

TEXAG Real Estate Services, Inc.  
404 W. 9<sup>th</sup> Street, Suite 201  
Georgetown, Texas 78626  
Phone: 512-930-5258  
Fax: 512-943-4539  
[www.texag.com](http://www.texag.com)



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

**CLOSED JULY 2021**

**PROPERTY FOR SALE: 79.24 ACRES**  
**1701 County Road 324**  
**Williamson County - Georgetown, Texas**

**LOCATION:**

Tract is located on the west side of CR 324 about 0.3 miles south of FM 972, northwest of Granger.

**LEGAL:**

79.24 acres out of I & G N Railroad Survey No. 158, Abstract No. 818 and the Abraham M. Gwatney Survey, Abstract No. 272.

**FRONTAGE:**

The subject contains approximately ±1,630 feet of frontage along the west side of CR 324.

**UTILITIES:**

The subject property is served by Jonah Water Special Utility District with a 6-inch line reported to be located along CR 324. Wastewater will require a septic system. The buyer is responsible for negotiating any meter availability with Jonah SUD.

**SCHOOL DISTRICT:**

Granger ISD

**TAXES:**

2020 taxes – Approximately \$229.23 based on WCAD. The subject property is under Ag Valuation.

**MINERALS:**

All owned minerals are to be conveyed. A 2015 title commitment does not show any prior mineral reservations.

**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:**

No manufactured homes.



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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 (TREL), 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:** The owner is a licensed real estate broker in the State of Texas. The property is currently leased for crop production. The buyer will have possession of the property upon harvest of the growing crop.

**PRICE: \$1,188,600 or \$15,000 per surveyed acre.**

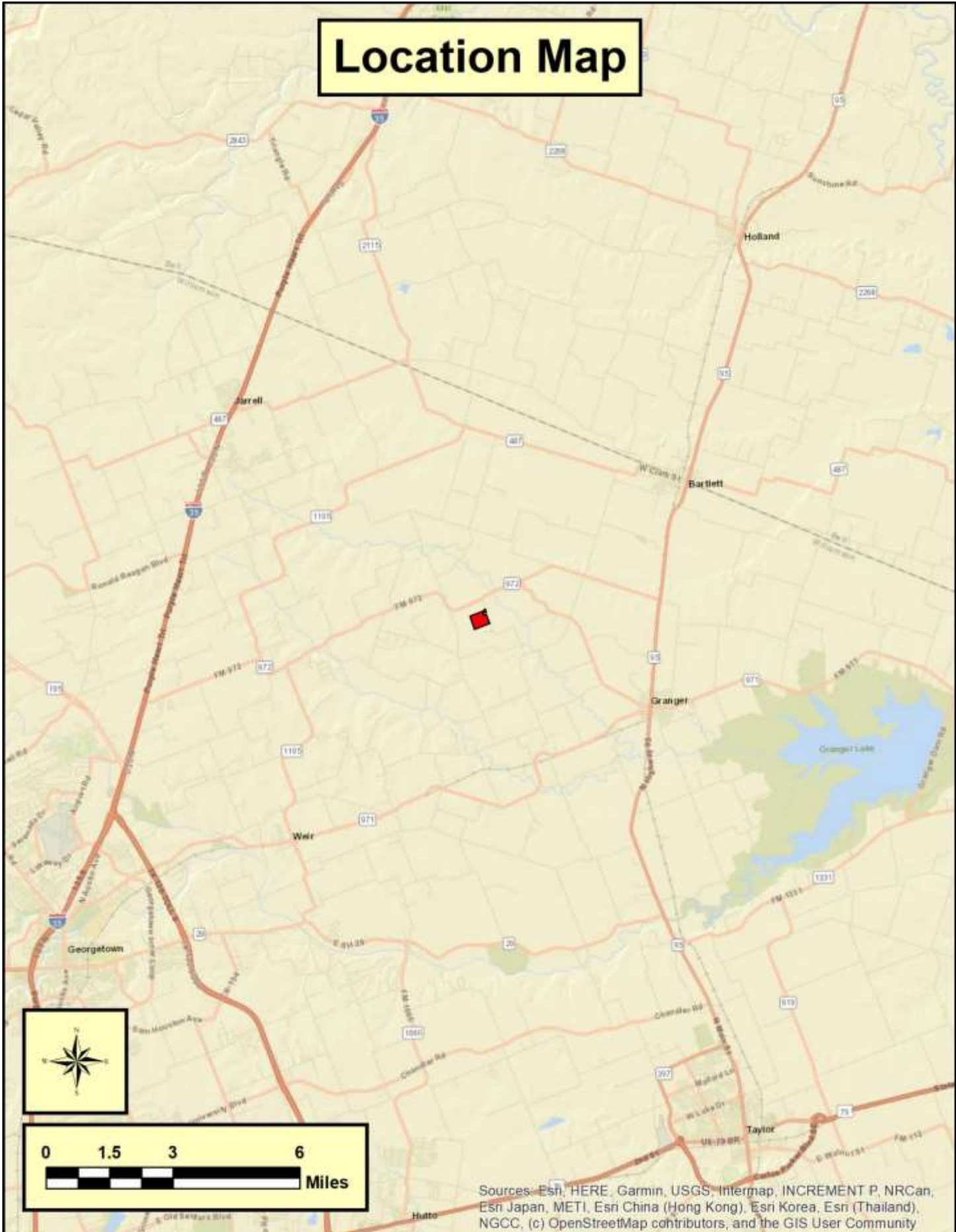
**COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.**

