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BROKER:

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CLOSED JULY 2023
45.13 ACRES TOTAL

PROPERTY FOR SALE: 27.0 ACRES
CR 337, Granger, Texas
Williamson County

LOCATION/FRONTAGE:

Property is located on the west side of CR 337 (±852 feet) being 0.7 mile north of SH 29 in Williamson County, Texas.

LEGAL:

Williamson PID # R013345 – 9.0 Acres
R012607 (Part) – 18.0 Acres
Total – 27.0 Acres

UTILITIES:

Water: Jonah Special Utility District with 4" line on east side of CR 337. **Buyer is responsible for verification of line size and water capacity with Jonah SUD (Phone # 512-759-1286).**

Wastewater: Septic required.

SCHOOL DISTRICT:

Granger ISD

TAXES:

2022 taxes – Approximately \$67.00 based on Williamson Central Appraisal District. The subject property is under Agriculture Use in 2022 and prior years. Future change of use will trigger roll-back taxes which will be responsibility of Buyer.

MINERALS (Oil & Gas):

Sellers thought to own all. Mineral conveyance negotiable.

LEASE:

The property is currently leased for livestock grazing. Possession can be provided at closing or lease can be continued to preserve Ag use. Details of possession and lease to be stated in future contract to sell/purchase.

FLOOD PLAIN:

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

IMPROVEMENTS:

No improvements.

COMMENTS:

The 27.0 acres has prior history of being a 9.0 acre tract and an 18.0 acre tract owned by daughter and mother. Property is 0.7 mile north of SH 29 and about 1 mile west of SH 95 in close proximity to Circleville, Texas which is located between Traylor and Granger. Attractive acreage homesite and long term investment in land within Williamson County. **Owner has additional land to south which may be available for purchase subject to acreage and price determination.**

PRICE: \$783,000.00
(\$29,000/Acre)

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

Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

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.

