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BROKER:

Larry D. Kokel – Cell 512-924-5717
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CONTRACT PENDING

**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.

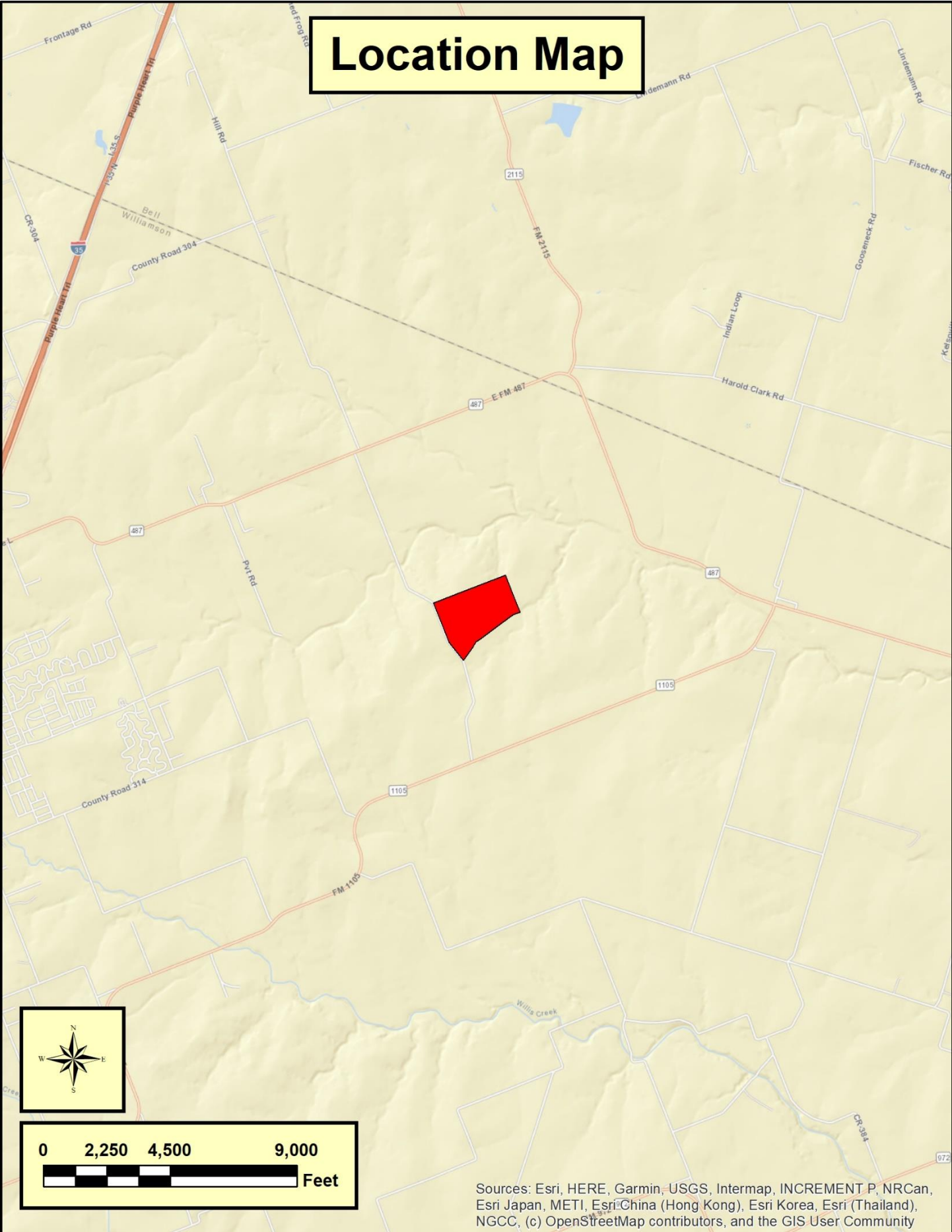
**PRICE: \$4,998,222.00
(\$46,000/Acre)**

