

TEXAG Real Estate Services, Inc.
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Phone: 512-930-5258
Fax: 512-943-4539
www.texag.com



BROKER:

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

**PROPERTY FOR SALE:
108.657 ACRES
CR 303 JARRELL, TX 76537
WILLIAMSON COUNTY, TEXAS**

LOCATION/FRONTAGE:

Property is located 1.1 mile south of FM 487 and 0.7 mile north of FM 1105 on the east side of CR 303 with 2,325 feet of road frontage.

LEGAL:

108.657 acre of land located in the Herman Aiken Survey, A-25 and JJ Stubblefield Survey, A-563. Property described in partition deed dated November 9, 2023 recorded in Doc#2023093940 of Williamson County Deed Records.

UTILITIES:

Jarrell Schwertner WSC line along CR 303 (12"). City of Jarrell wastewater lines along south side of Donahoe Creek.

SCHOOL DISTRICT:

Bartlett ISD

TAXES:

Currently under Agriculture Use Valuation
2024 Tax Account R008407 (65.0 Acres) & R654681 (43.657 Acres)

MINERALS (OIL & GAS):

Sellers thought to own all. Minerals shall convey with acceptable contract.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the property is not located within the 100 year floodplain.

EASEMENTS:

Jarrell-Schwertner water easement and easements of record as visible on land.

IMPROVEMENTS:

No improvements except perimeter fences.

COMMENTS:

The land offers elevated terrain with good drainage and live oak, elm and cedar tree cover. Active residential homesite development west of property. Property has direct access to Jarrell-Schwertner water and City of Jarrell wastewater. Buyer responsible for securing commitment for service.

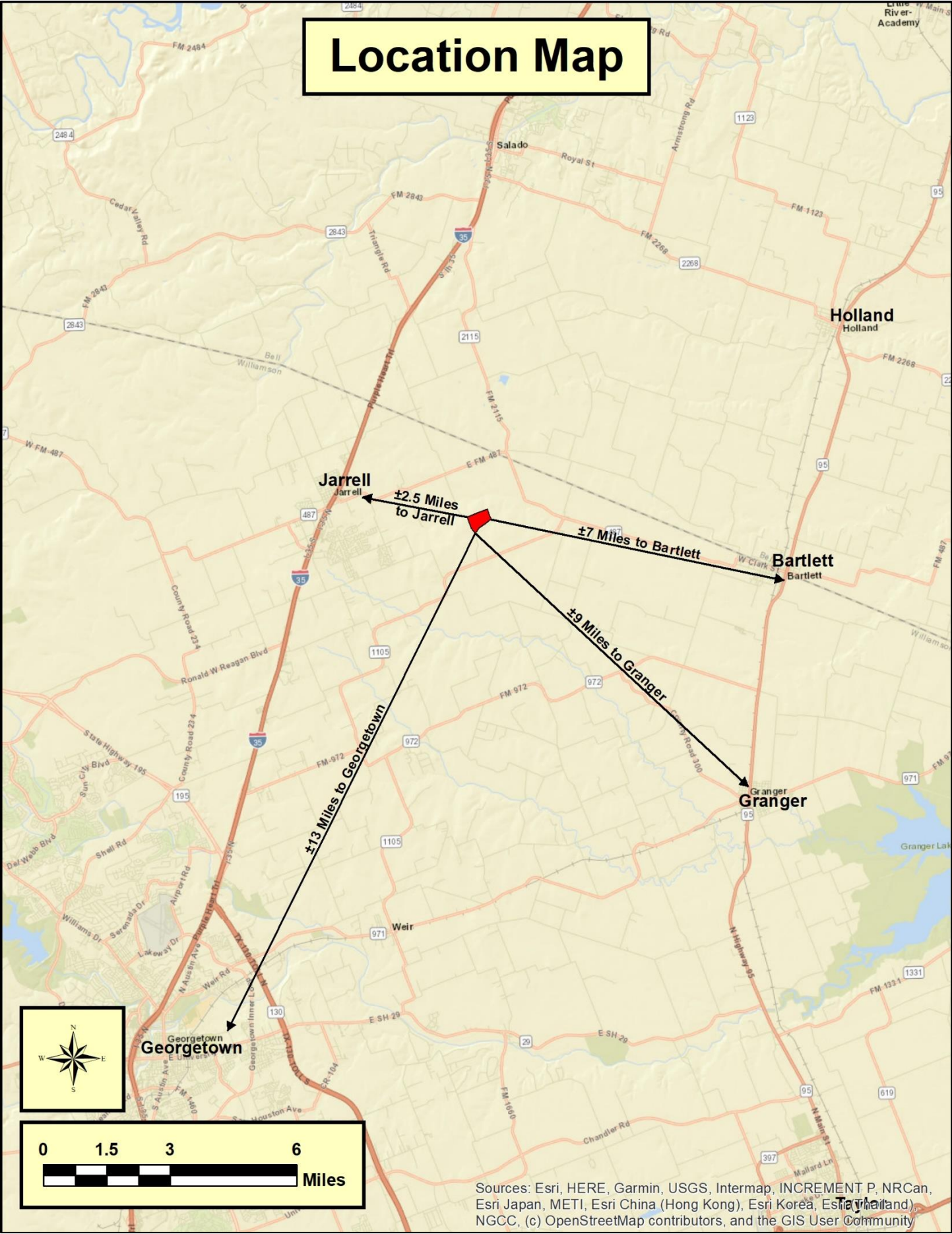
**PRICE: \$4,998,222.00
(\$46,000/Acre)**