Location Map

Jade Brockman
9 Acre Tract

Ruth Brockman
18 Acre Tract

±7 Miles to Samsung

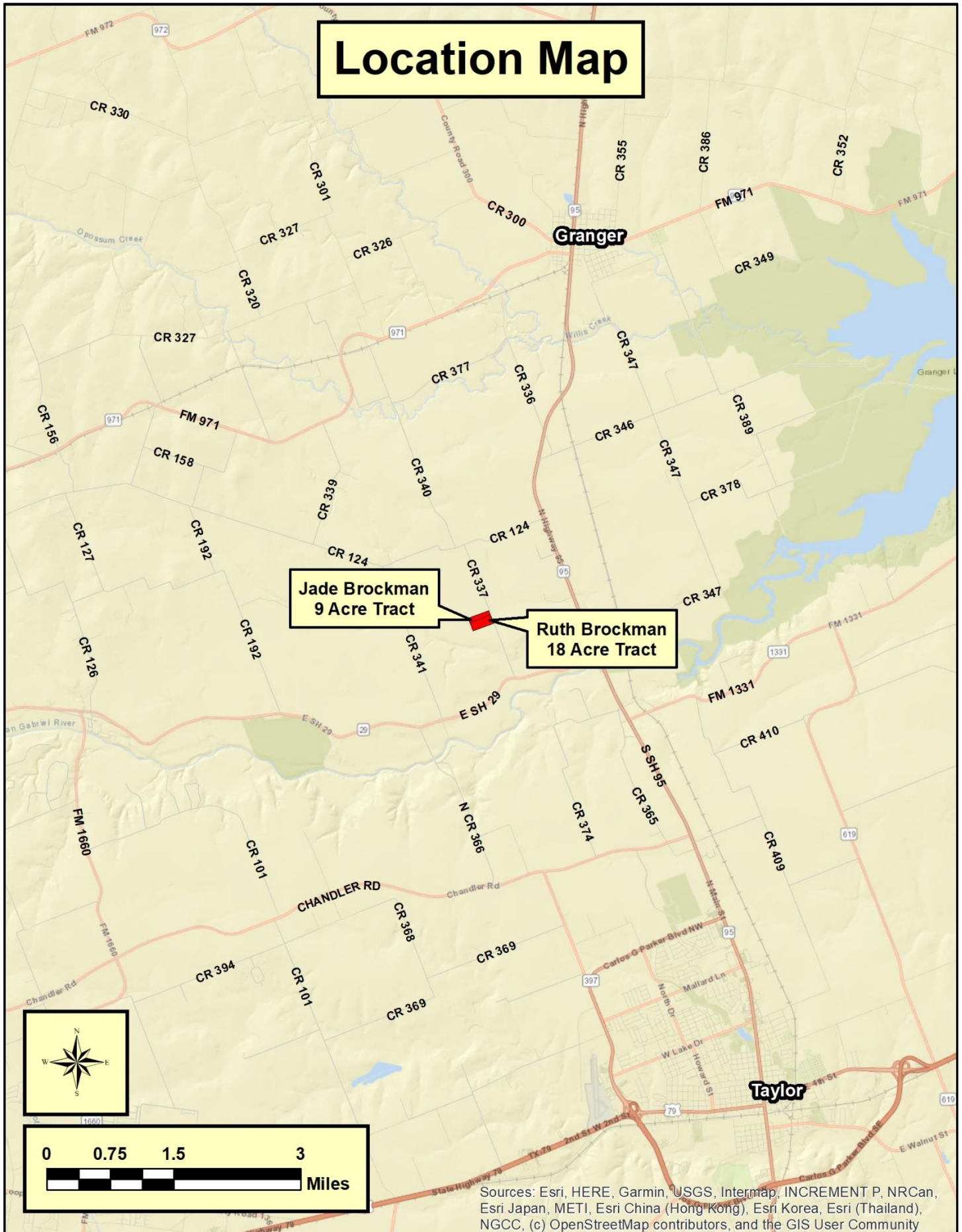
Samsung



0 6,000 12,000 24,000
Feet

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