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

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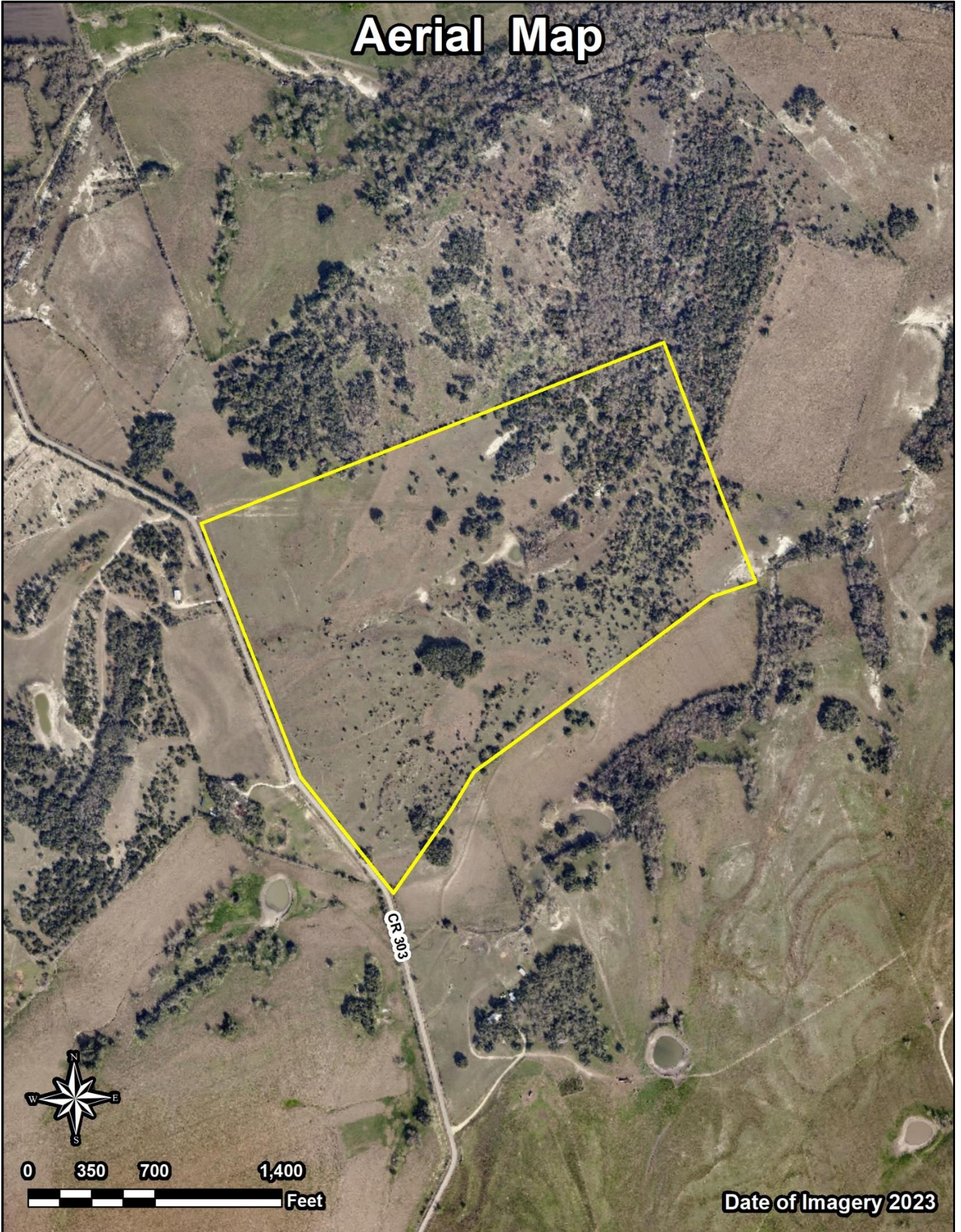
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that 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.

