

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:  
301.23 ACRES  
3400 FM 1105 GEORGETOWN, TX 78626  
WILLIAMSON COUNTY, TEXAS**

**LOCATION/FRONTAGE:**

The property is located at 3400 FM 1105, being along the east side of FM 1105 about 1 mile south of FM 972, south of Walburg, Williamson County, Texas. The property has ±4,335 feet of frontage along the east side of the FM 1105.

**LEGAL:**

301.23 acres out of the A. Ewell Survey, Abstract No. 218 in Williamson County, Texas.

**UTILITIES:**

Jonah Water Special Utility District has a 1.5-inch water line located along FM 1105. There is no public wastewater in proximity to the subject.

**SCHOOL DISTRICT:**

Georgetown ISD

**TAXES:**

Currently under Agriculture Use Valuation – Buyer responsible for any roll-back taxes upon change of use.  
2024 Tax Accounts R039446 (184.77 acres), R039450 (1.0 acre), and R473936 (115.46 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. See Atlas 14 map.

**EASEMENTS:**

Jonah water easement along FM 1105. Visible electric and easements of record.

**IMPROVEMENTS:**

The property contains a 1,553 SF house with a 552 SF attached garage. Several corrugated sheet metal livestock/hay barns are located north of the house. House constructed around 1967 and could have lead based paint but unknown by sellers. Improvements sold "As-Is" and represented to have minimal overall value.

**COMMENTS:**

The property consists primarily of open pasture with scattered tree cover used for grazing of livestock. There are two stock ponds on the property which provide water for livestock. Little Opossum Creek meanders along the property's northern boundary. Topography and elevation very conclusive to many uses. Deed Restrictions subject to Buyer & Seller negotiations.

**PRICE: \$13,254,120.00  
(\$44,000/Acre)**

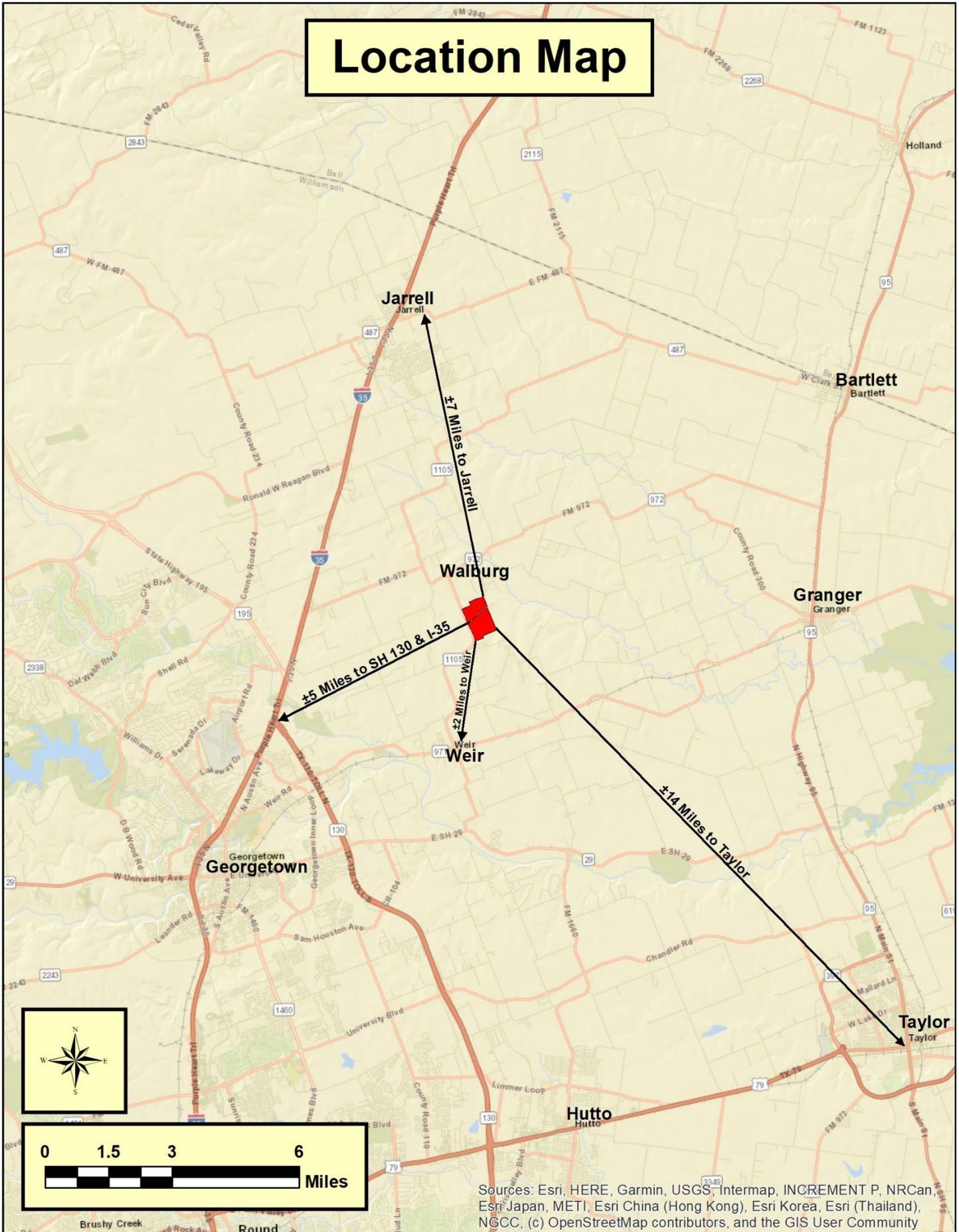
**COMMISSION: 2% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing with Broker having written Buyer representation.**