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

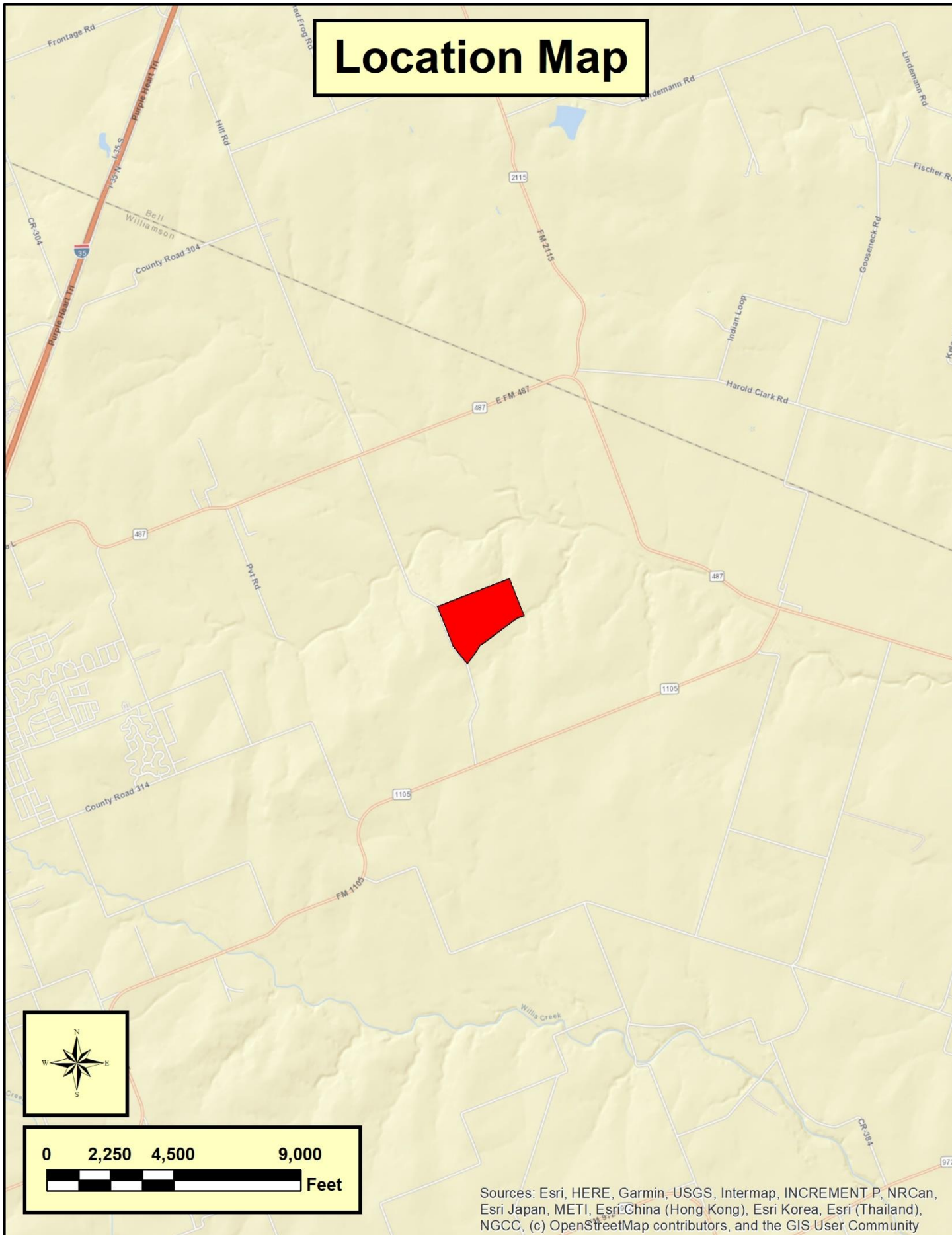
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Location Map



