

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-943-4539
www.texag.com



BROKER:

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

CLOSED MAY 2024

**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.

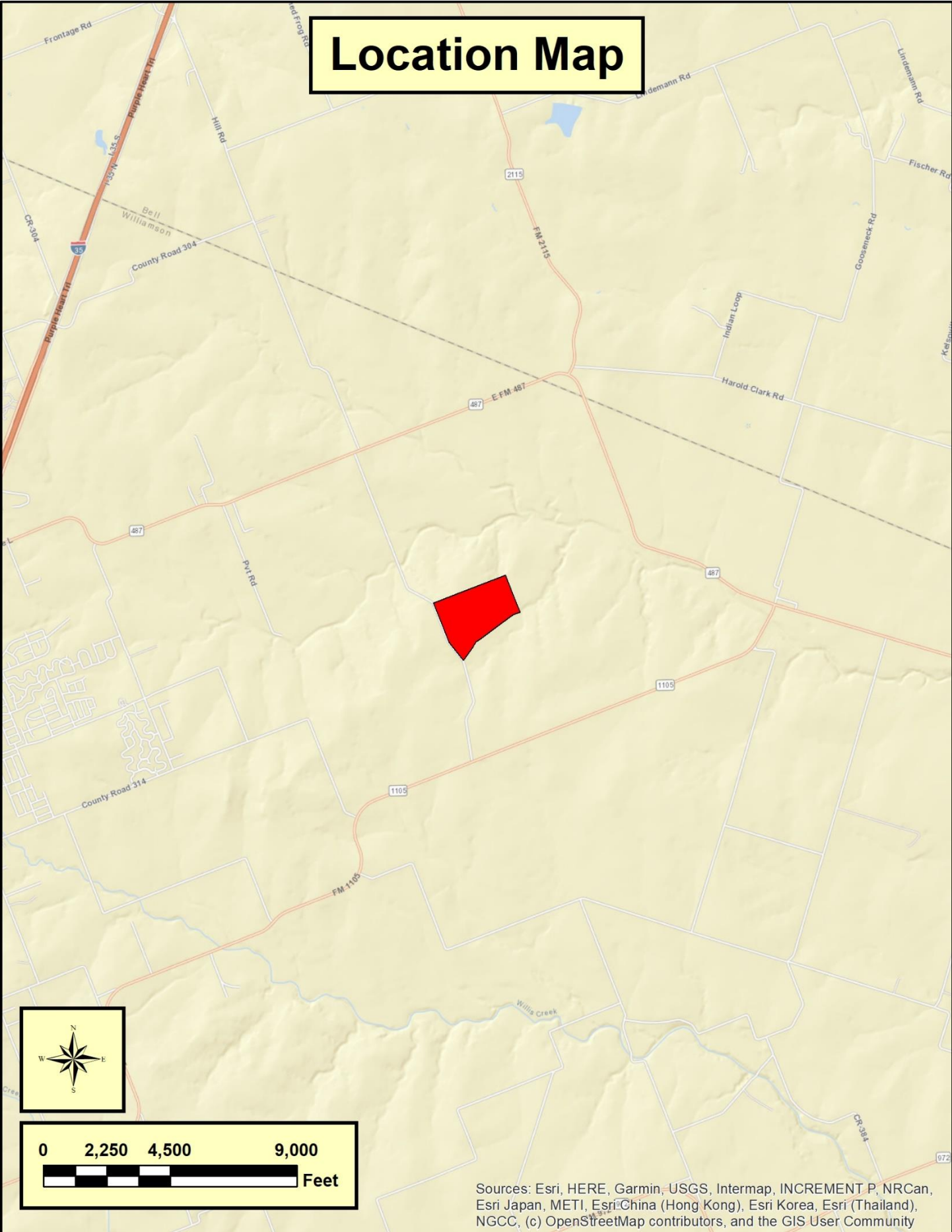
**PRICE: \$4,998,222.00
(\$46,000/Acre)**