---

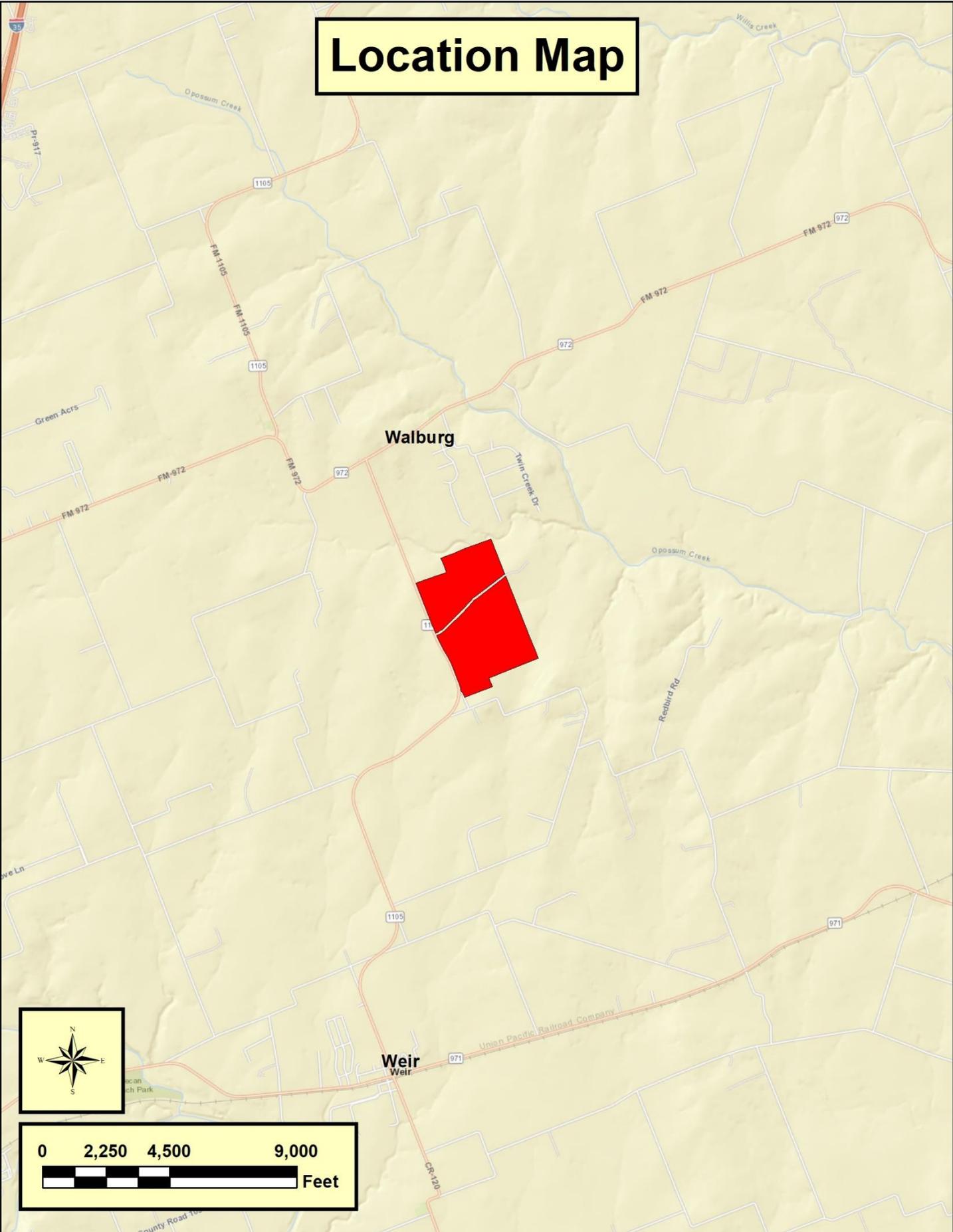
**Contact: TEXAG Real Estate Services, Inc. [www.texag.com](http://www.texag.com) Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717**