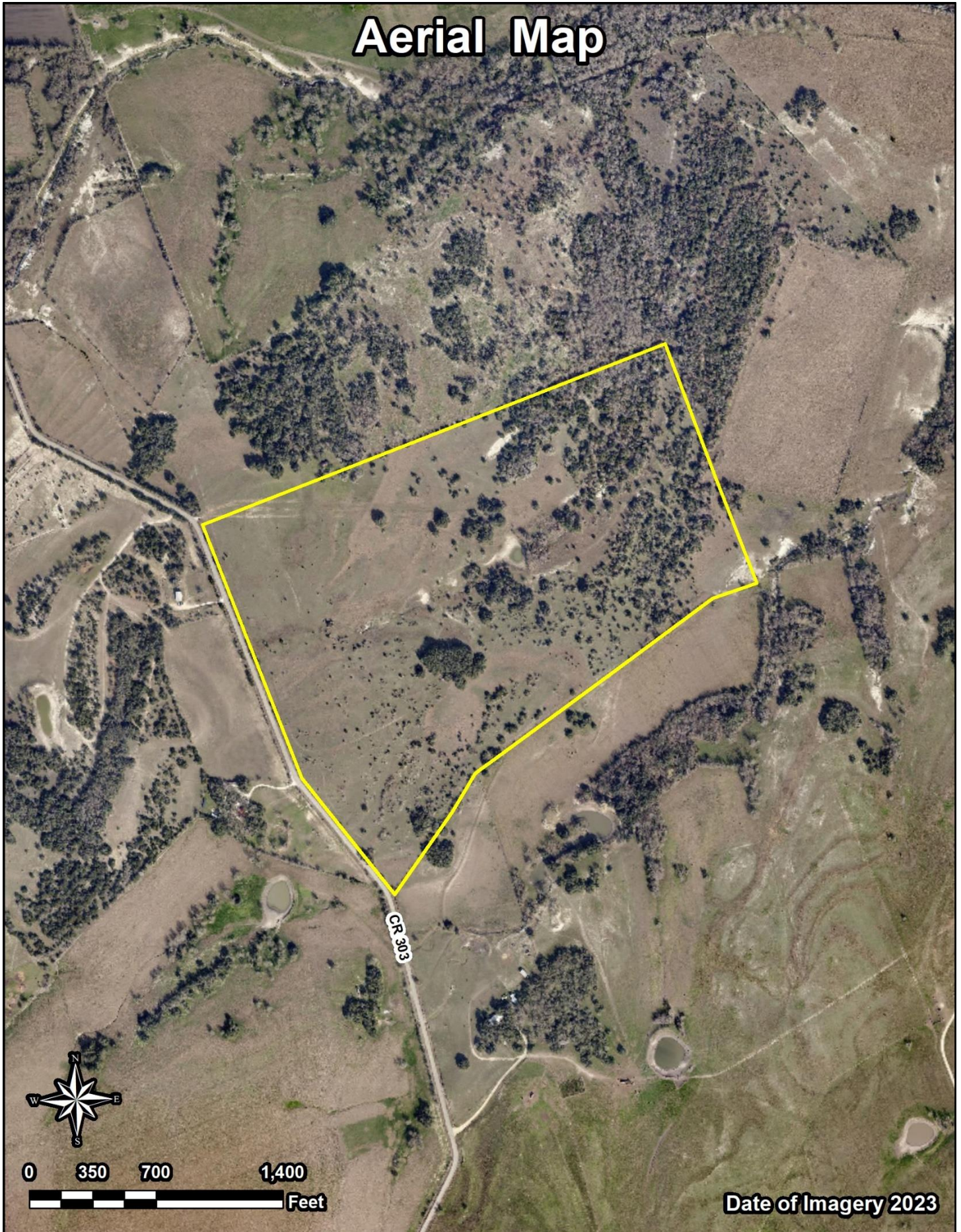
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Japan), Swisstopo, GEBCO, CNR, NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map