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

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

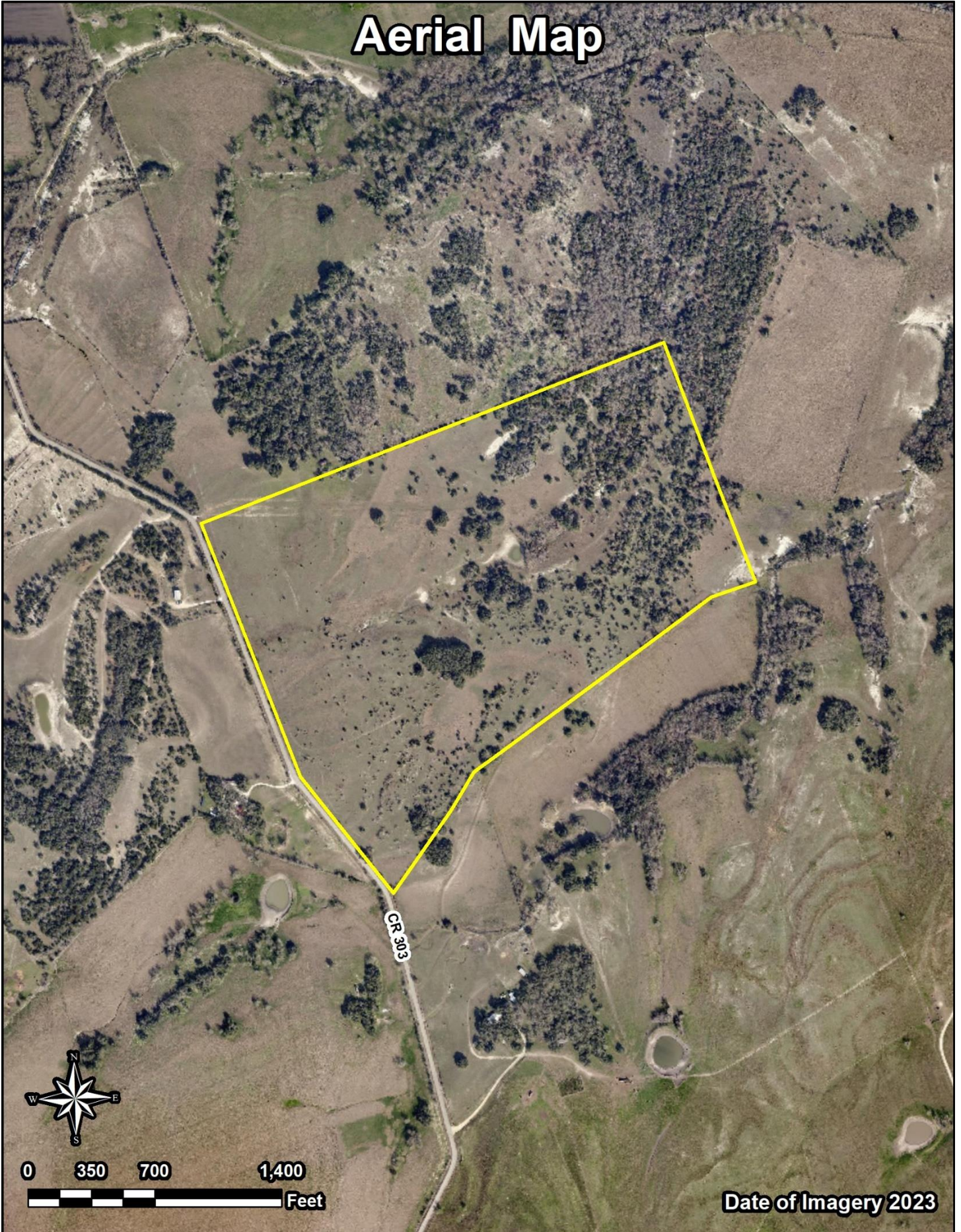
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that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