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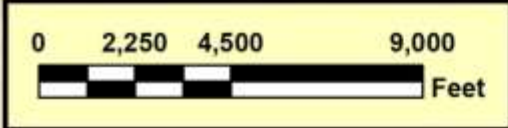
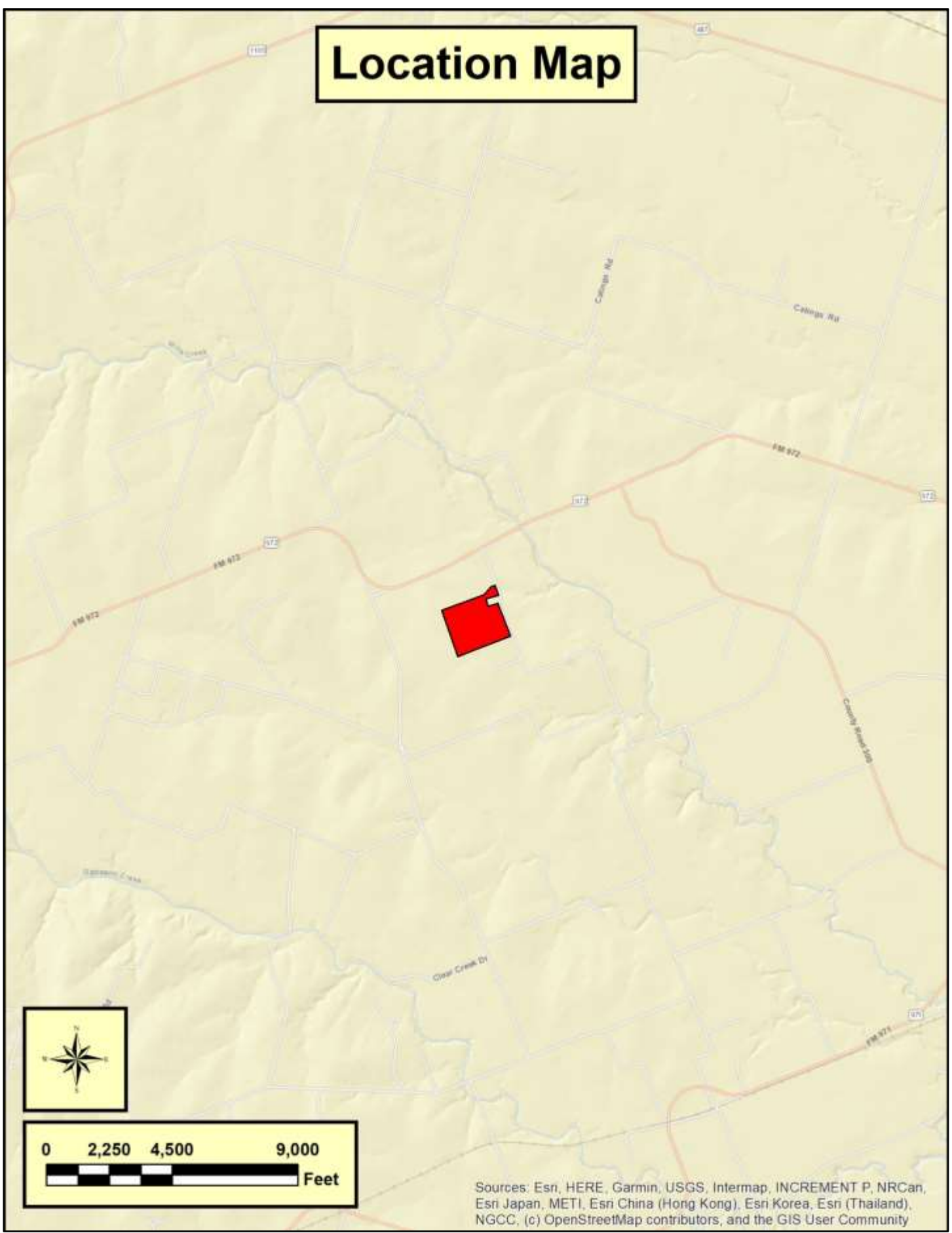
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# Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