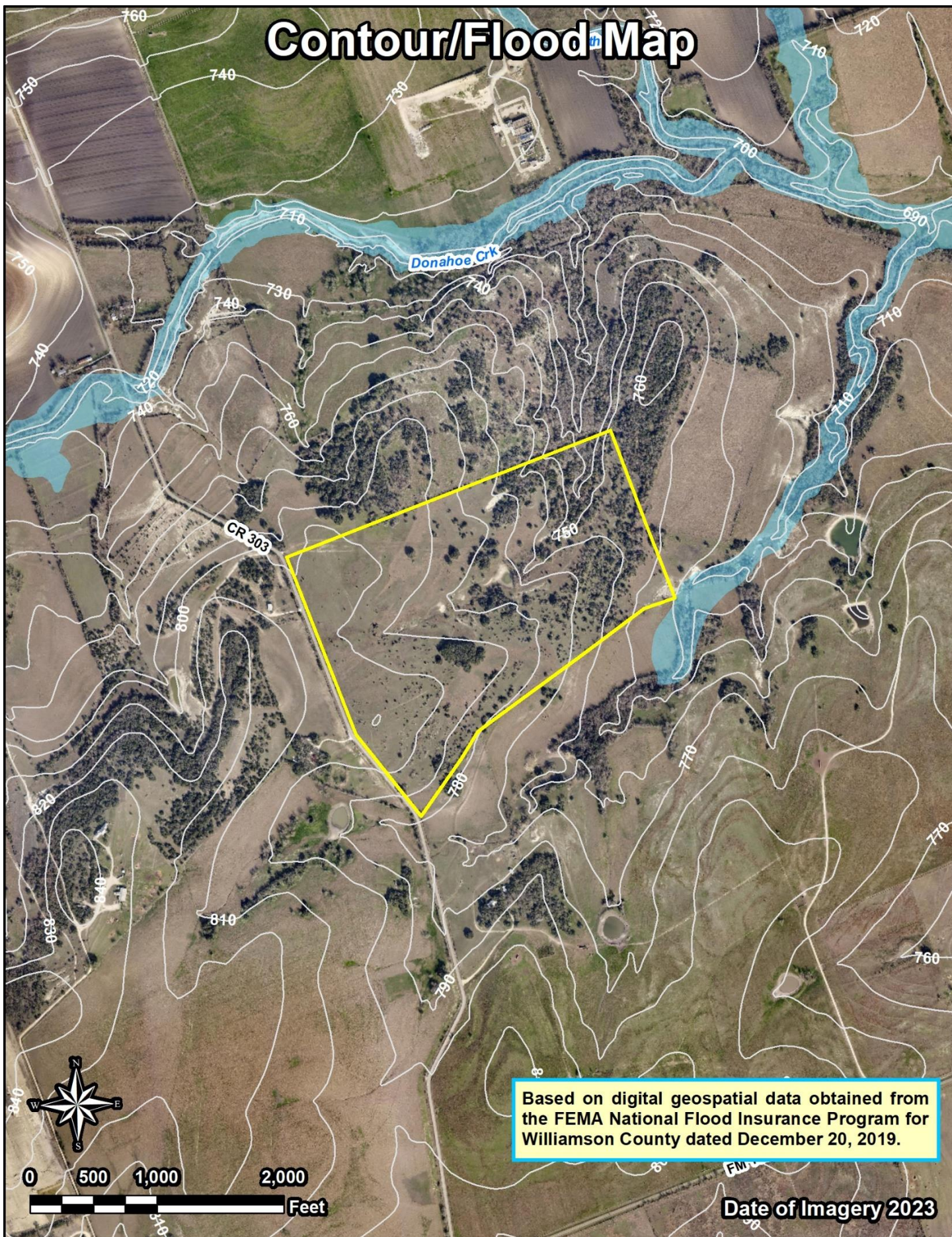


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Aerial Map



Contour/Flood Map



[illegible]