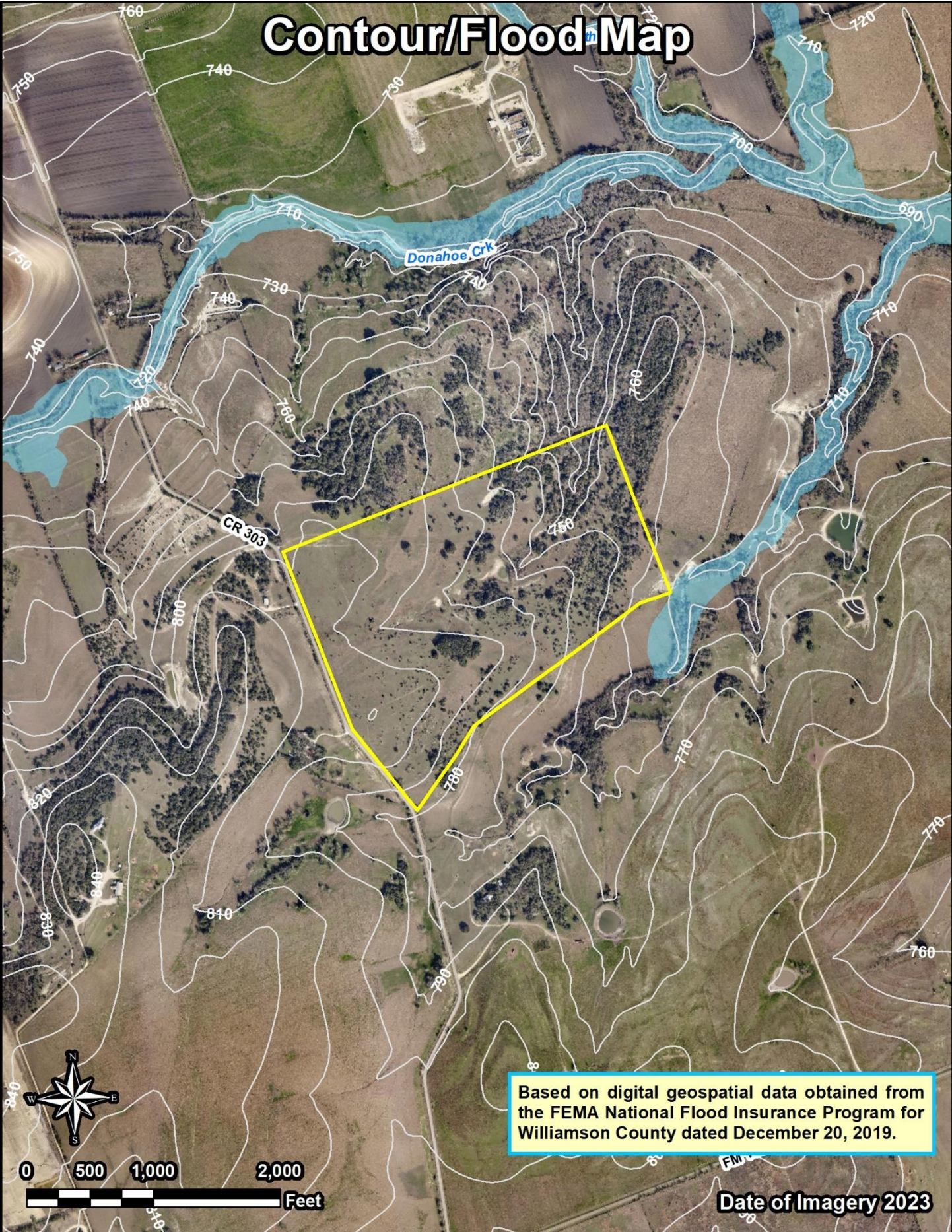
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Aerial Map

