

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)

**PROPERTY FOR SALE:**  
**± 33.75 ACRES WILLIAMSON COUNTY, TEXAS**  
**455 CR 364**  
**GRANGER, TEXAS**

**LOCATION:**

Tract is located 8.7 miles north of Thrall north of FM 1331, along the north side of County Road 364, or ± 9.5 miles east of Granger, Texas. The property is situated ±2.5 miles northeast of FM 971 at CR 361 on the northeast side of Lake Grange Reservoir.

**LEGAL:**

± 33.75 acres out of the M. Davilla 11 League Survey, A-4, in Williamson County, Texas. 33.75 acres are part of Deed of Gift recorded in Document 2003122855 dated December 17, 2003.

**FRONTAGE:**

± 900 feet along north side of CR 364 in Granger, Texas.

**IMPROVEMENTS:**

None

**UTILITIES:**

Water: Bell Milam Falls WSC to west and north. Southwest Milam WSC is situated to southeast. Buyer is responsible for determining water availability. (See map)

**SCHOOL DISTRICT:**

Granger ISD

**TAXES:**

Currently under Agriculture Use 1-D-1 taxation (part of R449700, Williamson County)

Ag Assessed Value \$46,838 on 195.25 Acres

Taxes are \$2.40/acre based on Ag Value and 2021 tax rates.

Currently under Farm Lease and Ag use

**MINERALS:**

½ of oil, gas and mineral reserved by owner per V.483 P 250.

**LEASE:**

Farm lease to local farmer at \$65/acre. Tenant has farming rights through 2022 crop harvest. Farm lease can be prorated at closing.

**FLOOD PLAIN:**

None of this land is shown to be within FEMA 100 year floodplain.

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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:**

The tract offers ± 900 feet along north side of CR 364. Land is situated 2.5 miles northeast of Lake Granger. All cultivated acreage with elevated terrain offering long range views of northeastern Williamson County.

**Restrictions to be negotiated between Seller and Buyer within contract.**

**PRICE: \$1,012,500 (\$30,000/Acre)**

**COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.  
Commission to be earned and paid with acceptable contract at closing and funding.**