Location Map



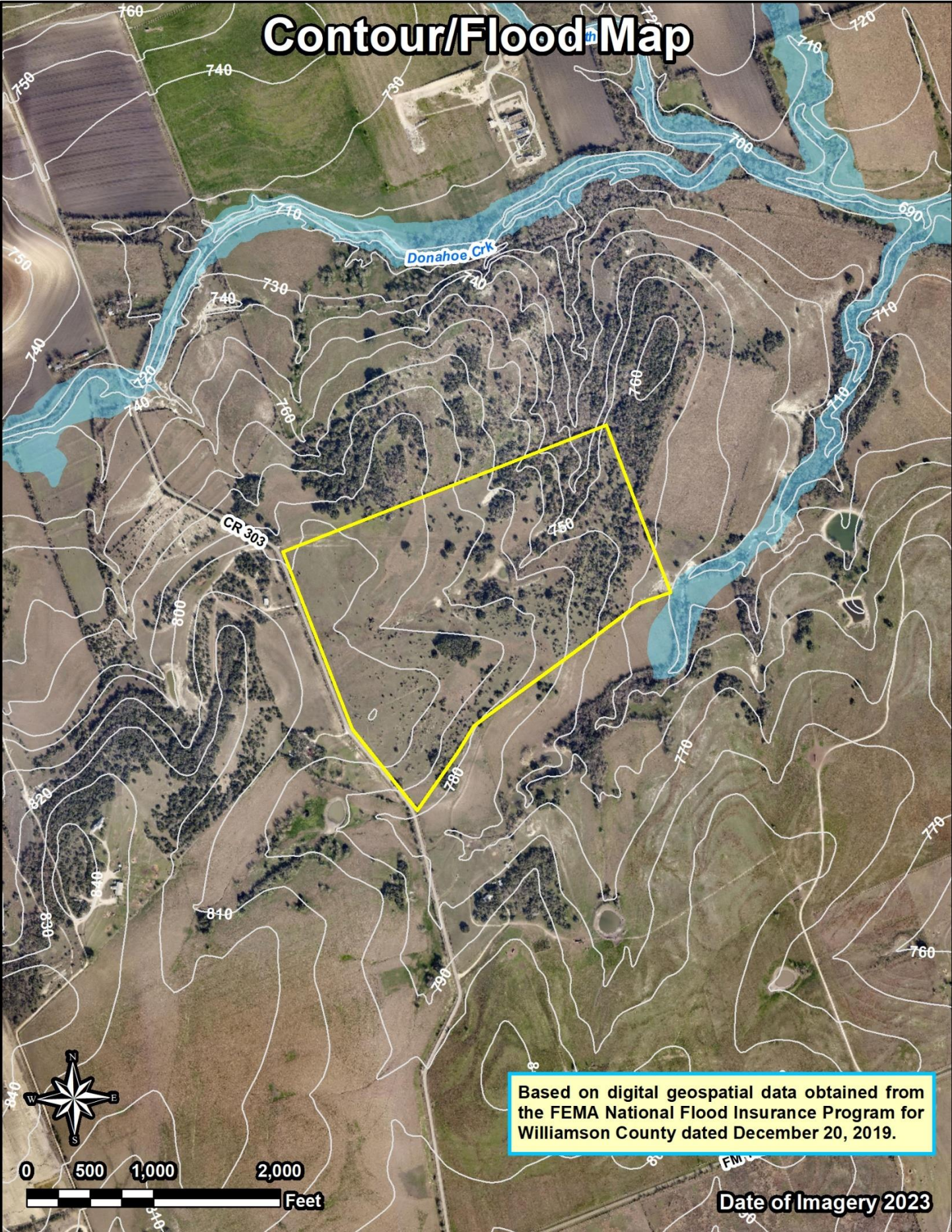
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Aerial Map