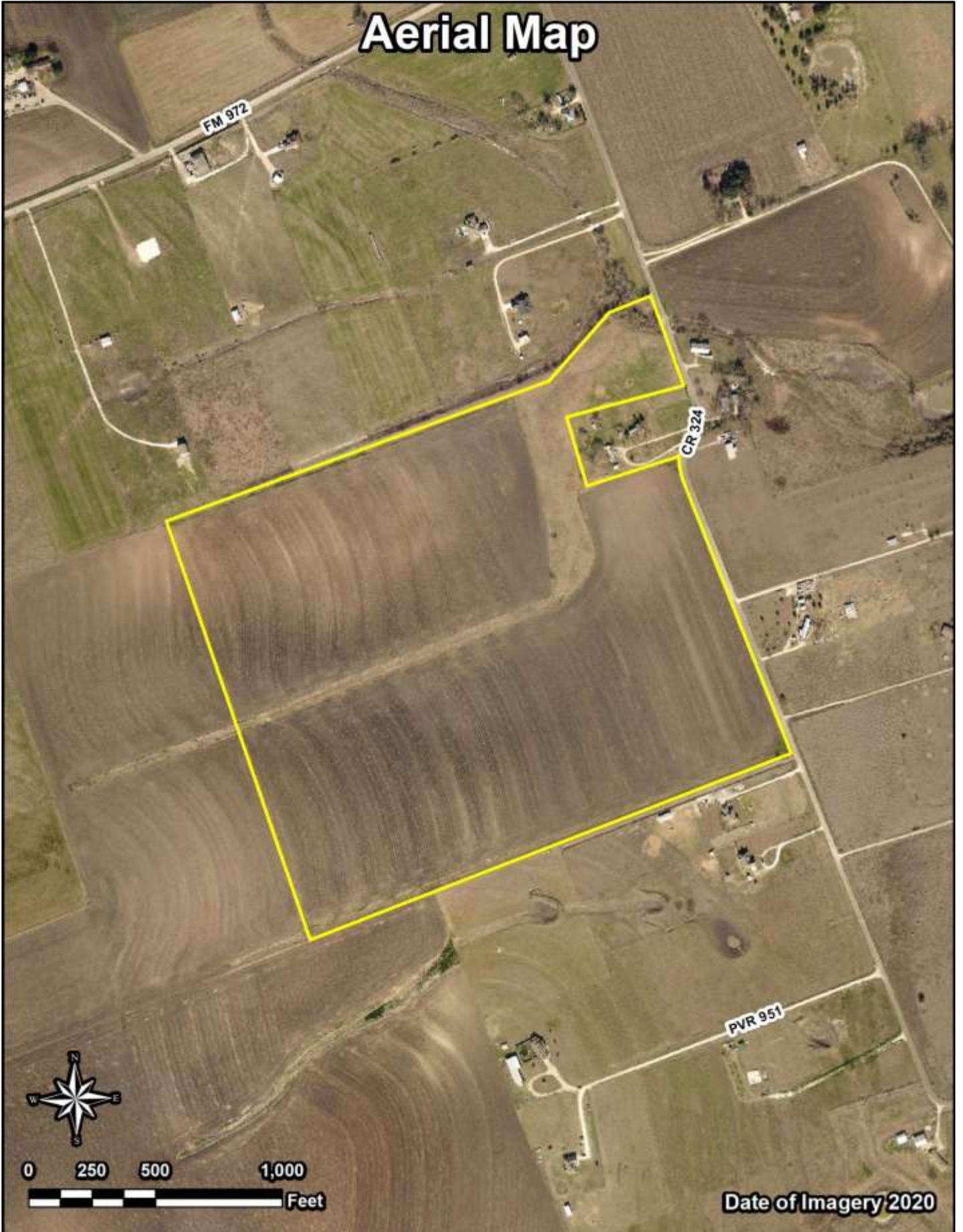
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# Aerial Map



