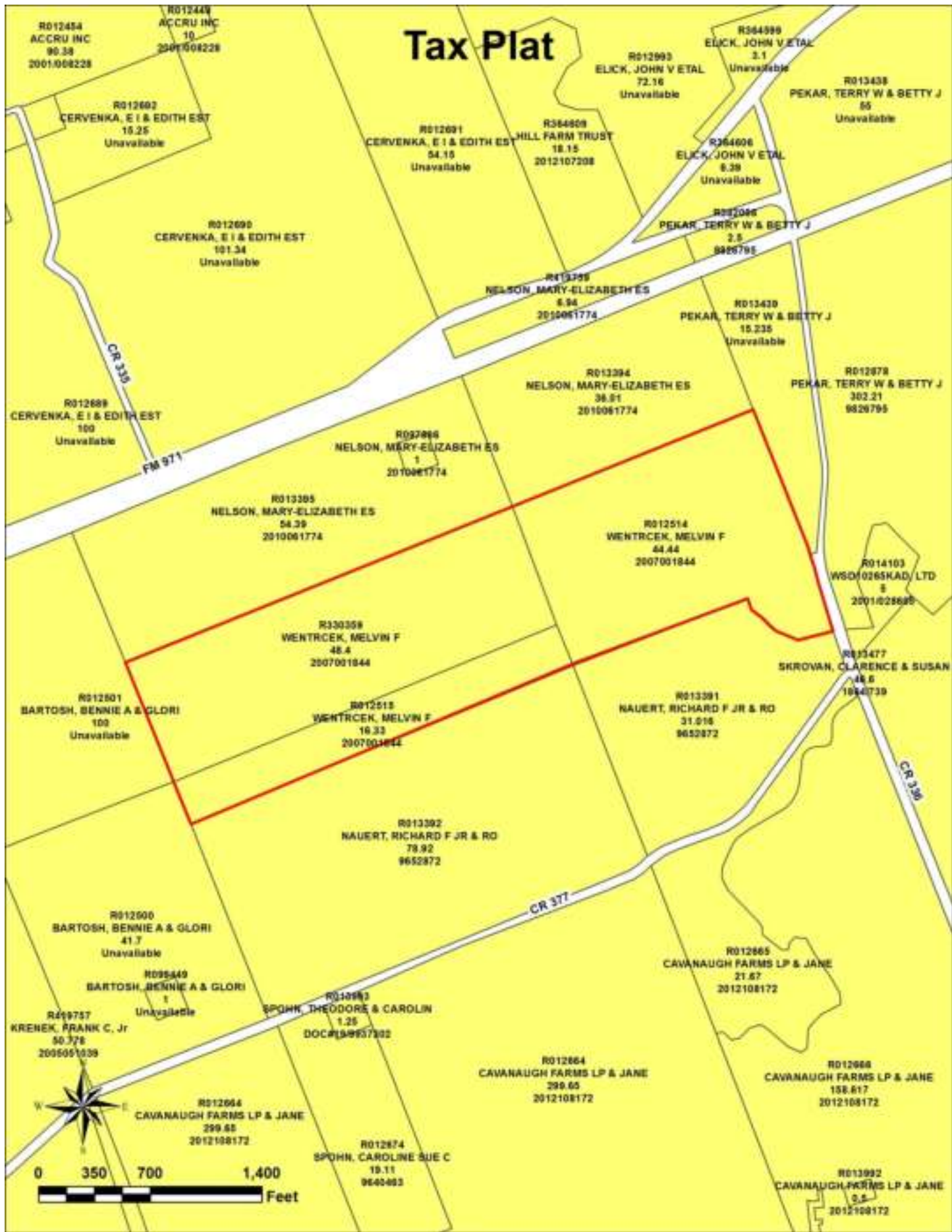


0 300 600 1,200 Feet

Date of Imagery 2014



# Tax Plat



# SURVEY PLAT



# Flood Map

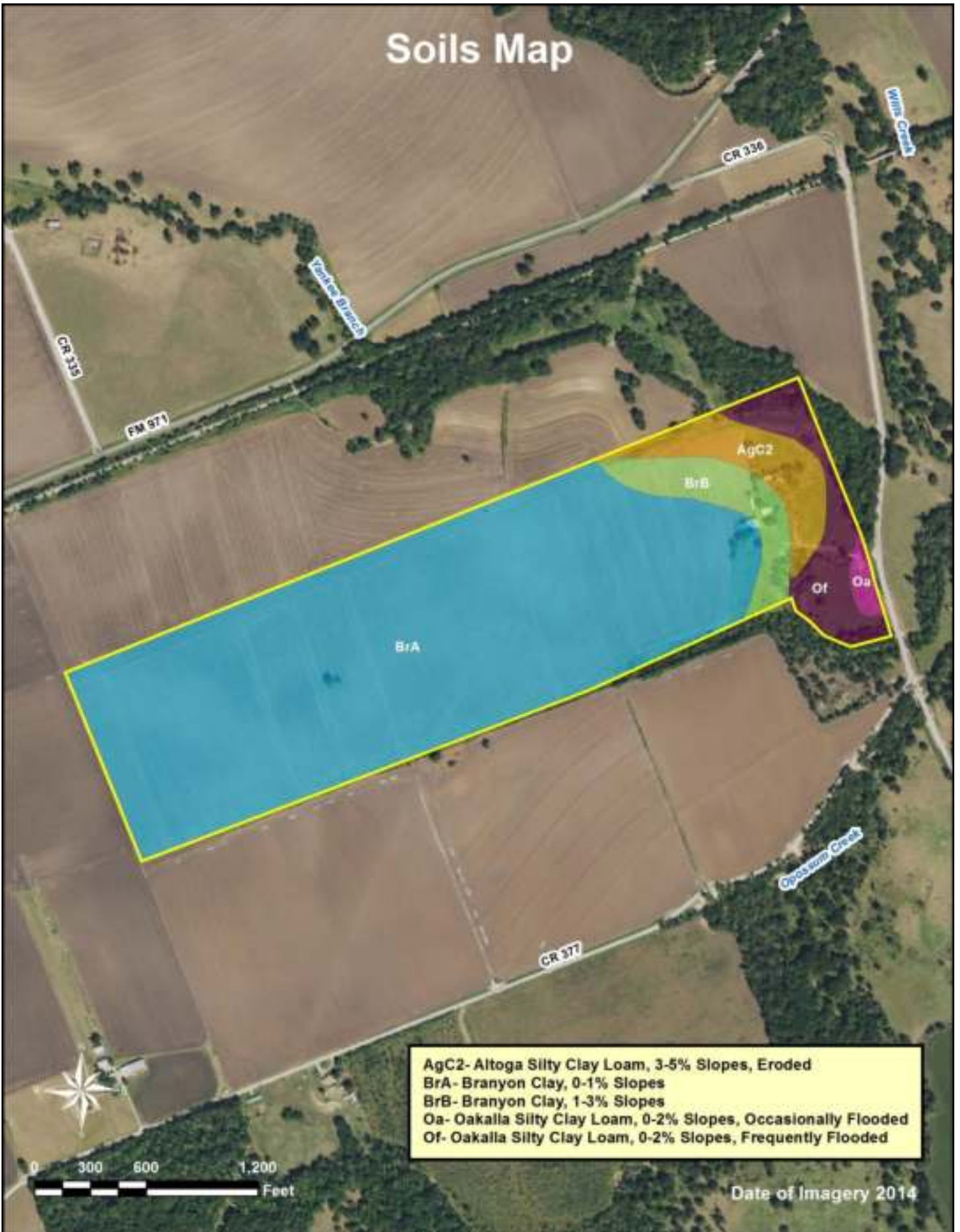


0 300 600 1,200  
Feet

Date of Imagery 2014