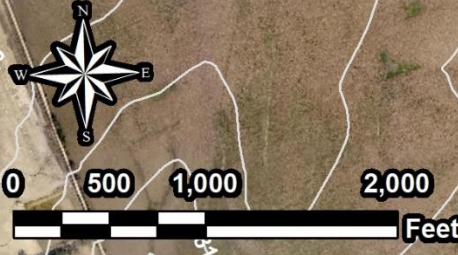


Date of Imagery 2023

Contour/Flood Map

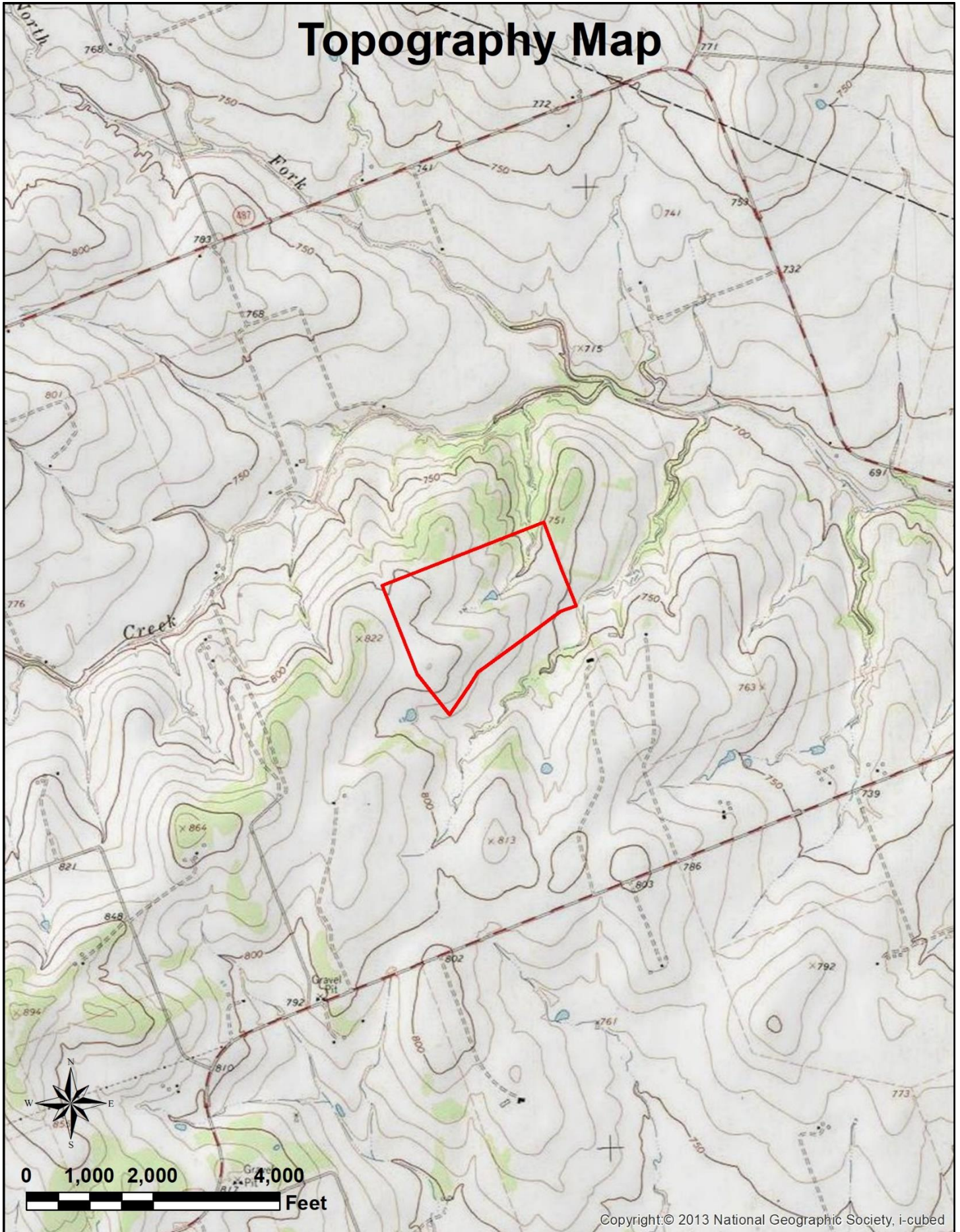


Based on digital geospatial data obtained from the FEMA National Flood Insurance Program for Williamson County dated December 20, 2019.