0 250 500 1,000  
Feet

Date of Imagery 2020

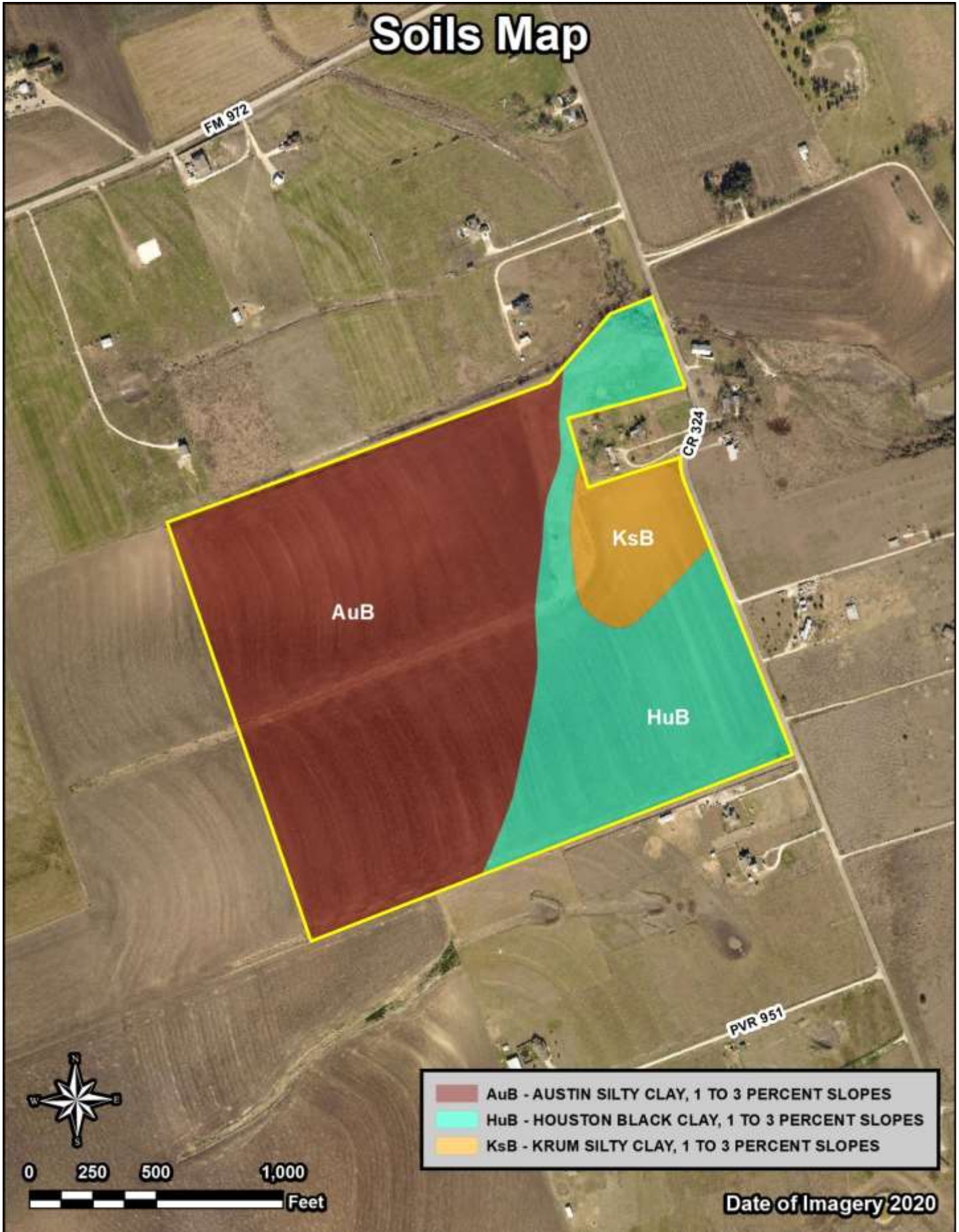


# Contour/Flood Map



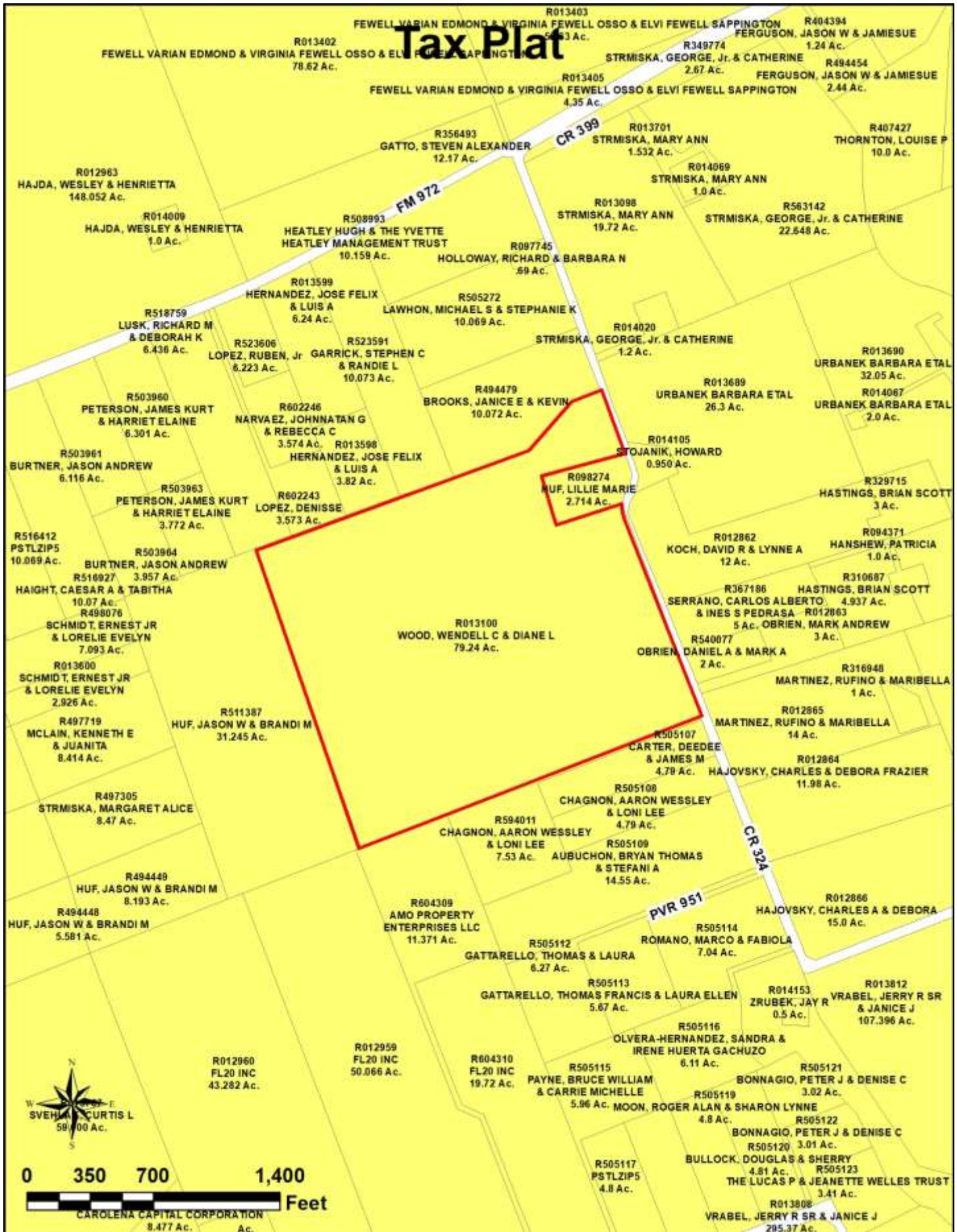


# Soils Map





# Tax Plat



R013402 FEWELL VARIAN EDMOND & VIRGINIA FEWELL OSSO & ELVI FEWELL SAPPINGTON 78.62 Ac.  
R013403 FEWELL VARIAN EDMOND & VIRGINIA FEWELL OSSO & ELVI FEWELL SAPPINGTON 56.33 Ac.  
R404394 FERGUSON, JASON W & JAMIESUE 1.24 Ac.  
R349774 STRMISKA, GEORGE, Jr. & CATHERINE 2.67 Ac.  
R494454 FERGUSON, JASON W & JAMIESUE 2.44 Ac.

R356493 GATTO, STEVEN ALEXANDER 12.17 Ac.  
R013701 STRMISKA, MARY ANN 1.532 Ac.  
R407427 THORNTON, LOUISE P 10.0 Ac.  
R014069 STRMISKA, MARY ANN 1.0 Ac.  
R563142 STRMISKA, GEORGE, Jr. & CATHERINE 22.648 Ac.