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



# Location Map



# Aerial Map

TW CREEKVIEW LN

POLO BND

APPALOOSA WAY

TWIN CREEK DR

Opossum Crk

Little Opossum Crk

FM 1105

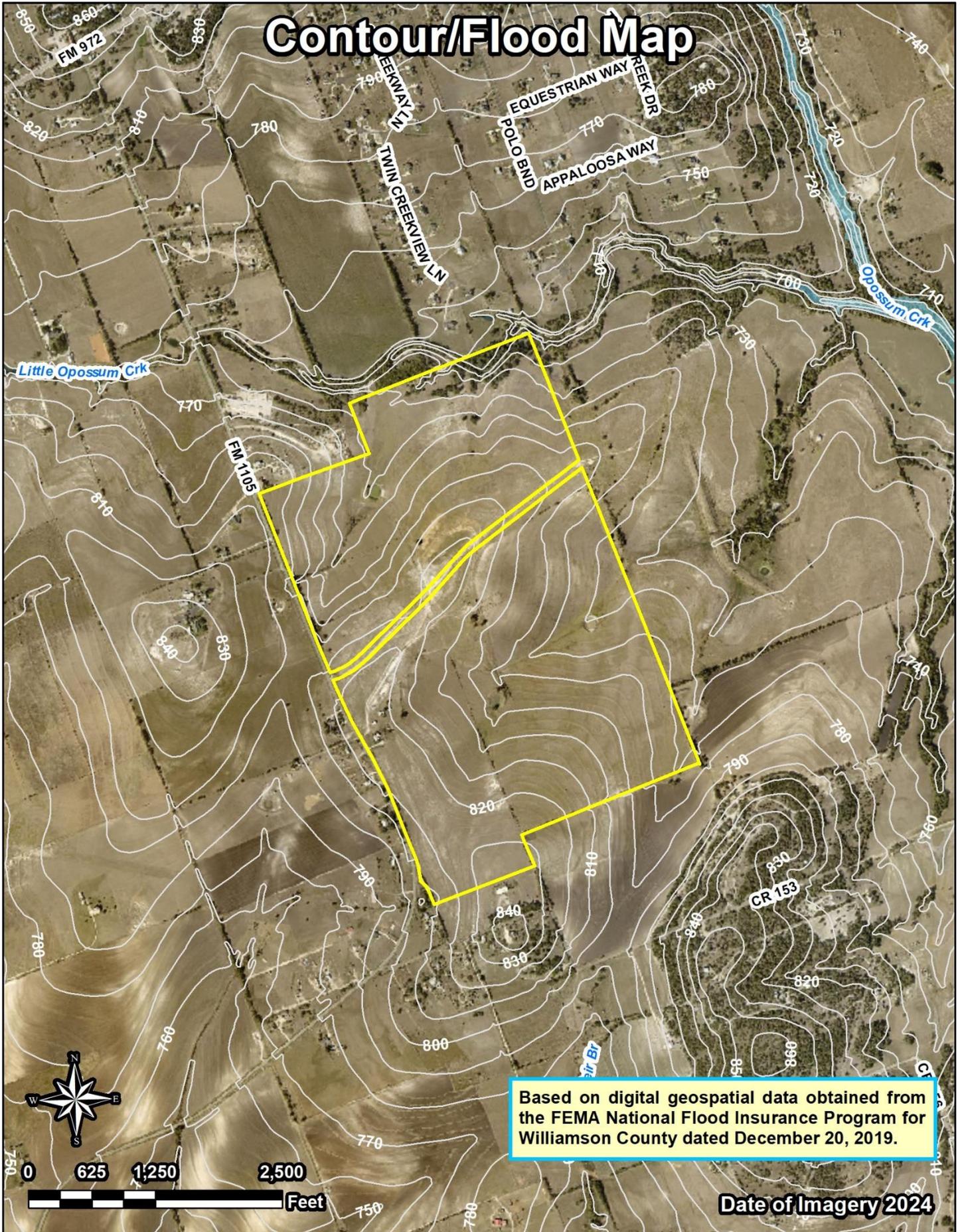
CR 153

Weir Br



Date of Imagery 2024

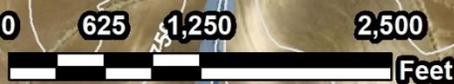
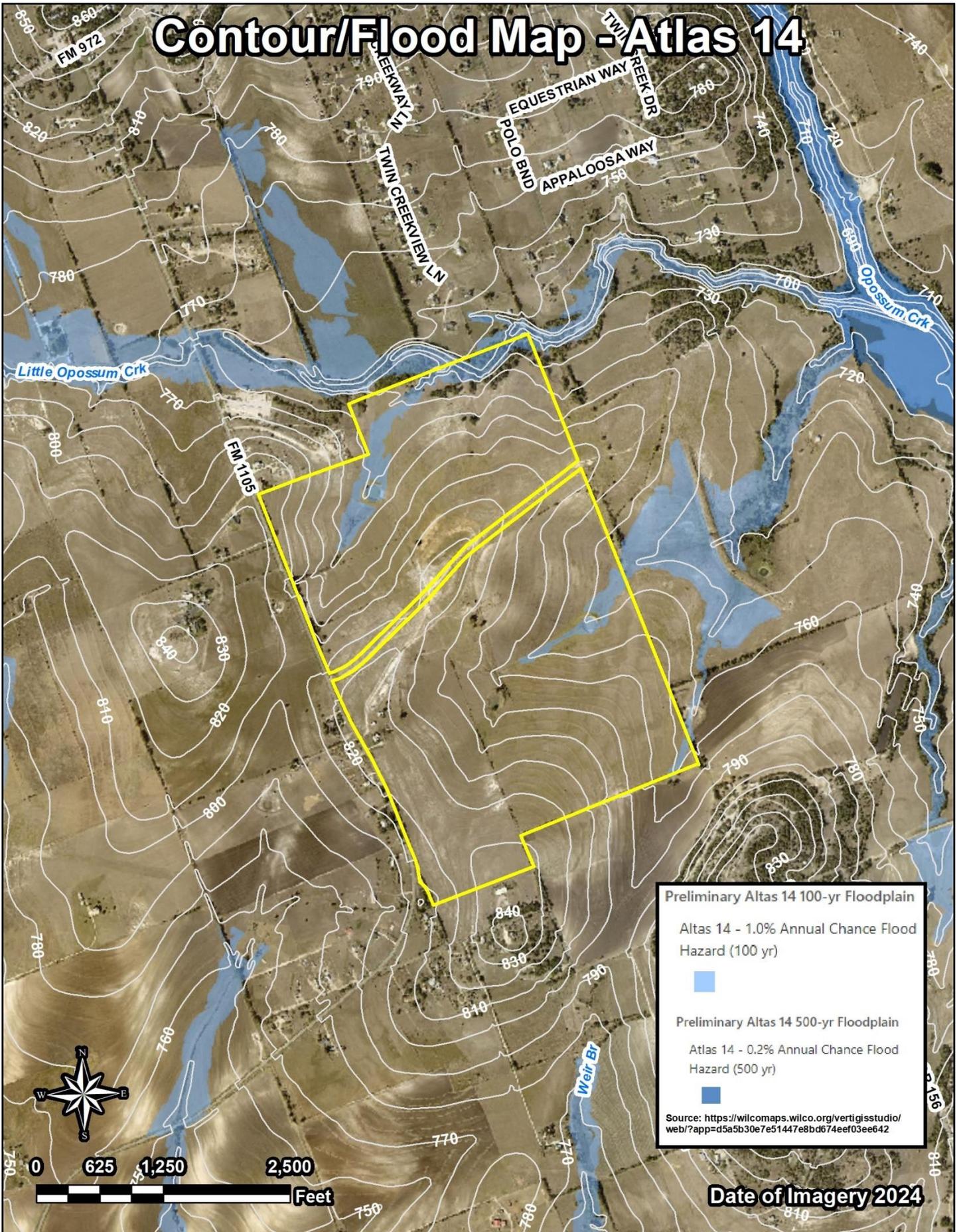
# Contour/Flood Map