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

Aerial Map

CR 337

Jade Brockman Tract

Ruth Brockman Tract

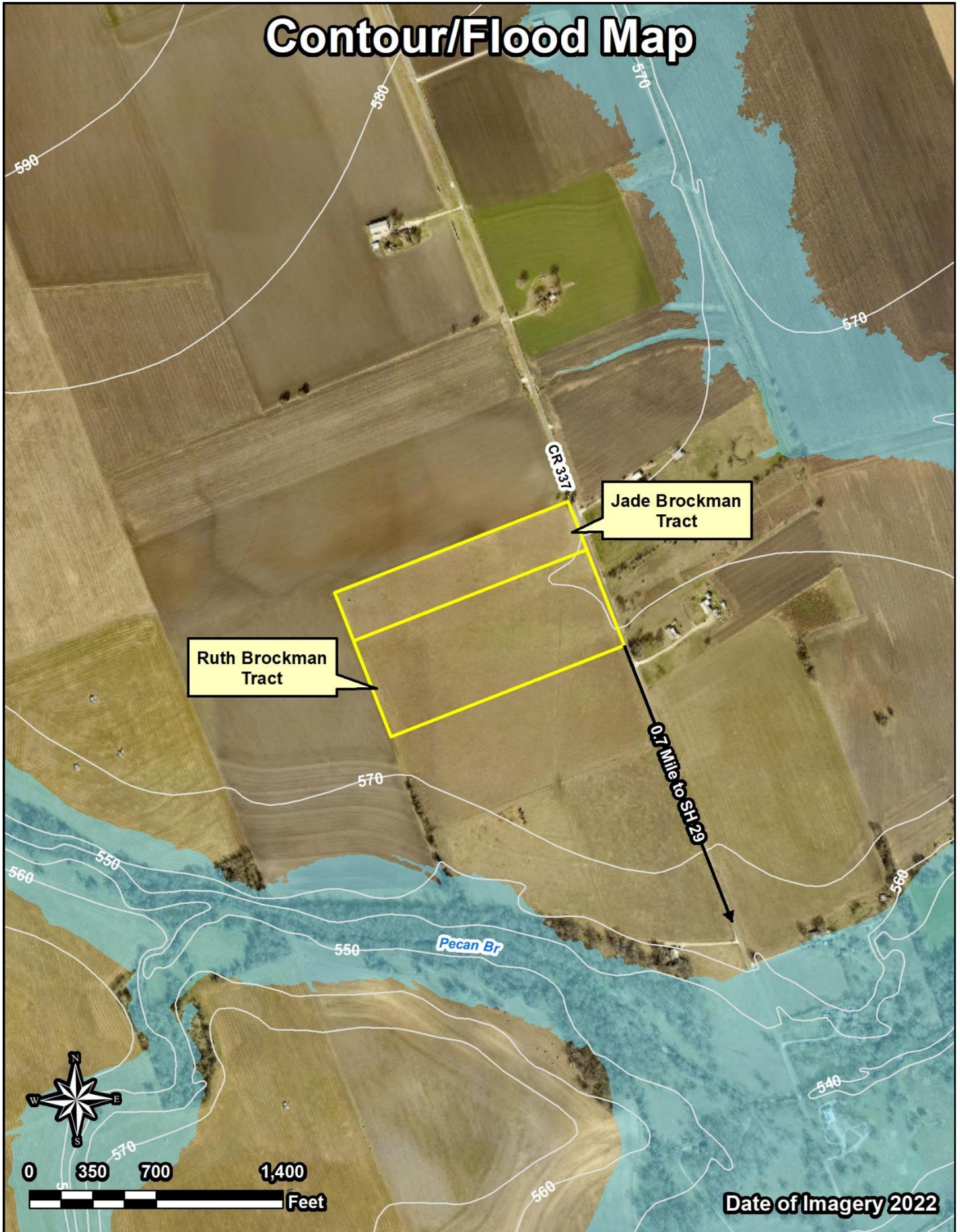
0.7 Mile to SH 29

Pecan Br