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## PHOTOS



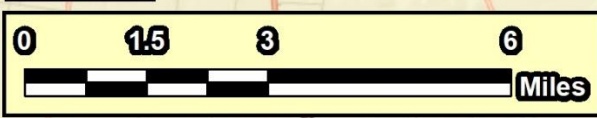
Southeast Corner, Facing West



Interior from Southwest of Land

# Location Map

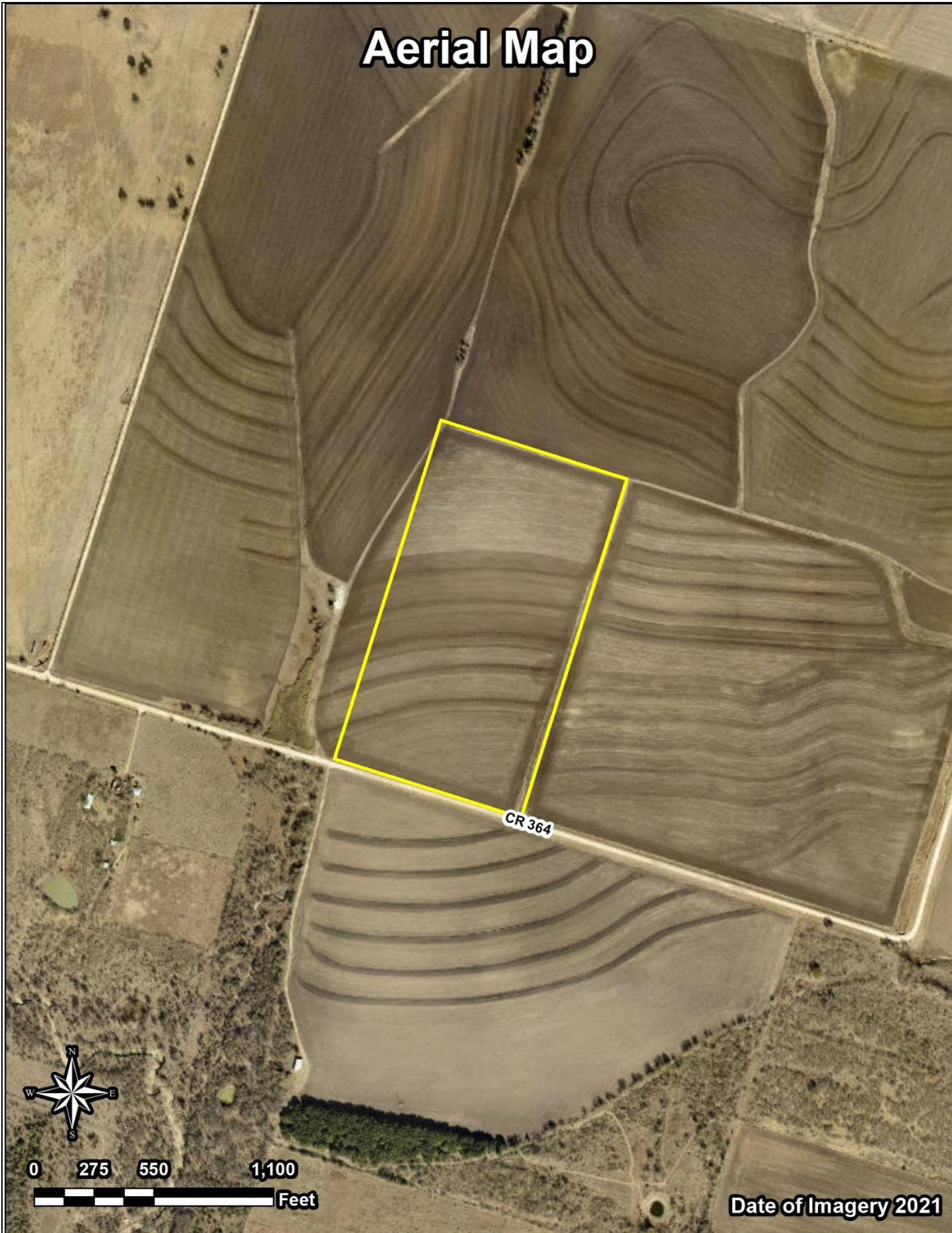
± 33.75 Acres  
CR 364



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