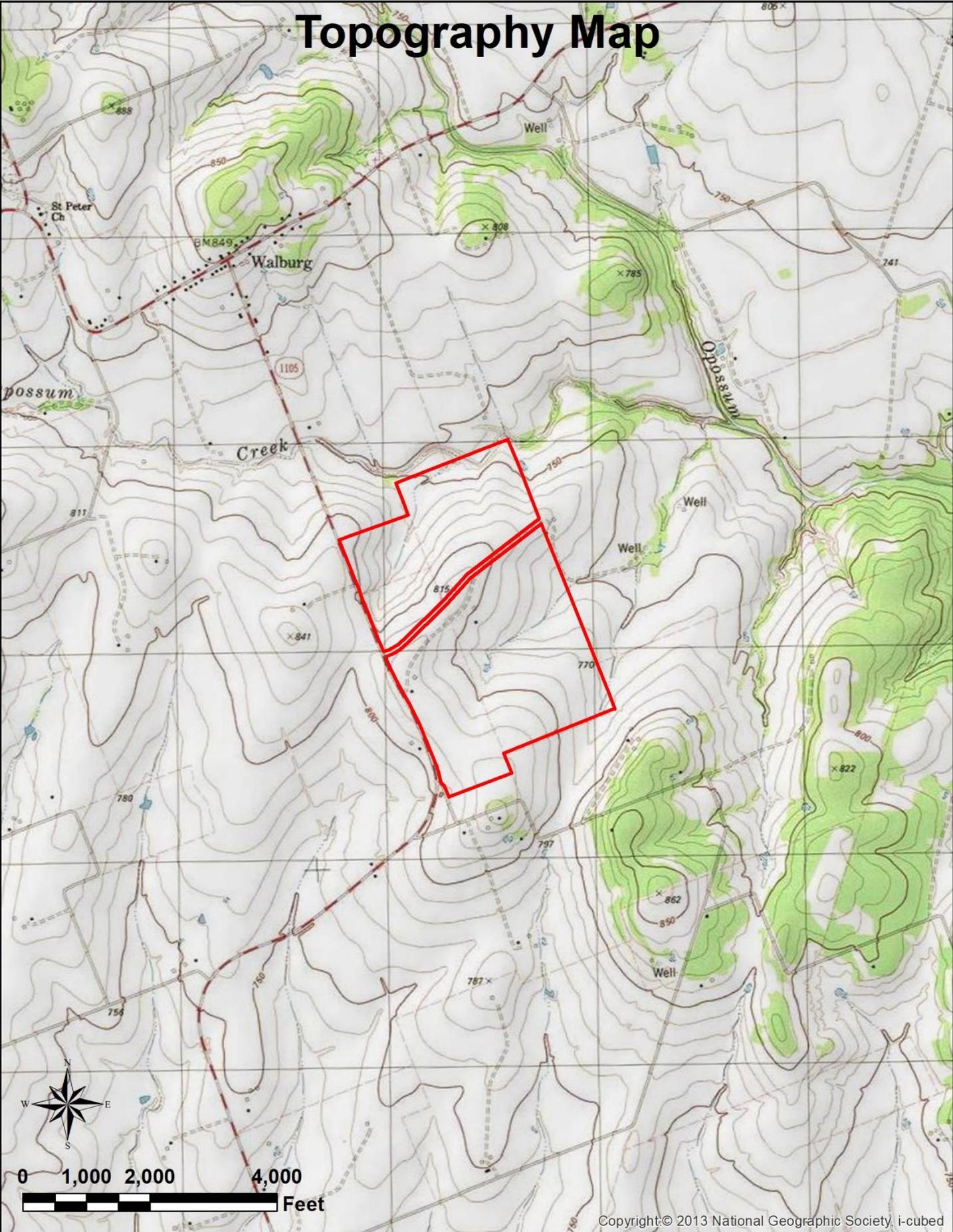
Based on digital geospatial data obtained from the FEMA National Flood Insurance Program for Williamson County dated December 20, 2019.