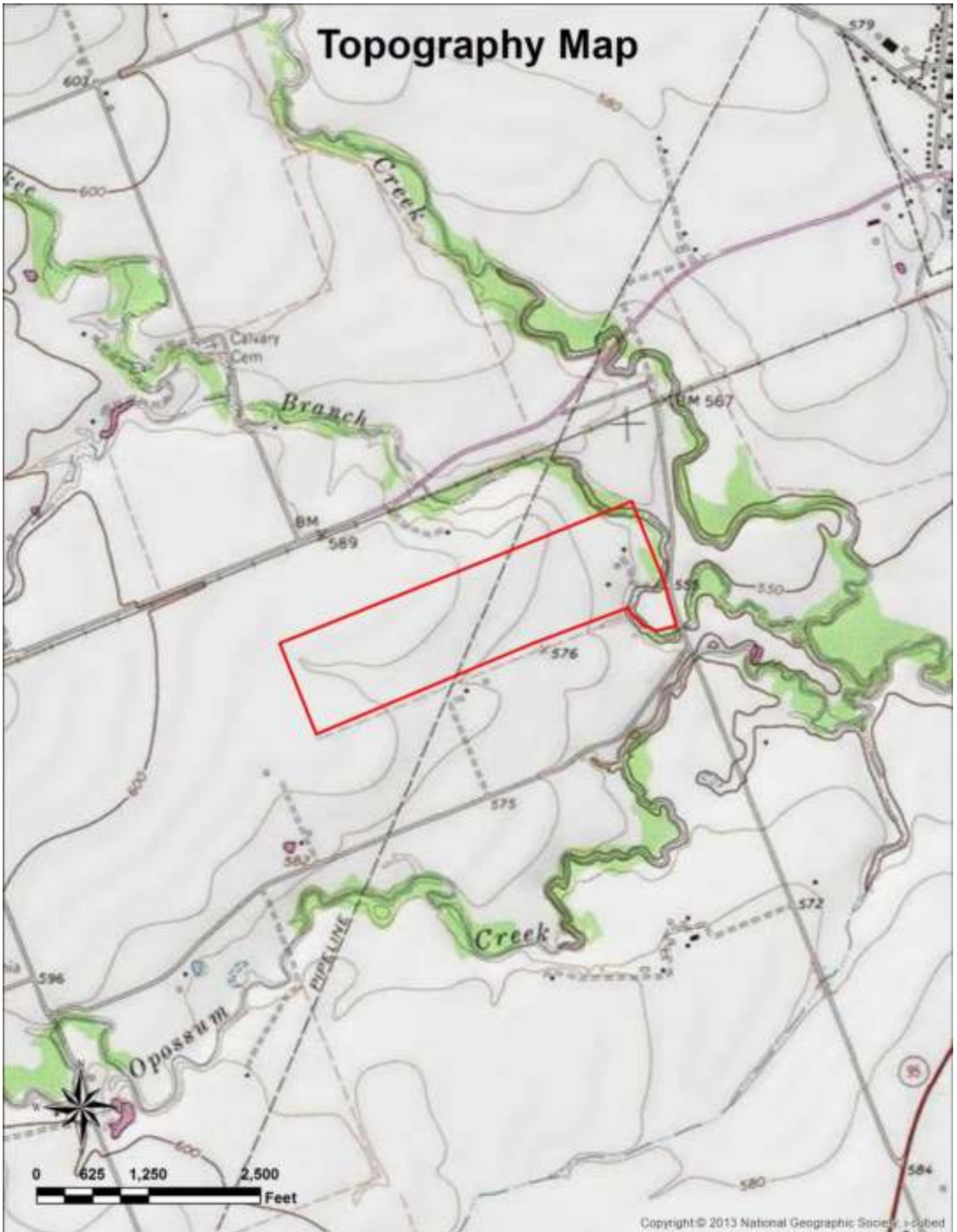
# Soils Map



AgC2- Altoga Silty Clay Loam, 3-5% Slopes, Eroded  
BrA- Branyon Clay, 0-1% Slopes  
BrB- Branyon Clay, 1-3% Slopes  
Oa- Oakalla Silty Clay Loam, 0-2% Slopes, Occasionally Flooded  
Of- Oakalla Silty Clay Loam, 0-2% Slopes, Frequently Flooded

Date of Imagery 2014

# Topography Map







## 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 12168, Austin, Texas 78711-2168, 512-930-3000 (<http://www.trec.texas.gov/>)

TREC No. OP-K