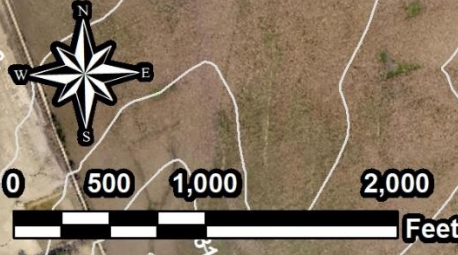


Date of Imagery 2023

Contour/Flood Map

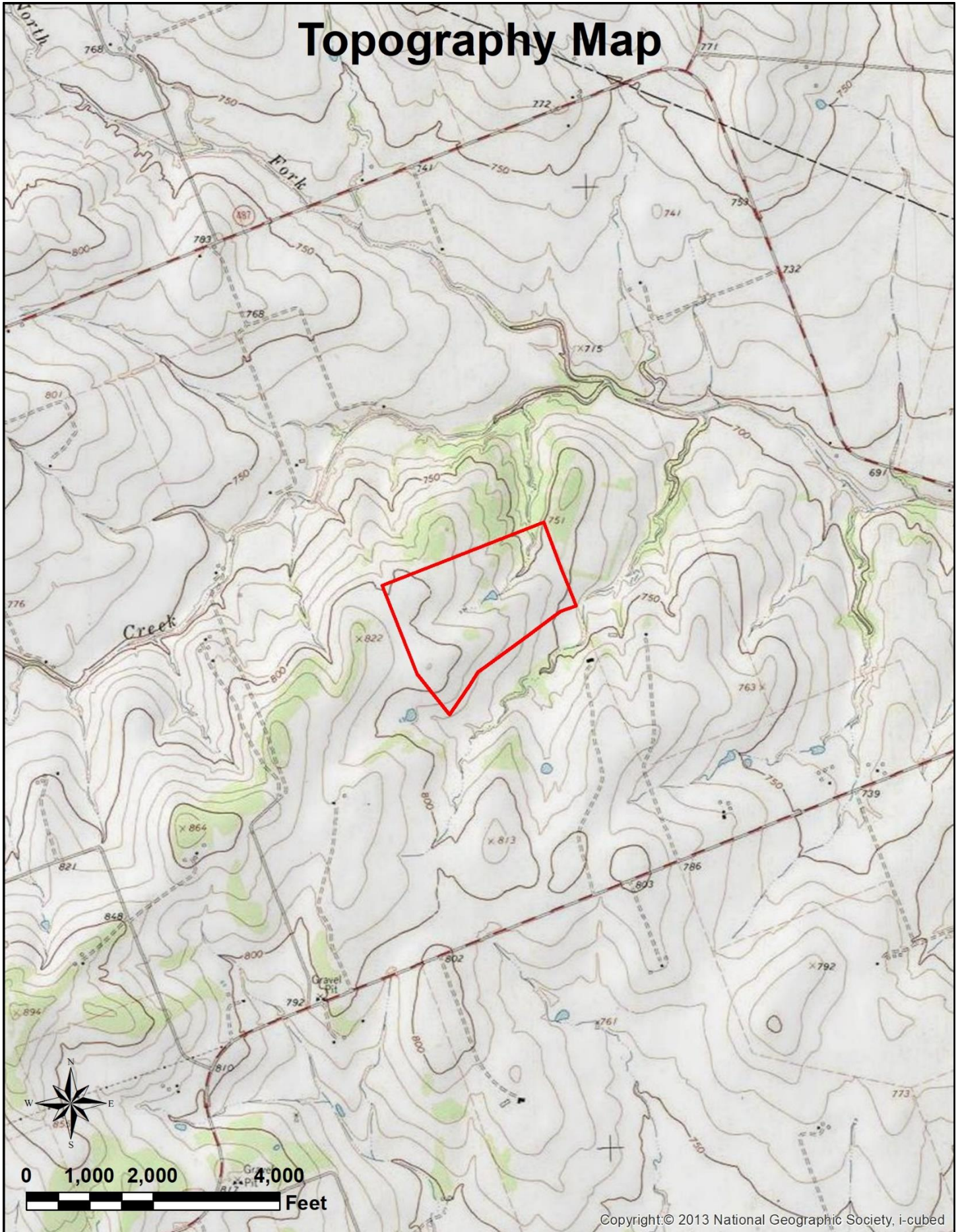


Based on digital geospatial data obtained from the FEMA National Flood Insurance Program for Williamson County dated December 20, 2019.