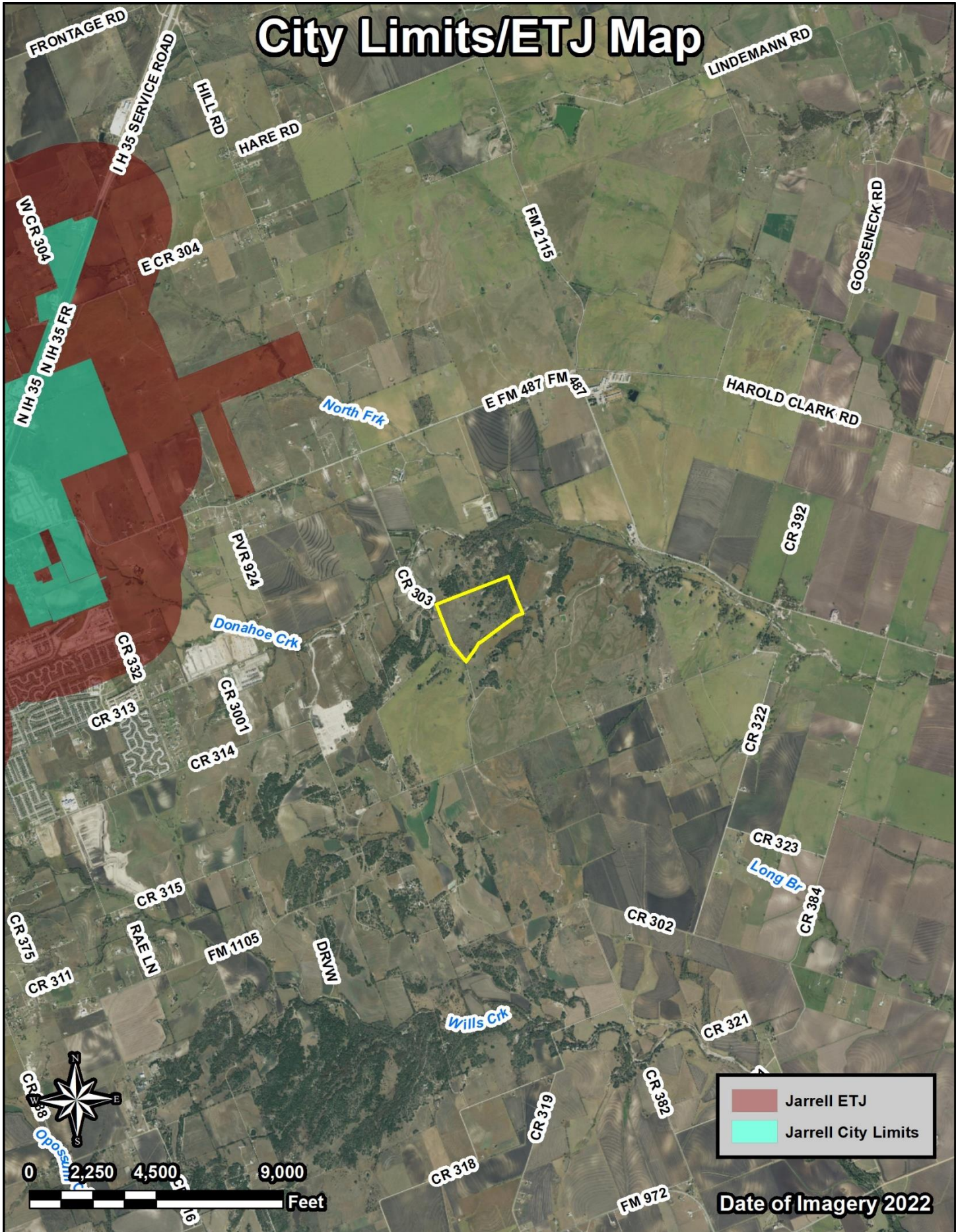


Date of Imagery 2023

Topography Map



City Limits/ETJ Map



	Jarrell ETJ
	Jarrell City Limits

Date of Imagery 2022

CCN Map - Water

EFM 4

North Frk

Donahoe Crk