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City Limits/ETJ Map

Legend:

- Jarrell ETJ (Red)
- Jarrell City Limits (Green)

Scale: 0 to 9,000 Feet

Date of Imagery 2022

Map Labels:

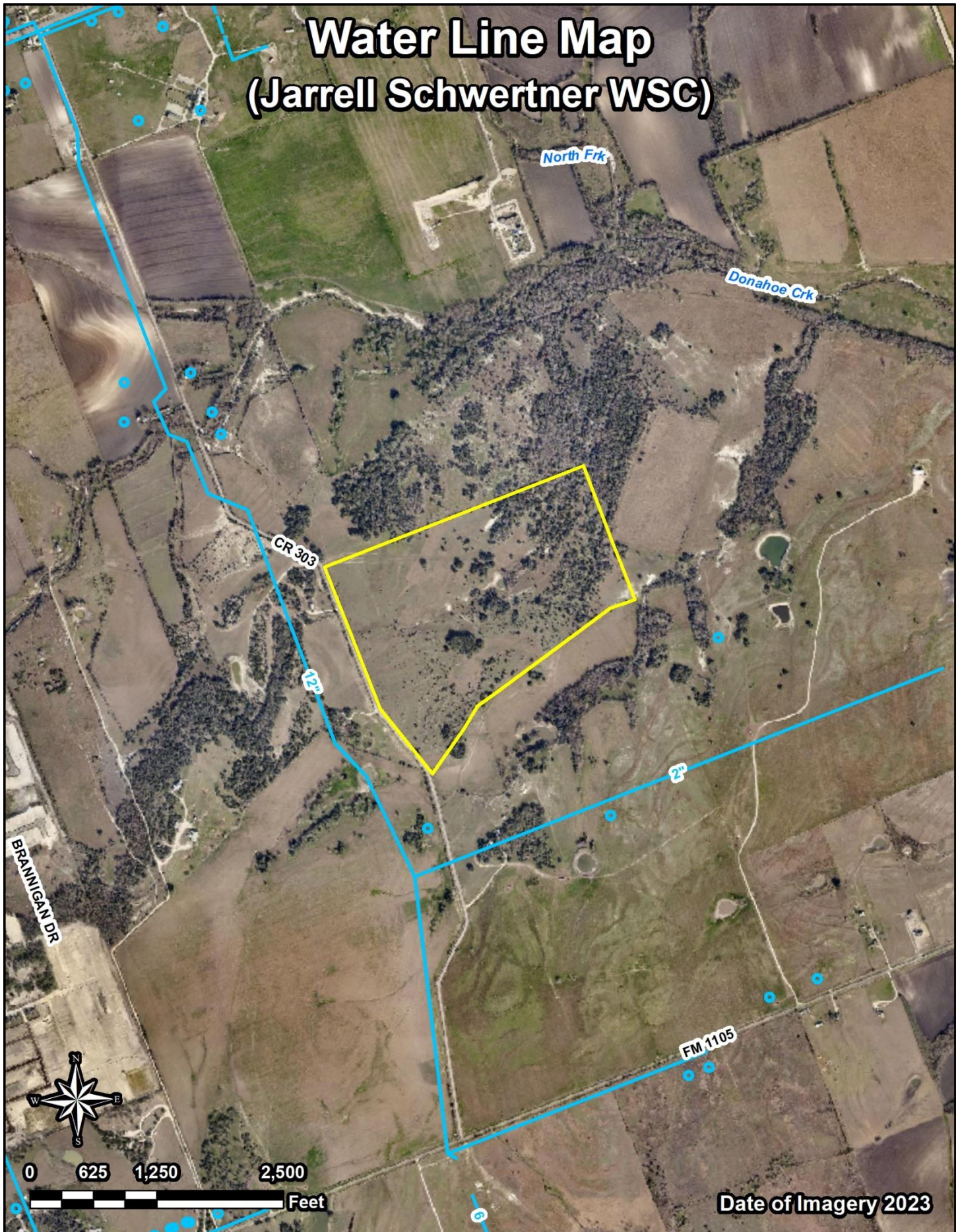
- FRONTAGE RD
- I H 35 SERVICE ROAD
- HILL RD
- HARE RD
- W CR 304
- N IH 35
- ECR 304
- FM 2115
- LINDEMANN RD
- GOOSENECK RD
- HAROLD CLARK RD
- CR 392
- CR 322
- CR 323
- Long Br
- CR 384
- CR 302
- CR 321
- CR 382
- FM 972
- CR 318
- CR 319
- Wills Crk
- DRVM
- FM 1105
- RAELN
- CR 311
- CR 315
- CR 314
- CR 301
- Donahoe Crk
- PVR 924
- CR 303
- CR 313
- CR 332
- CR 316
- Oposo Crk
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- CR 400