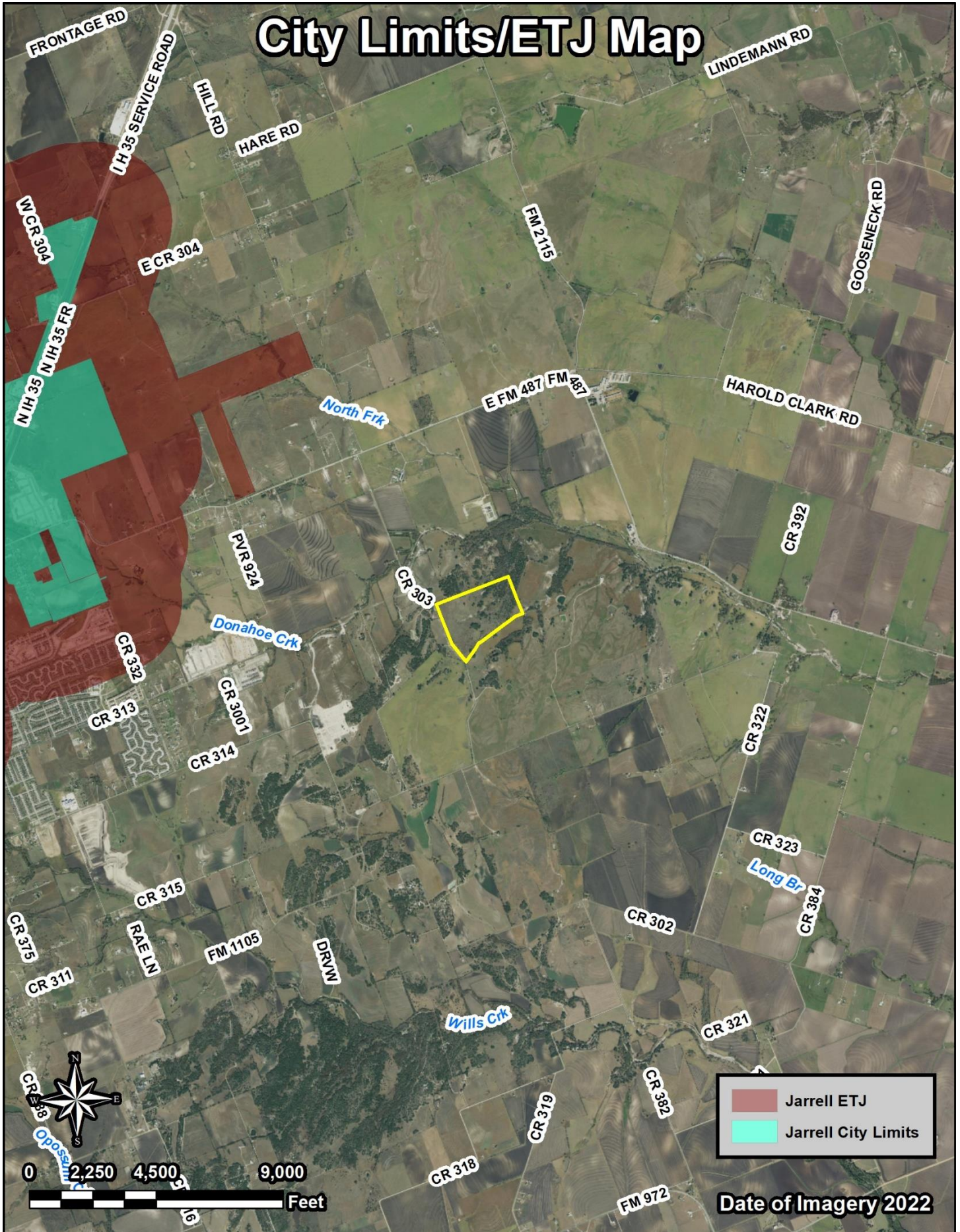


Date of Imagery 2023

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