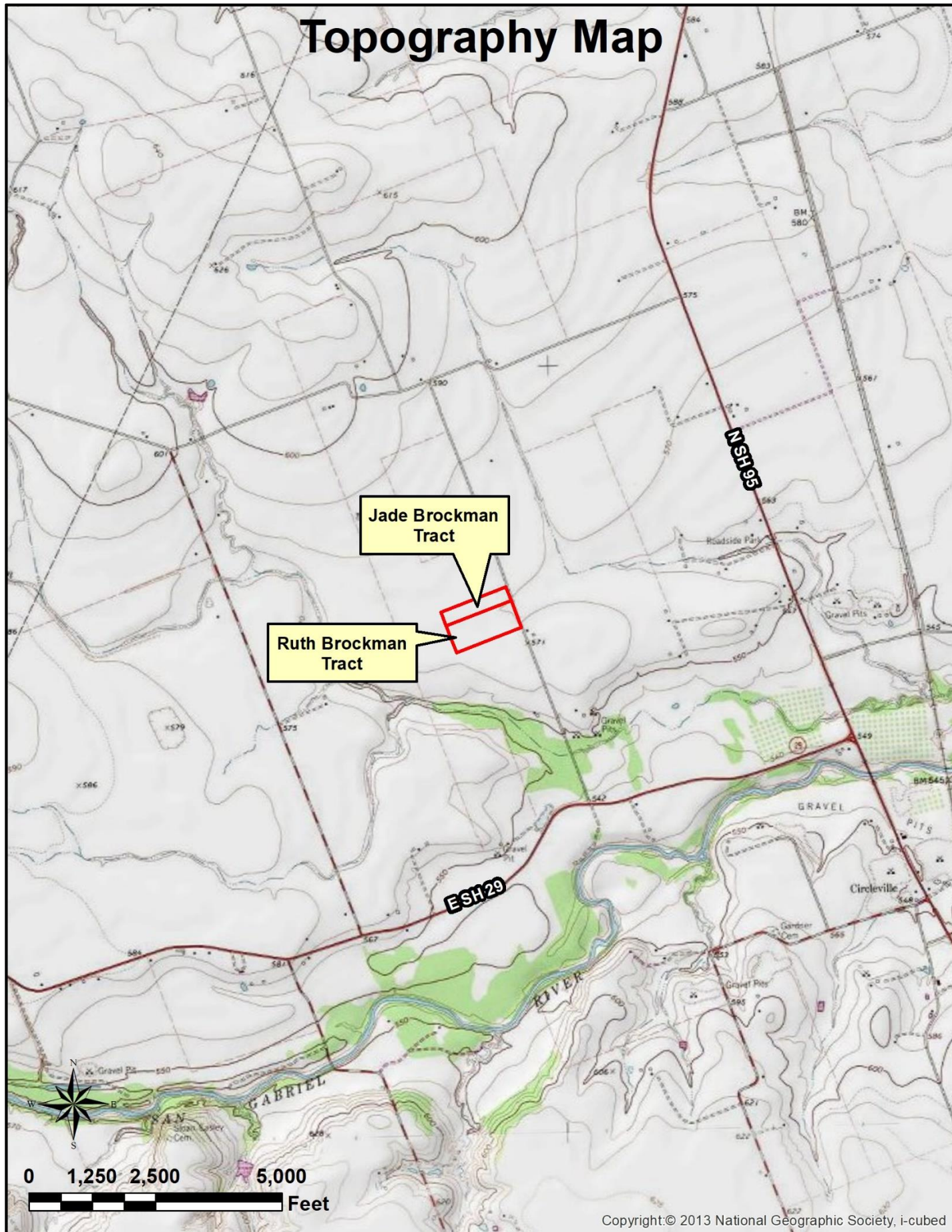
Date of Imagery 2022



Contour/Flood Map



Topography Map



Soils Map

Ruth Brockman Tract

Jade Brockman Tract

BrA

KsA

CR 331

Pecan Br



0 225 450 900 Feet