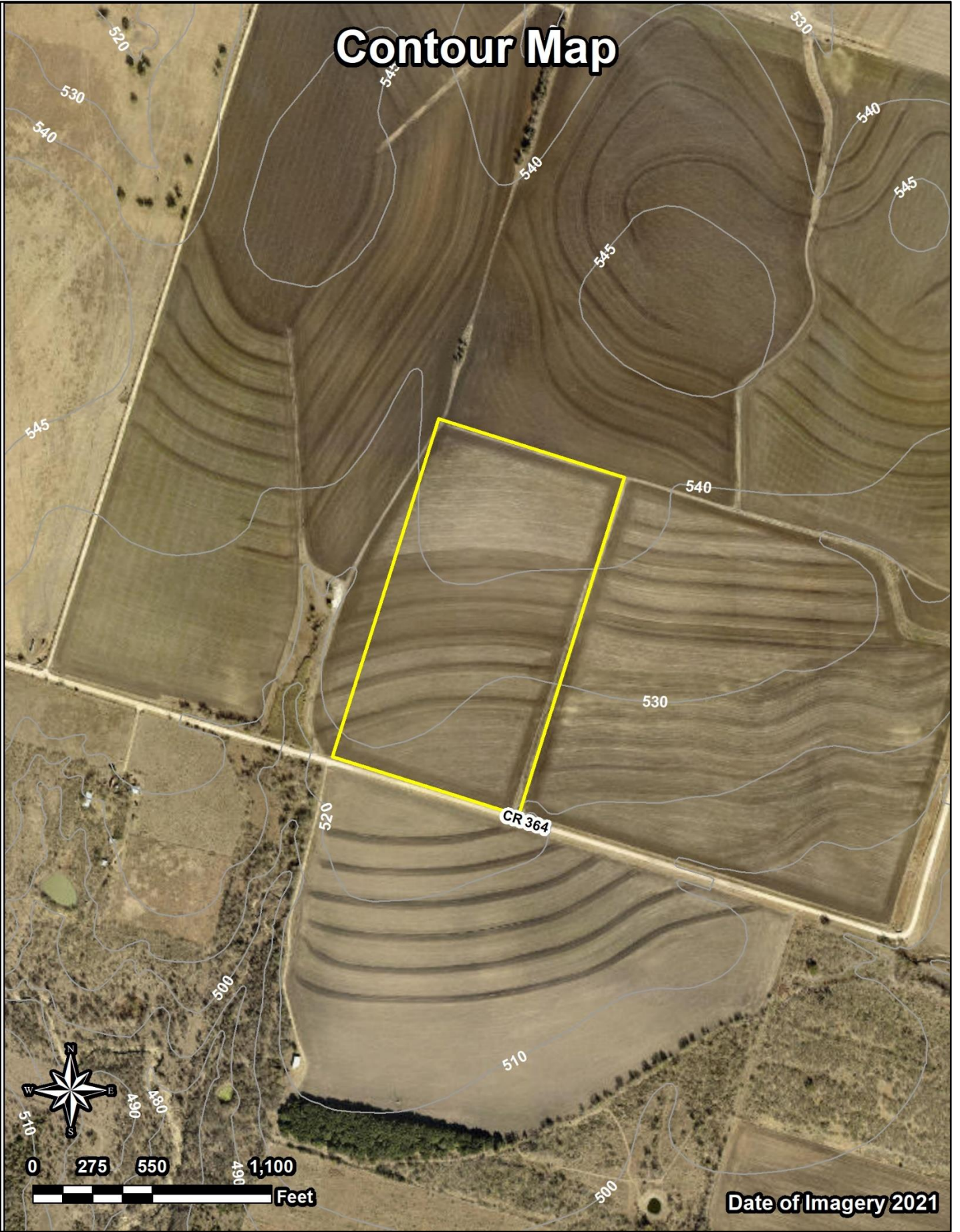
# Aerial Map



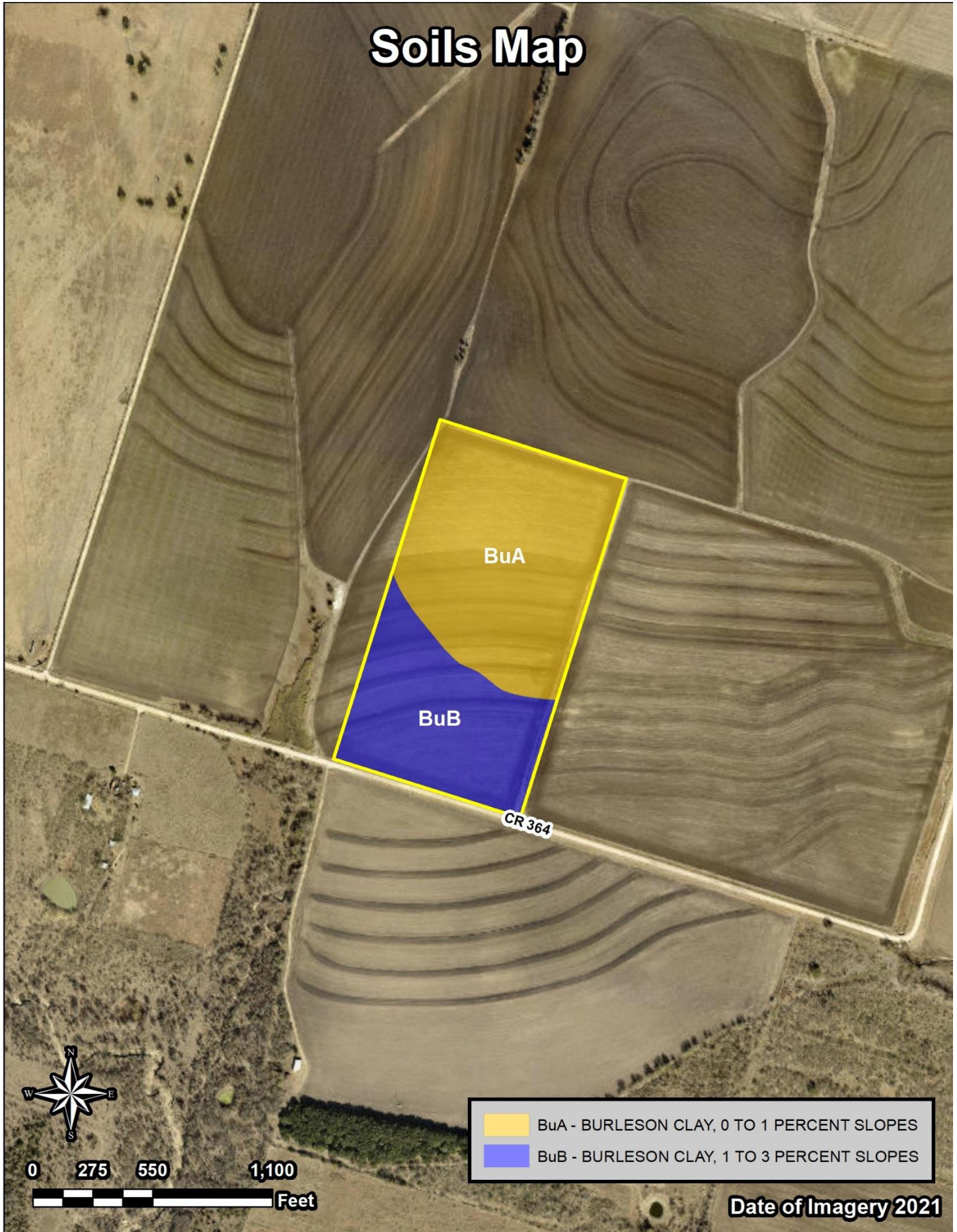
0 275 550 1,100  
Feet

Date of Imagery 2021

# Contour Map

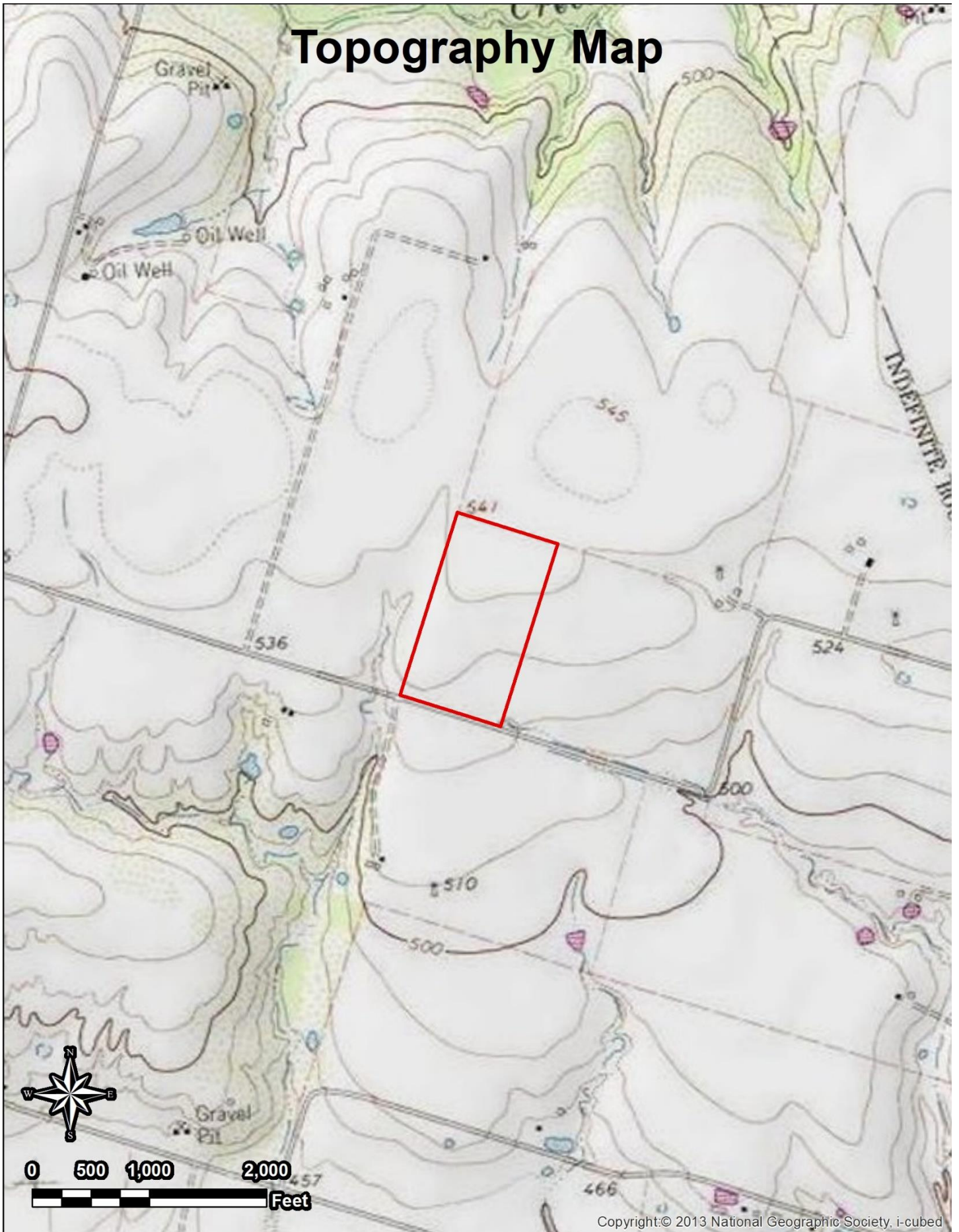


# Soils Map





# Topography Map



# Tax Plat

R484324  
TINCHER, ANDREW J  
10.01 Ac.

R012739  
VALENTA, JOHN & KATHLEEN  
140.8 Ac.

R012747  
SCHWERTNER FARMS INC  
148.6 Ac.

R449700  
WENTRCEK, JIMMY  
195.25 Ac.

R013844  
WILHELM, LINDA  
195.25 Ac.

R014016  
BOWLES, DONNA KAY  
1,000 Ac.

R013942  
SPACEK, MICHAEL J  
4,620 Ac.

R013038  
BOWLES, DONNA KAY  
73.700 Ac.

R013652  
SPACEK, MICHAEL J  
98.13 Ac.

R013714  
BARRINGTON, JAMES & KIM  
74.99 Ac.

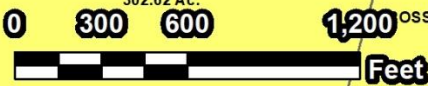
R013661  
STABENO, MARJEAN  
70.41 Ac.



R012893  
GABRIEL FARMS  
302.62 Ac.

R012463  
OSS, JOE DAVID & JOE WILLIAM & DAVID LEE  
193.02 Ac.

R012856  
MAREK, VINCE L & ISABELLE  
62.0 Ac.



# CCN Map - Water





## 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)