 Jarrell ETJ
 Jarrell City Limits

CCN Map - Water



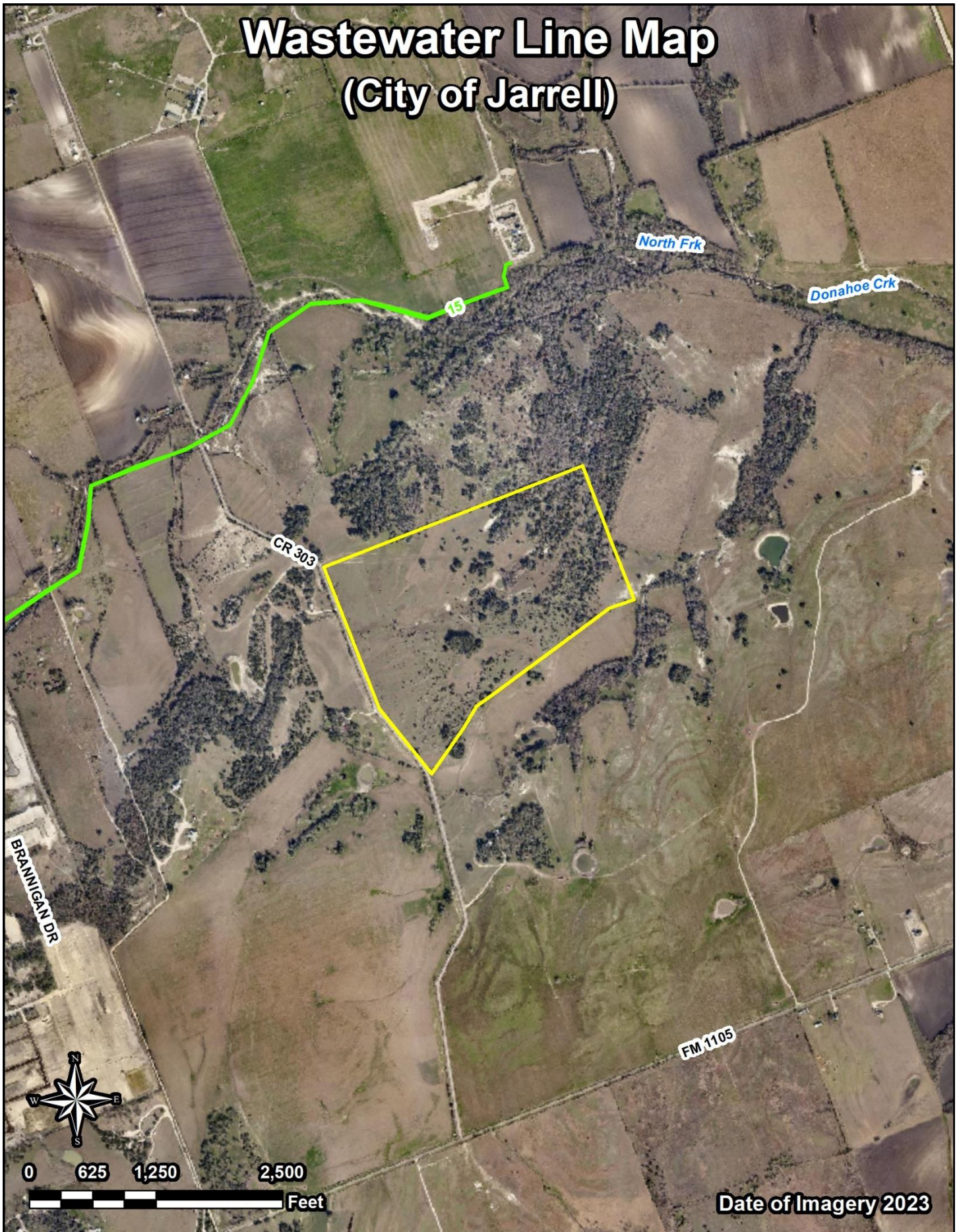
Water Line Map (Jarrell Schwertner WSC)