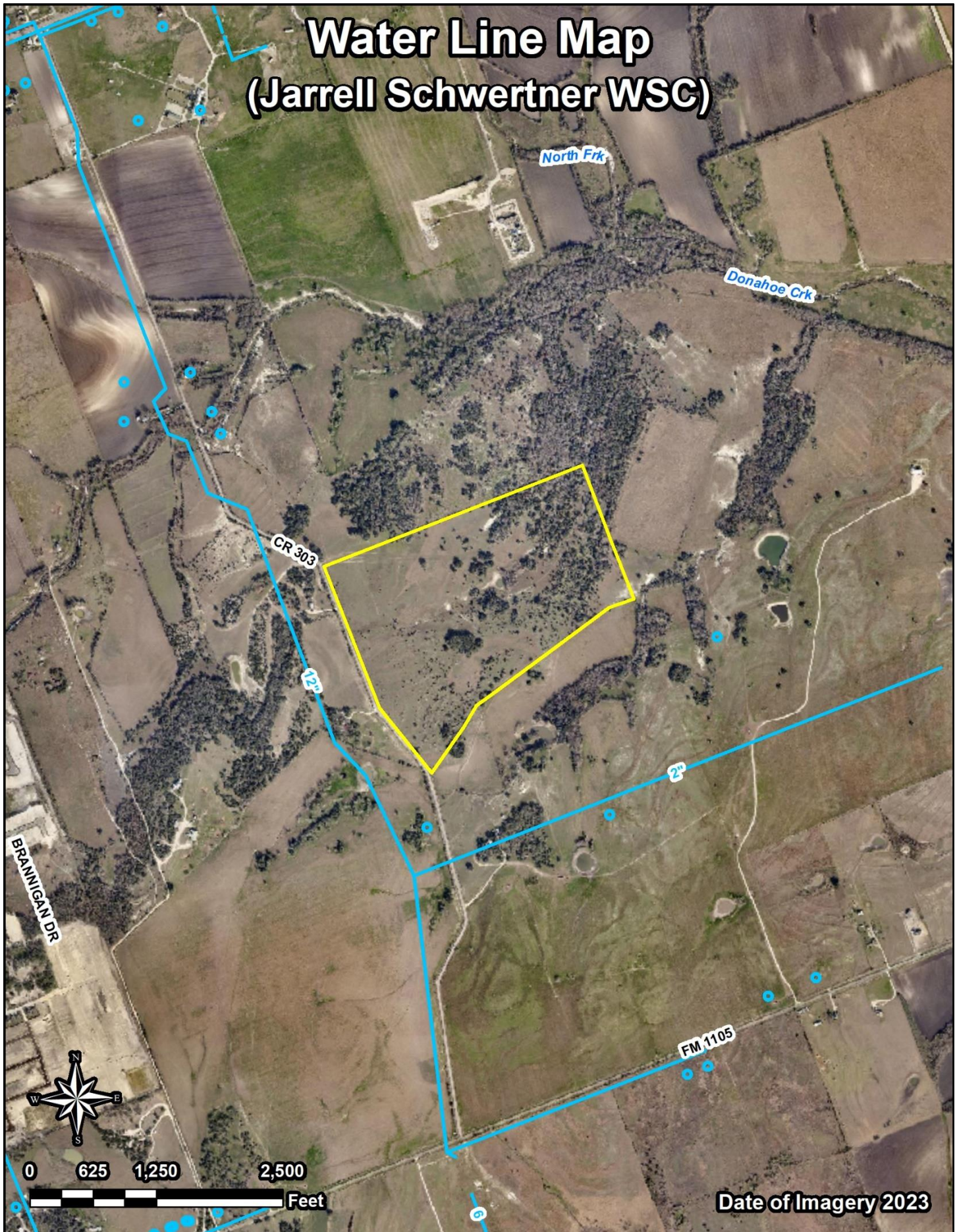
YELLOW RIBBON TRL
RINGO KID RD
ROOSTER WAY
SONTERRA MUD