BrA - BRANYON CLAY, 0 TO 1 PERCENT SLOPES
KsA - KRUM SILTY CLAY, 0 TO 1 PERCENT SLOPES

Date of Imagery 2022

CCN Map - Water

CR 124

CR 338

CR 331

Jade Brockman
Tract

Ruth Brockman
Tract

JONAH
WATER SUD

Pecan Br

ESH 29

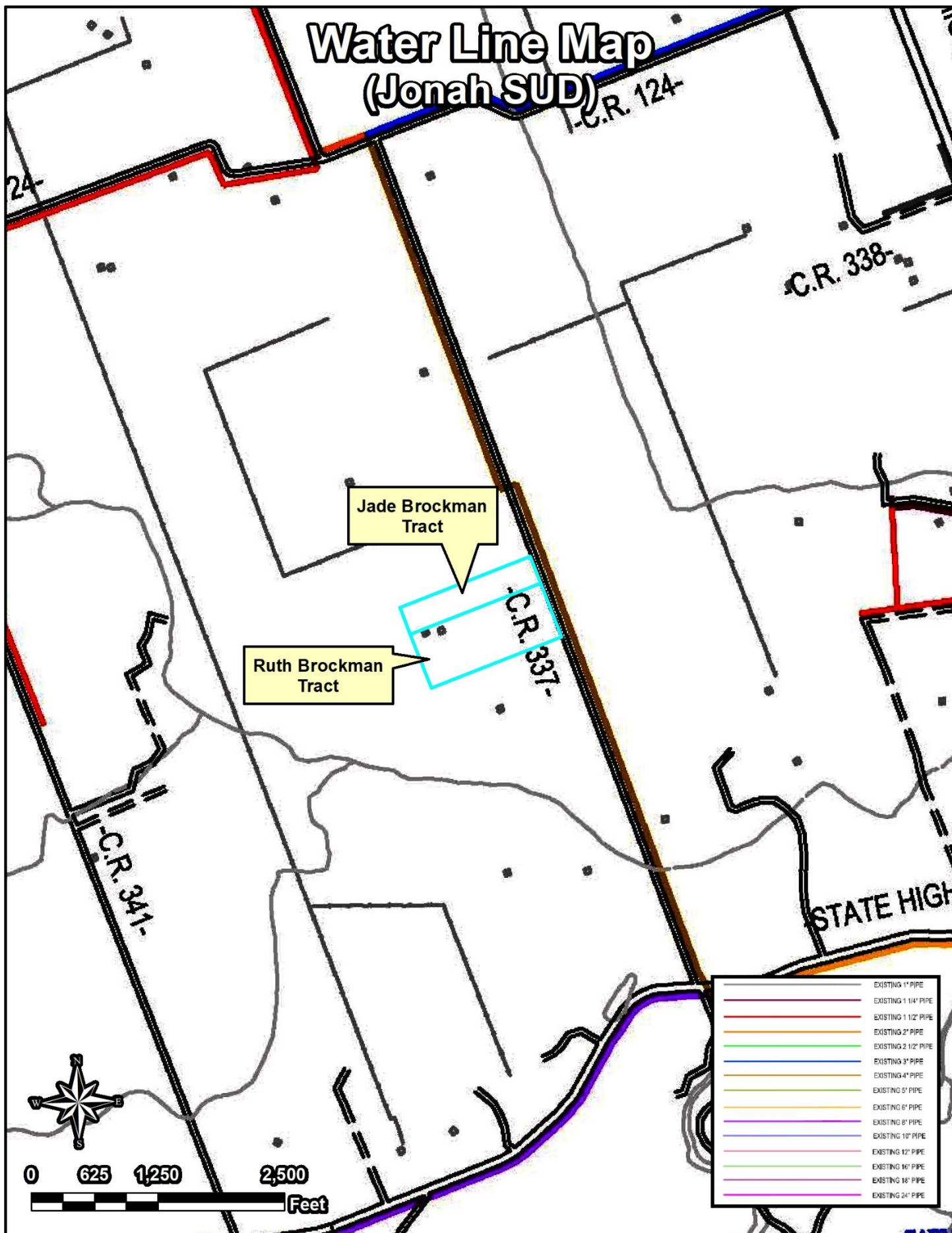


0 500 1,000 2,000
Feet

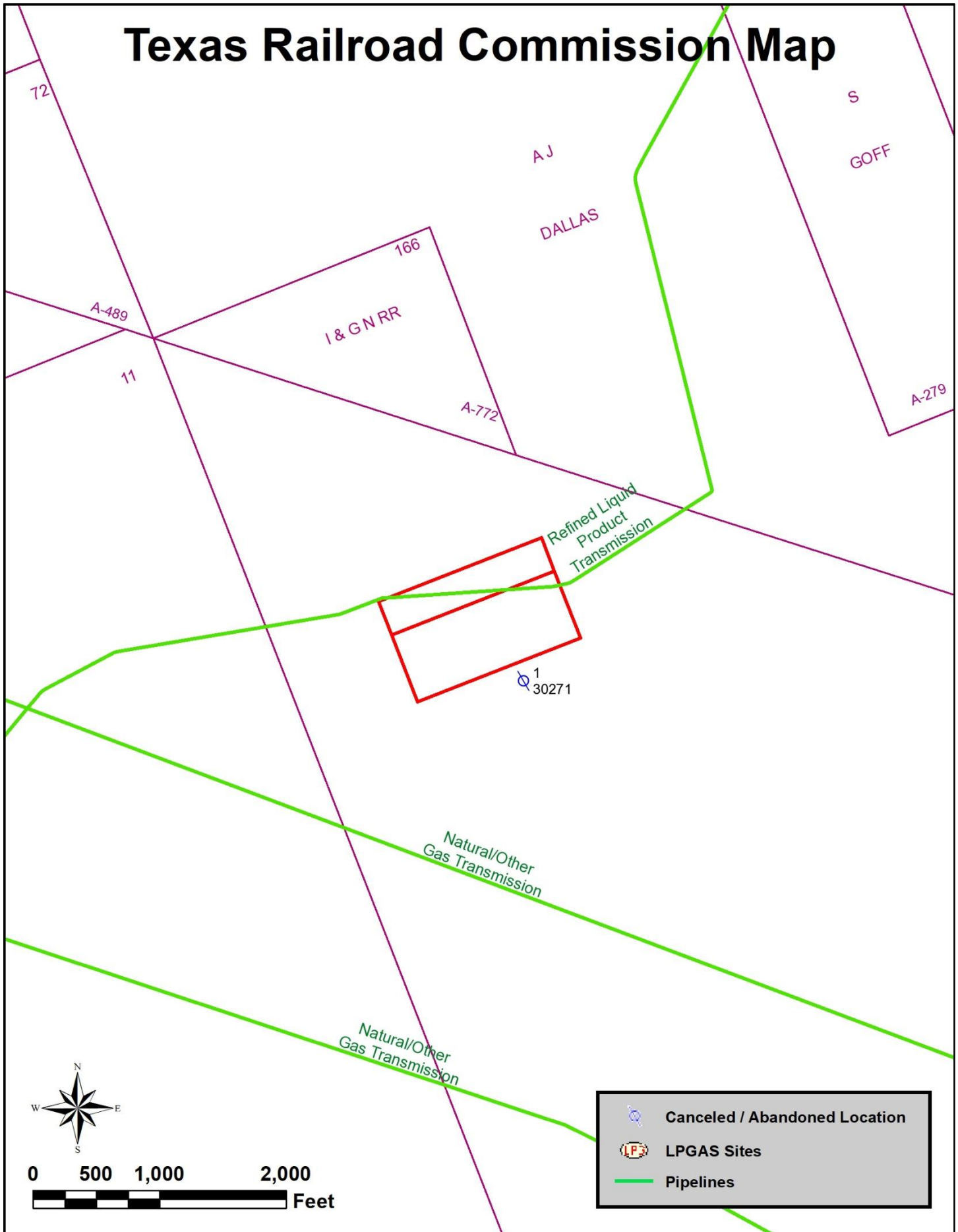
San Gabriel Riv

Date of Imagery 2022

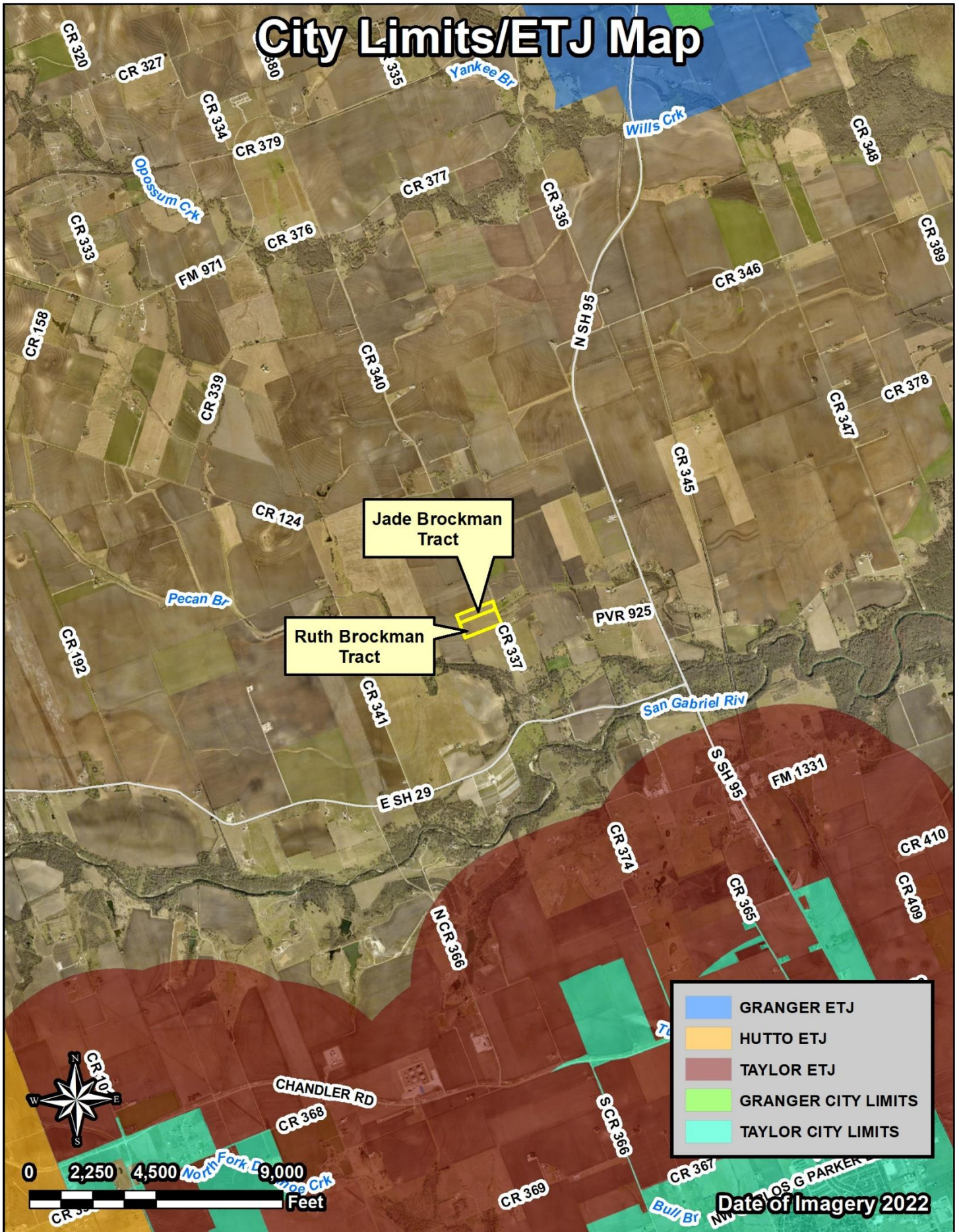
Water Line Map (Jonah SUD)