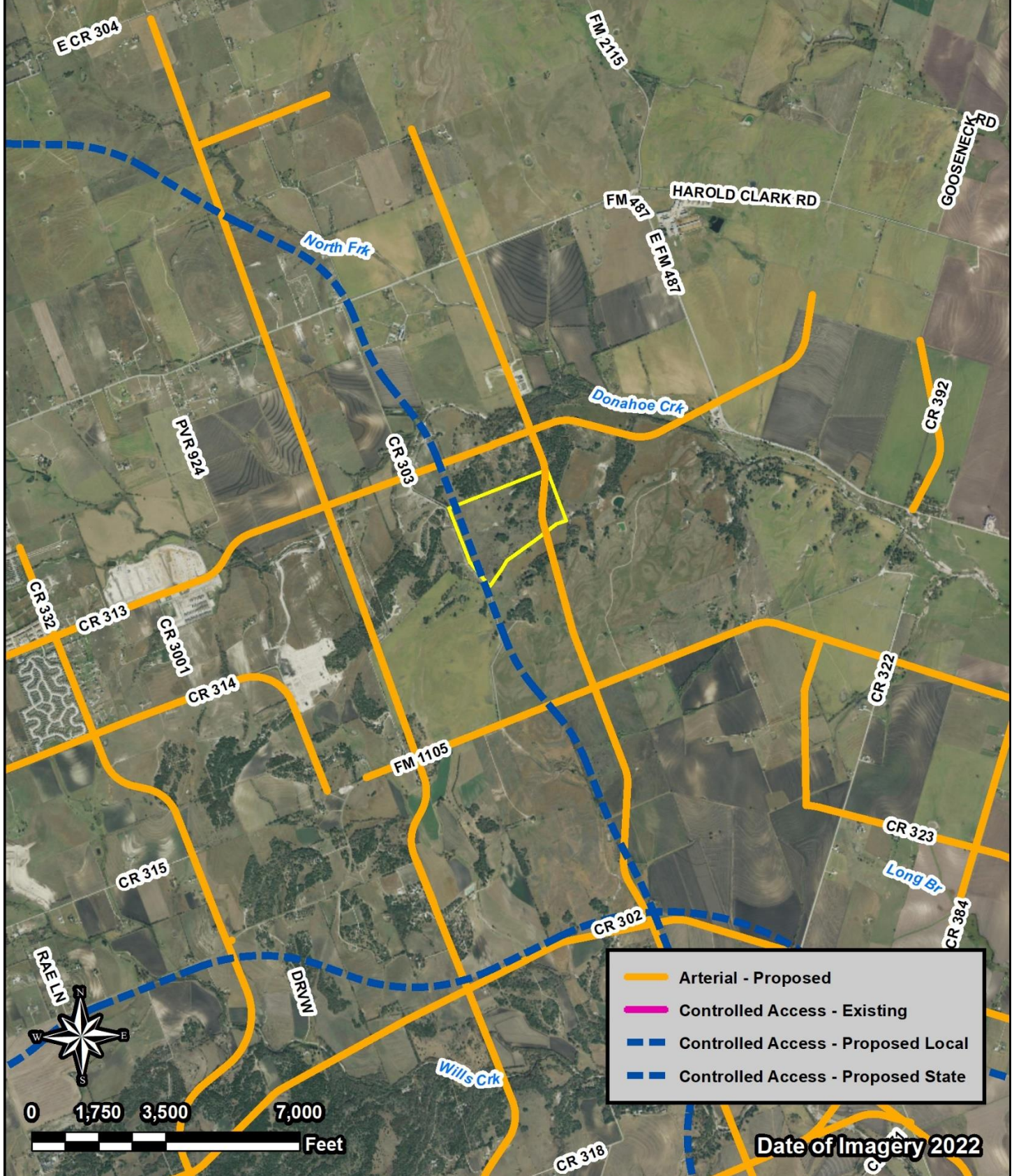
CCN Map - Wastewater



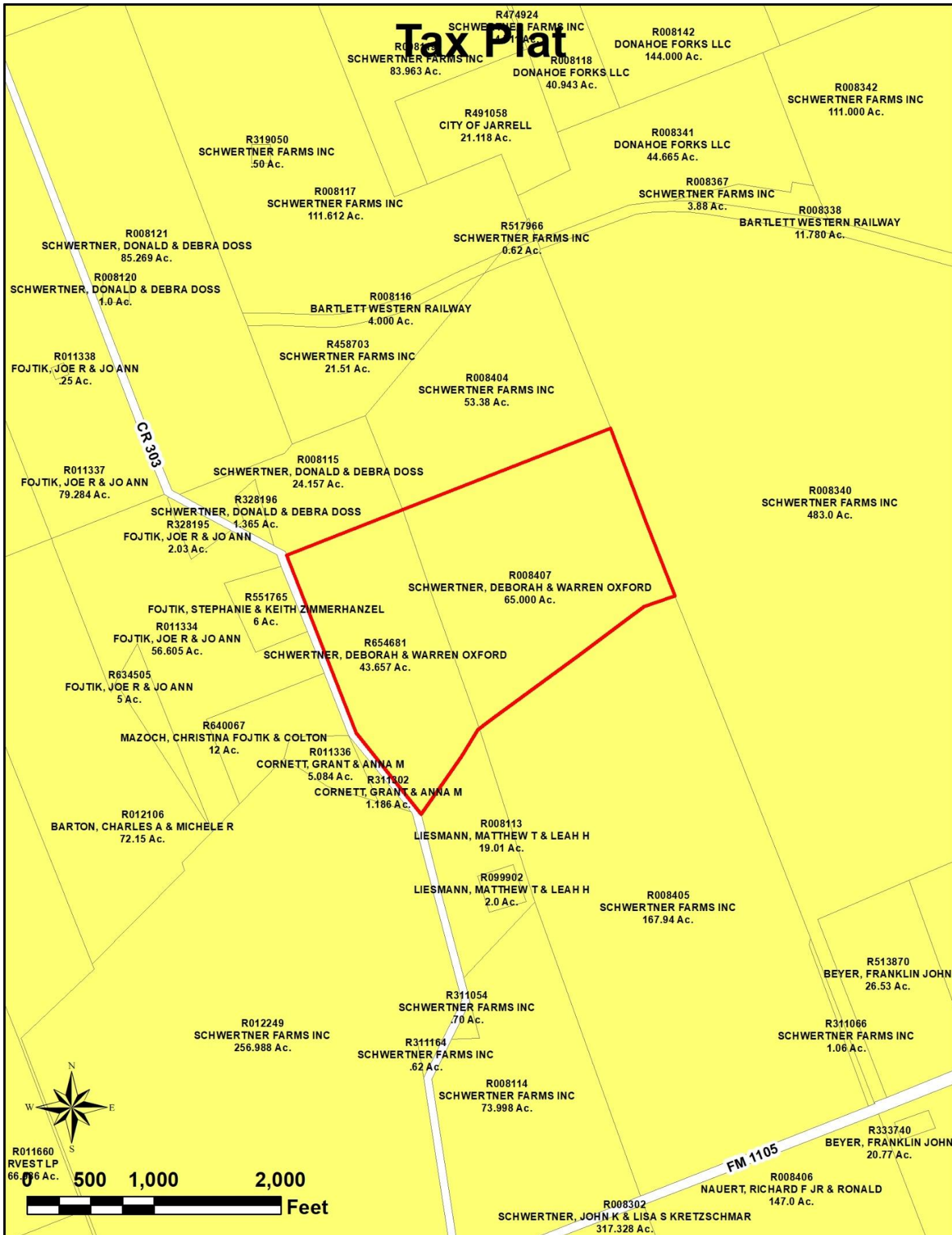
Wastewater Line Map (City of Jarrell)



Long Range Transportation Plan (Williamson County)



Tax Plat



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

h Street Suite 201 Georgetown, TX 78626 Phone: (512)930-5258 Fax: (512)94
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