CR 314



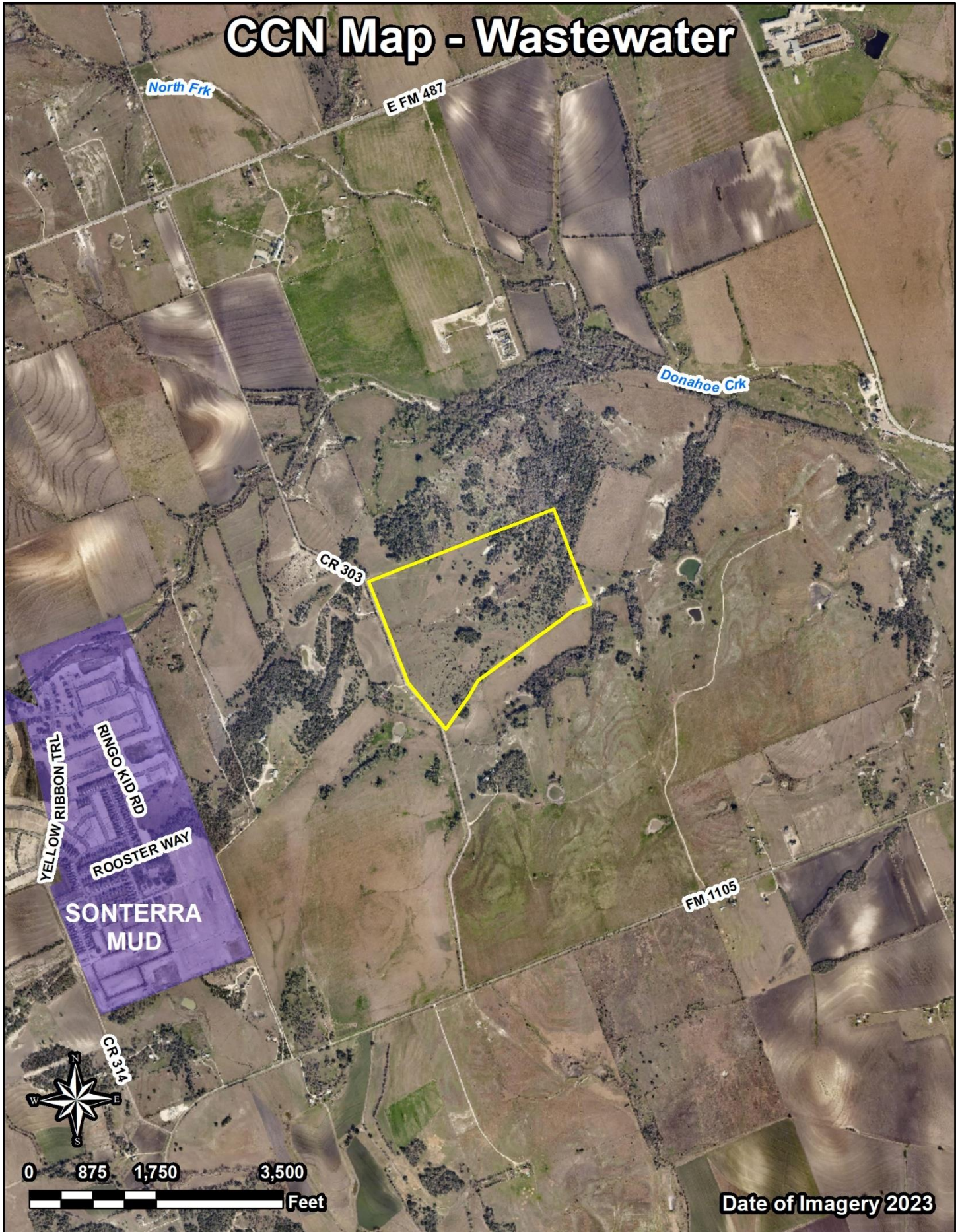
Date of Imagery 2023

Water Line Map (Jarrell Schwertner WSC)