CR 303

JARRELL SCHWERTNER WSC

FM 1105

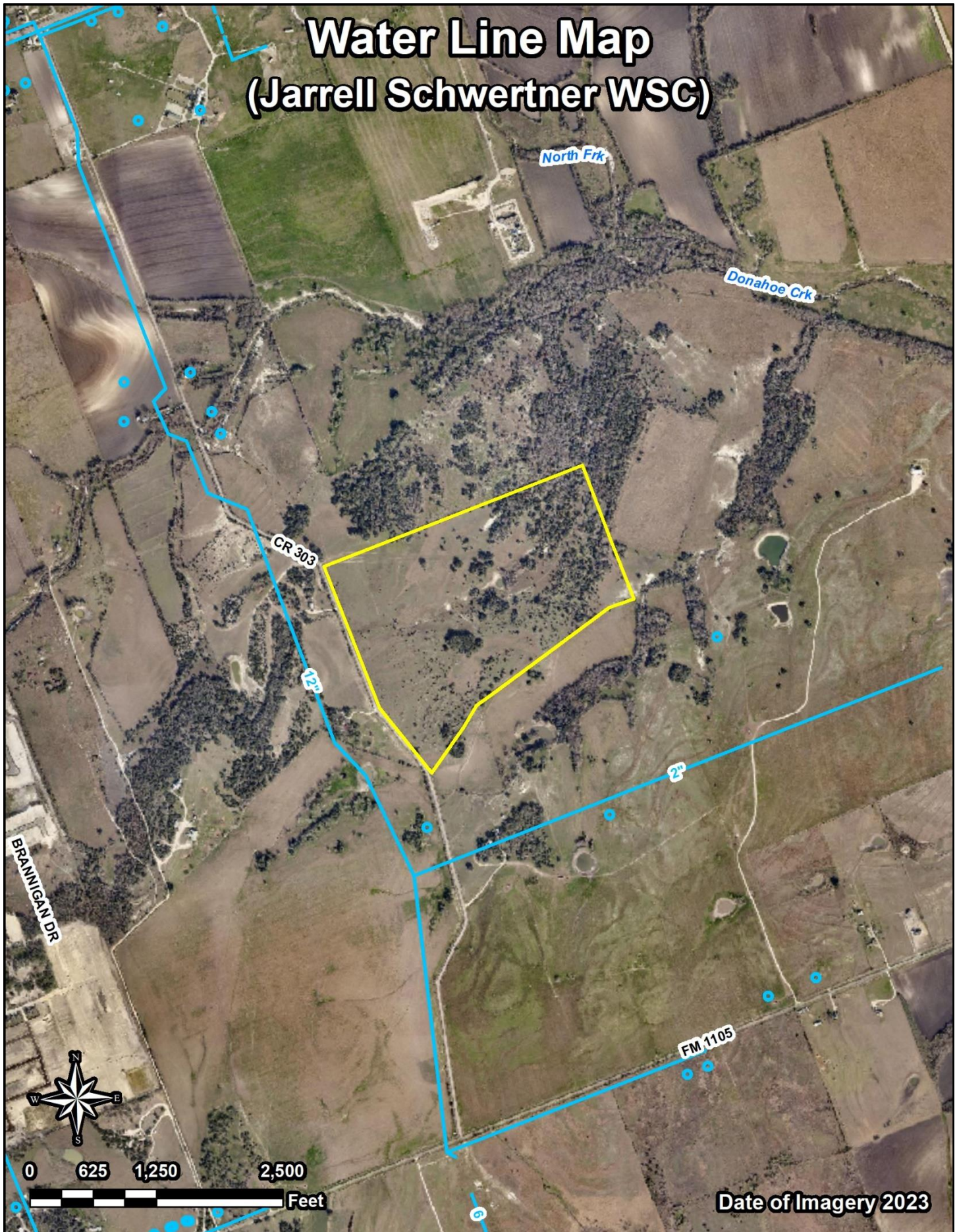
YELLOW RIBBON TRL
RINGO KID RD
ROOSTER WAY
SONTERRA MUD

CR 314



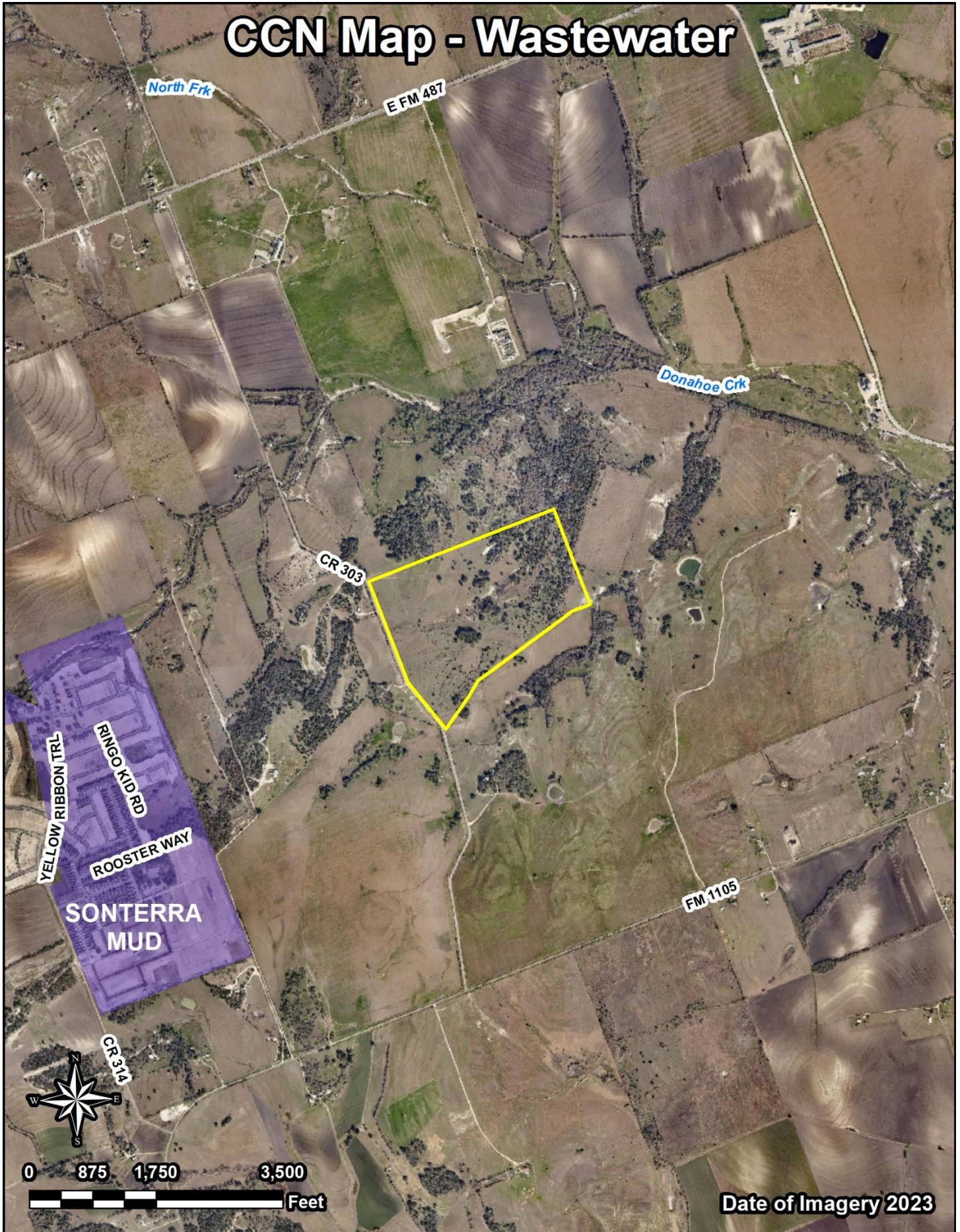
Date of Imagery 2023

Water Line Map (Jarrell Schwertner WSC)



Date of Imagery 2023

CCN Map - Wastewater



Date of Imagery 2023

Wastewater Line Map (City of Jarrell)



Long Range Transportation Plan (Williamson County)