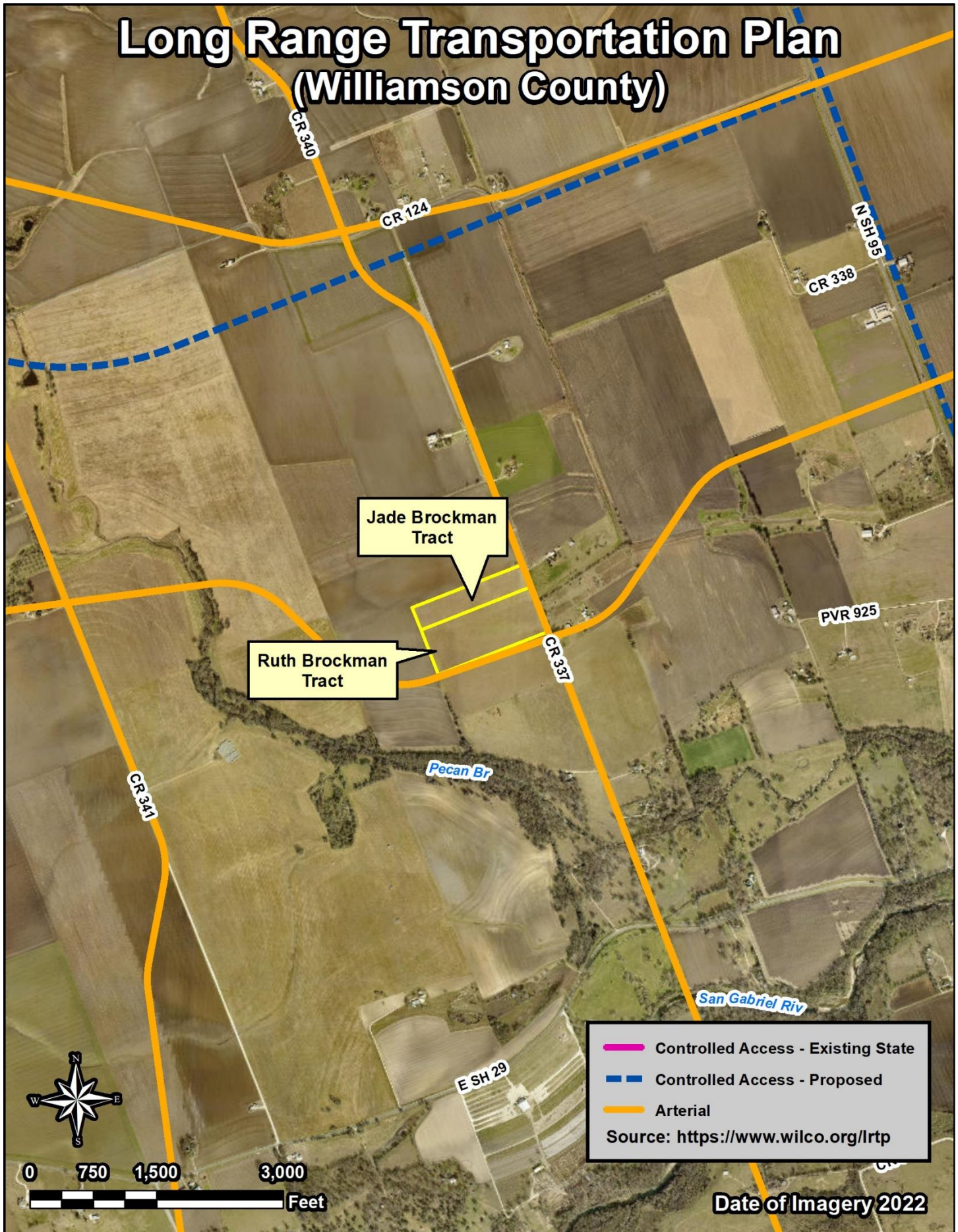
Texas Railroad Commission Map



City Limits/ETJ Map



Long Range Transportation Plan (Williamson County)



Tax Plat

Map showing land parcels with owner names and acreages. The map includes roads CR 124, CR 337, and E SH 29. A parcel owned by Brockman, Jade L. is highlighted in red.

Parcel Data:

Parcel ID	Owner	Acreage
R012513	THE BARTOSH PARTNERS LTD	42.79 Ac.
R013910	CHARM HOLDINGS LLC	17.131 Ac.
R520700	MOUTON, ALEX & CHRISTIE	1.488 Ac.
R635668	APOLISTA, VINCENT EDWARD & CHERYL LORENA	21.95 Ac.
R012577	BOHAC, ALVIN & ELIZABETH MEYER	40.0 Ac.
R013798	VOLCIK, JOHNNIE E & DORIS NELL	9.500 Ac.
R017611	FILLA, MILTON & DEBBIE	8.380 Ac.
R013307	RIEGER, ANNETTE STRMISKA	43.0 Ac.
R017613	FILLA, MILTON & DEBBIE	8.380 Ac.
R013662	STABENO, LIN & LLOYD & PATRICK & CASSIE SAMUELSON	53.370 Ac.
R017620	FILLA, DEBORAH KRISTINE	8.38 Ac.
R017749	FILLA, MILTON & DEBBIE	8.38 Ac.
R017779	ALBRITTON, EVELYN	8.38 Ac.
R013922	ZRUBEK, FRANK JR (LE)	7.9 Ac.
R013282	STABENO, LLOYD K & PAMELA	.86 Ac.
R013281	STABENO, LIN & LLOYD & PATRICK & CASSIE SAMUELSON	58.470 Ac.
R096907	NAIZER, JON Z & ELOISE O (LE)	59.29 Ac.
R013283	STABENO, LLOYD K & PAMELA	74.74 Ac.
R349099	KOCUREK, JOHN C	6.034 Ac.
R012521	KAMINKOW, DANIEL & SHAWN M, II	5.17 Ac.
R013497	ROCHA, ALEJANDRO	11.37 Ac.
R332907	KAMINKOW, DANIEL & SHAWN M, II	1.0 Ac.
R097003	STABENO, LLOYD K & PAMELA	30.64 Ac.
R013907	ZETT, RONNIE C	.84 Ac.
R013911	ZETT, RONNIE C	.84 Ac.
R013906	ZETT, RONNIE C	4.16 Ac.
R019284	FOX, JOHN B & CAROL	267.84 Ac.
R445656	UNKNOWN GRANGER	2.74 Ac.
R346289	SCARBROUGH, LINDA	22.2625 Ac.
R346288	JOSEY DONNA S & POPPIES & PAINT LTD	42.302 Ac.
R01366922	MEREDITH, JON & JONNI	42.302 Ac.
R098257	MILES, JOHN HUNTER, III	38.78 Ac.
R014136	BROCKMAN, RUTH	12.5 Ac.
R319169	BROCKMAN, RUTH	1.0 Ac.
R013284	MIKULENCAK, CHARLIE W	99.6587 Ac.
R012607	BROCKMAN, RUTH	86.974 Ac.
R013986	BROCKMAN, RUTH	2.0 Ac.
R013105	SAEGERT, DANIEL A & JUDY K	61.04 Ac.
R367695	HERTLESS, Jr., RICHARD & FRANCES	1.445 Ac.
R012638	HERTLESS, Sr., RICHARD E & MARY E	8.605 Ac.
R013345	BROCKMAN, JADE L	9.0 Ac.
R013285	STEFEK, LARRY J & JANIE	71.240 Ac.
R014131	CR337 SAI INVESTMENTS LLC	44.983 Ac.
R012680	STEFEK, LARRY J & JANIE	15.015 Ac.
R097524	STEFEK, LARRY J & JANIE	1.000 Ac.
R012681	STEFEK, LARRY J & JANIE	39.000 Ac.
R013909	THE BARTOSH PARTNERS LTD	8.21 Ac.
R351323	THE BARTOSH PARTNERS LTD	6.37 Ac.
R013908	THE BARTOSH PARTNERS LTD	45.43 Ac.
R372307	AUM ESTATES LLC	34.869 Ac.
R013303	MICHALIK, LESLIE	14.86 Ac.
R448802	MICHALIK, STEVEN (LE)	14 Ac.
R014032	MICHALIK, STEVEN (LE)	1 Ac.
R325716	CR337 SAI INVESTMENTS LLC	22.025 Ac.
R013972	CR337 SAI INVESTMENTS LLC	6.082 Ac.
R329634	SCHNEIDER, DANNY & TERESA	25 Ac.
R012468	SCHNEIDER, DANNY & TERESA	9.75 Ac.
R013797	VOLCIK, JOHNNIE E & DORIS NELL	30.000 Ac.
R013454	WILSON, MICHAEL A & SHAMARA L	20.95 Ac.
R014045	WILSON, MICHAEL A & SHAMARA L	1.000 Ac.
R449691	MICHALIK WILLIAM J TR OF THE WILLIAM J & MILDRED MICHALIK TRUST	9.03 Ac.

Scale: 0 to 2,000 Feet. 0 to 0.38908 Miles.

Compass Rose: N, S, E, W.

PHOTOS



Northeast Corner Facing South.



Northeast Corner Facing West.

PHOTOS



Southeast Corner Facing North.



Northwest Corner Facing South Along West Line.



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.

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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

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Larry Kokel

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IABS 1-0 Date
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