Date of Imagery 2023

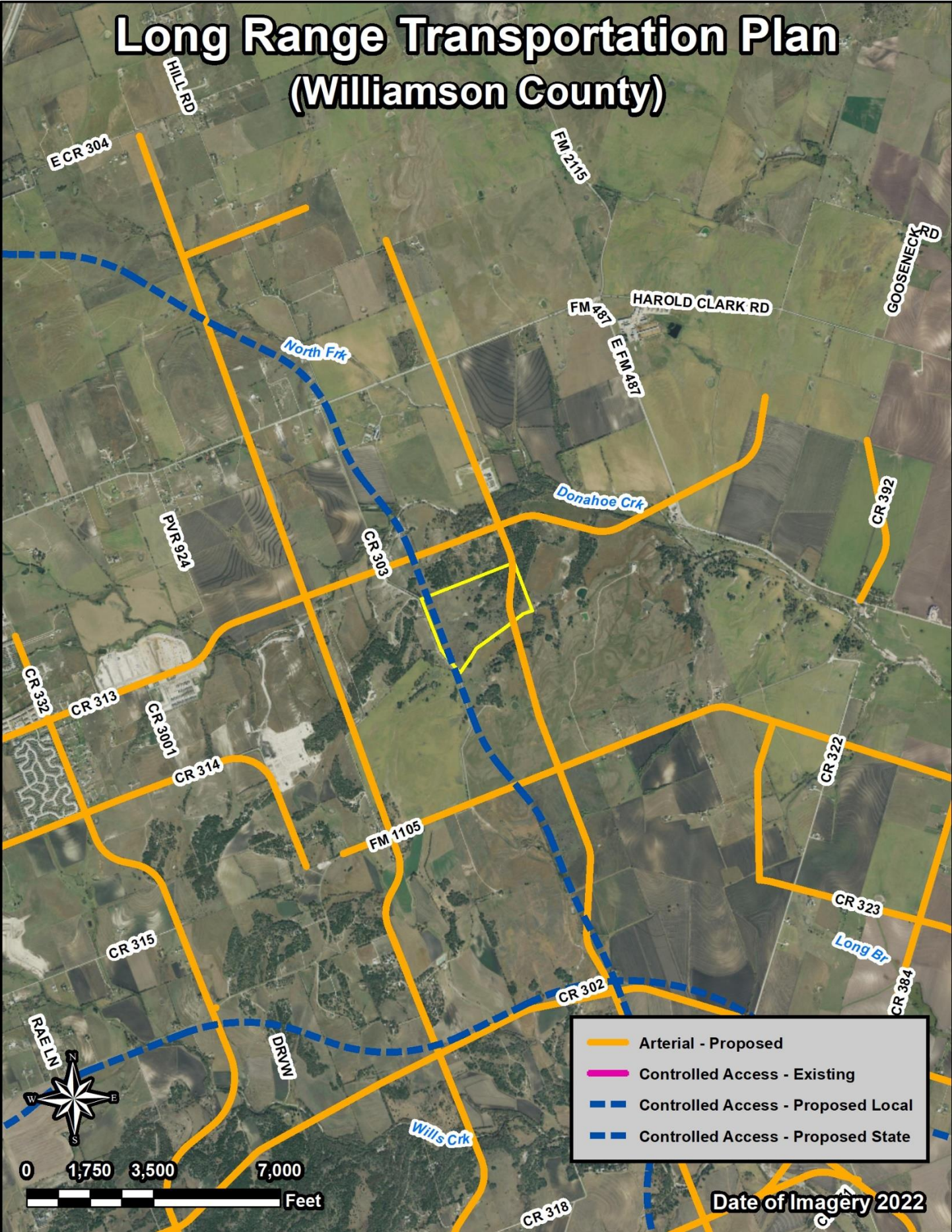
CCN Map - Wastewater



Wastewater Line Map (City of Jarrell)



Long Range Transportation Plan (Williamson County)



- Arterial - Proposed
- Controlled Access - Existing
- Controlled Access - Proposed Local
- Controlled Access - Proposed State

Date of Imagery 2022

0 1,750 3,500 7,000 Feet



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.

<u>TexAg Real Estate Services, Inc.</u>	<u>368153</u>	<u>info@texag.com</u>	<u>(512)930-5258</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Larry D. Kokel</u>	<u>216754</u>	<u>info@texag.com</u>	<u>(512)924-5717</u>
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
TXR-2501

TexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626
Larry Kokel

Information available at www.trec.texas.gov
IABS 1-0 Date

Phone: (512)930-5258 Fax: (512)943-4539
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Richard & Rona