R014009 HAJDA, WESLEY & HENRIETTA 1.0 Ac.  
R508893 HEATLEY HUGH & THE YVETTE HEATLEY MANAGEMENT TRUST 10.159 Ac.  
R097745 HOLLOWAY, RICHARD & BARBARA N 1.59 Ac.  
R013599 HERNANDEZ, JOSE FELIX & LUIS A 6.24 Ac.  
R505272 LAWHON, MICHAEL S & STEPHANIE K 10.069 Ac.

R518759 LUSK, RICHARD M & DEBORAH K 6.436 Ac.  
R523606 LOPEZ, RUBEN, Jr 6.223 Ac.  
R523591 GARRICK, STEPHEN C & RANDIE L 10.073 Ac.  
R014020 STRMISKA, GEORGE, Jr. & CATHERINE 1.2 Ac.  
R013690 URBANEK BARBARA ETAL 32.05 Ac.

R503960 PETERSON, JAMES KURT & HARRIET ELAINE 6.301 Ac.  
R602246 NARVAEZ, JOHNNATAN G & REBECCA C 3.574 Ac.  
R013598 HERNANDEZ, JOSE FELIX & LUIS A 3.82 Ac.  
R494479 BROOKS, JANICE E & KEVIN 10.072 Ac.  
R013689 URBANEK BARBARA ETAL 26.3 Ac.

R503961 BURTNER, JASON ANDREW 6.116 Ac.  
R503963 PETERSON, JAMES KURT & HARRIET ELAINE 3.772 Ac.  
R602243 LOPEZ, DENISSE 3.573 Ac.  
R014105 STOJANIK, HOWARD 0.950 Ac.  
R013689 URBANEK BARBARA ETAL 26.3 Ac.

R516412 PSTLZIP5 10.069 Ac.  
R503964 BURTNER, JASON ANDREW 3.957 Ac.  
R516927 HAIGHT, CAESAR A & TABITHA 10.07 Ac.  
R498076 SCHMIDT, ERNEST JR & LORELIE EVELYN 7.093 Ac.  
R013600 SCHMIDT, ERNEST JR & LORELIE EVELYN 2.926 Ac.

R497719 MCLAIN, KENNETH E & JUANITA 8.414 Ac.  
R511387 HUF, JASON W & BRANDI M 31.245 Ac.  
R013100 WOOD, WENDELL C & DIANE L 79.24 Ac.  
R012862 KOCH, DAVID R & LYNNE A 12 Ac.  
R098274 HUF, LILLIE MARIE 2.714 Ac.

R497305 STRMISKA, MARGARET ALICE 8.47 Ac.  
R494449 HUF, JASON W & BRANDI M 8.193 Ac.  
R494448 HUF, JASON W & BRANDI M 5.581 Ac.  
R012865 MARTINEZ, RUFINO & MARIBELLA 14 Ac.  
R012864 HAJOVSKY, CHARLES & DEBORA FRAZIER 11.98 Ac.

R604309 AMO PROPERTY ENTERPRISES LLC 11.371 Ac.  
R505107 CARTER, DEEDEE & JAMES M 4.78 Ac.  
R505108 CHAGNON, AARON WESSLEY & LONI LEE 4.79 Ac.  
R505109 AUBUCHON, BRYAN THOMAS & STEFANI A 14.55 Ac.  
R012866 HAJOVSKY, CHARLES A & DEBORA 15.0 Ac.

R012959 FL20 INC 50.066 Ac.  
R505112 GATTARELLO, THOMAS & LAURA 6.27 Ac.  
R505113 GATTARELLO, THOMAS FRANCIS & LAURA ELLEN 5.67 Ac.  
R505114 ROMANO, MARCO & FABIOLA 7.04 Ac.  
R014153 ZRUBEK, JAY R 0.5 Ac.

R012960 FL20 INC 43.282 Ac.  
R604310 FL20 INC 19.72 Ac.  
R505115 PAYNE, BRUCE WILLIAM & CARRIE MICHELLE 5.96 Ac.  
R505116 OLVERA-HERNANDEZ, SANDRA & IRENE HUERTA GACHUZO 6.11 Ac.  
R013812 VRABEL, JERRY R SR & JANICE J 107.396 Ac.



CAROLINA CAPITAL CORPORATION 8.477 Ac.



# PHOTOS





## 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 confidential 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.

<b>TEXAG REAL ESTATE SERVICES, INC.</b>	<b>368153</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>LARRY D. KOKEL</b>	<b>0216754</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)