Date of Imagery 2024

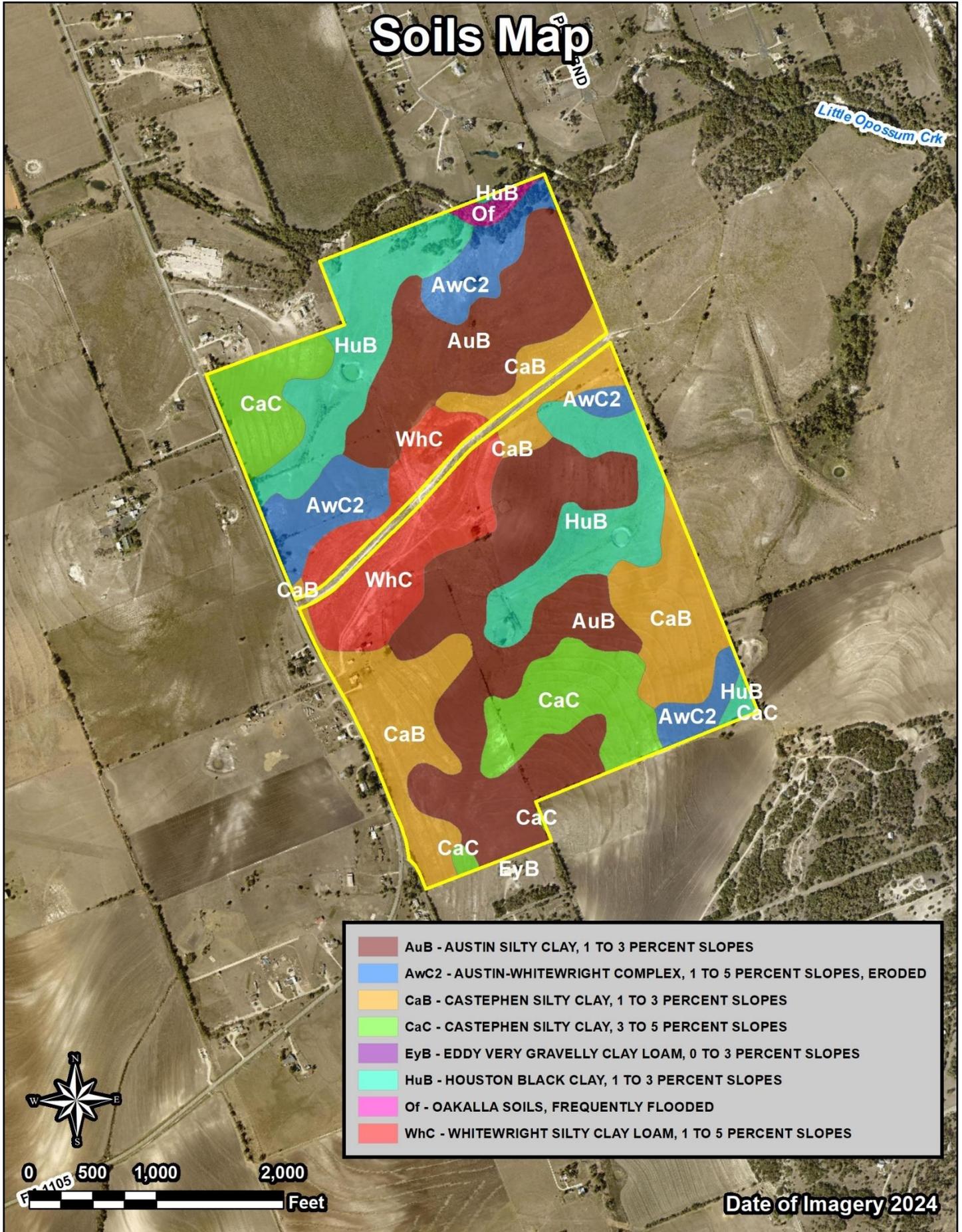
# Contour/Flood Map - Atlas 14



# Topography Map



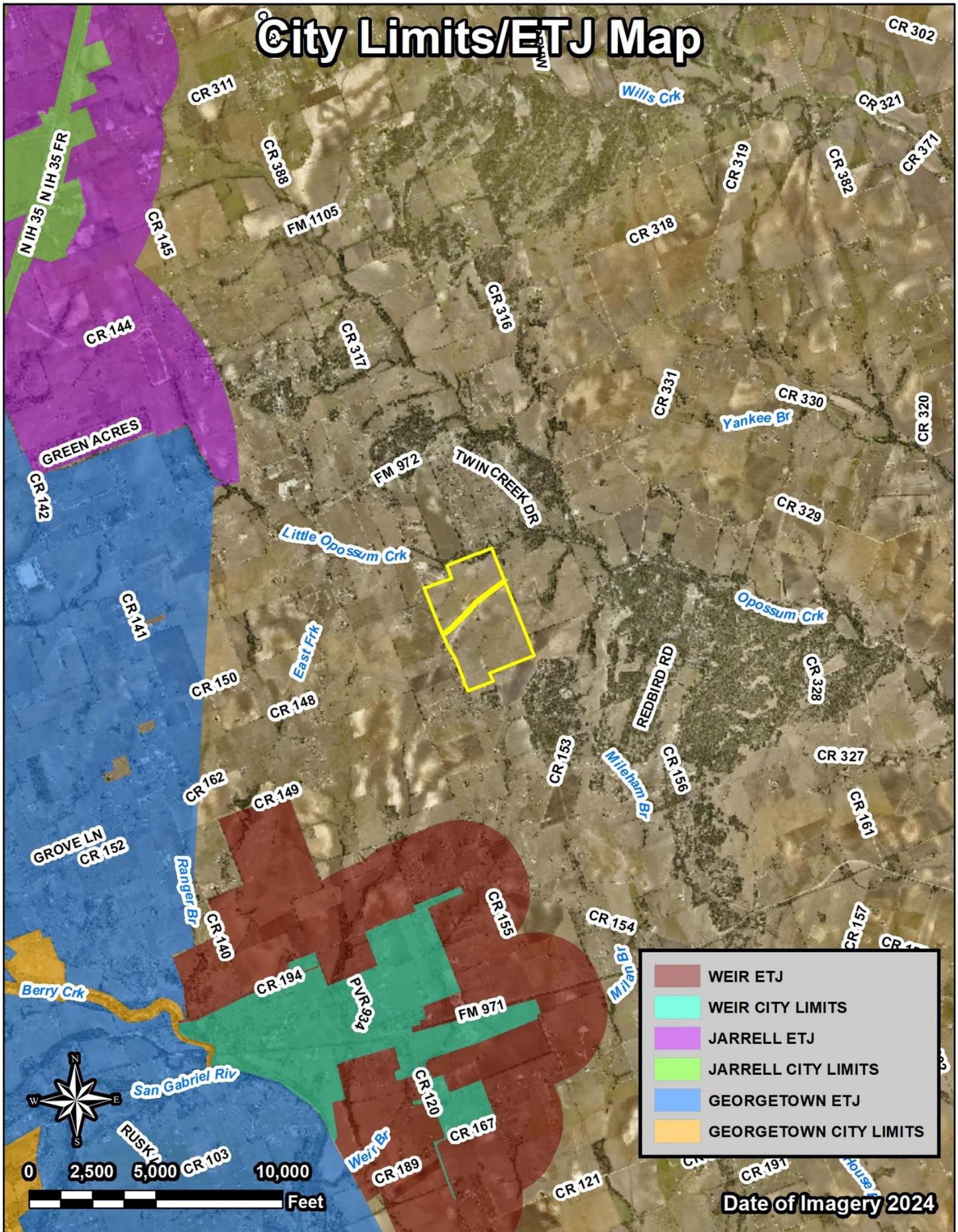
# Soils Map



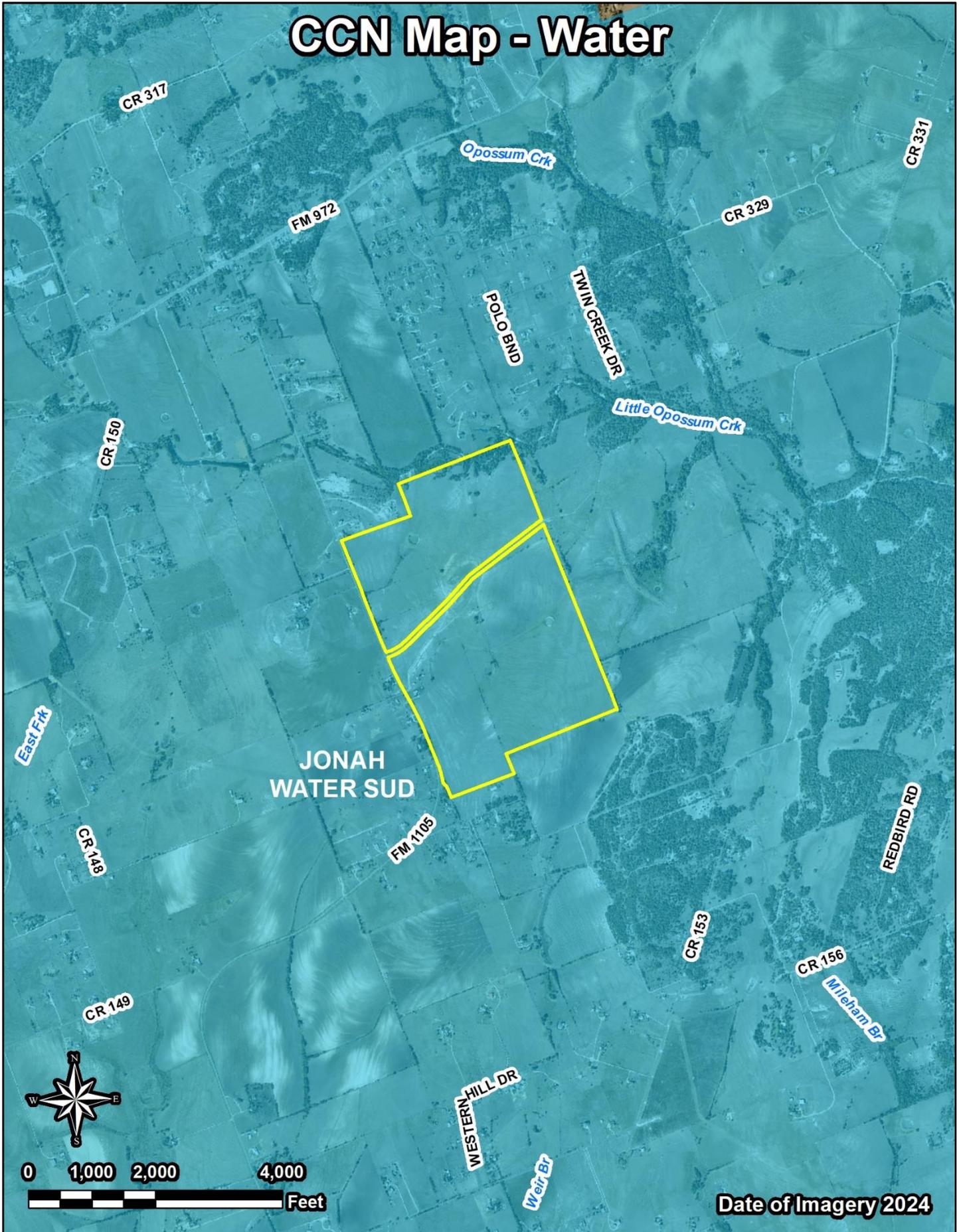
- AuB - AUSTIN SILTY CLAY, 1 TO 3 PERCENT SLOPES
- AwC2 - AUSTIN-WHITEWRIGHT COMPLEX, 1 TO 5 PERCENT SLOPES, ERODED
- CaB - CASTEPHEN SILTY CLAY, 1 TO 3 PERCENT SLOPES
- CaC - CASTEPHEN SILTY CLAY, 3 TO 5 PERCENT SLOPES
- EyB - EDDY VERY GRAVELLY CLAY LOAM, 0 TO 3 PERCENT SLOPES
- HuB - HOUSTON BLACK CLAY, 1 TO 3 PERCENT SLOPES
- Of - OAKALLA SOILS, FREQUENTLY FLOODED
- WhC - WHITEWRIGHT SILTY CLAY LOAM, 1 TO 5 PERCENT SLOPES

Date of Imagery 2024

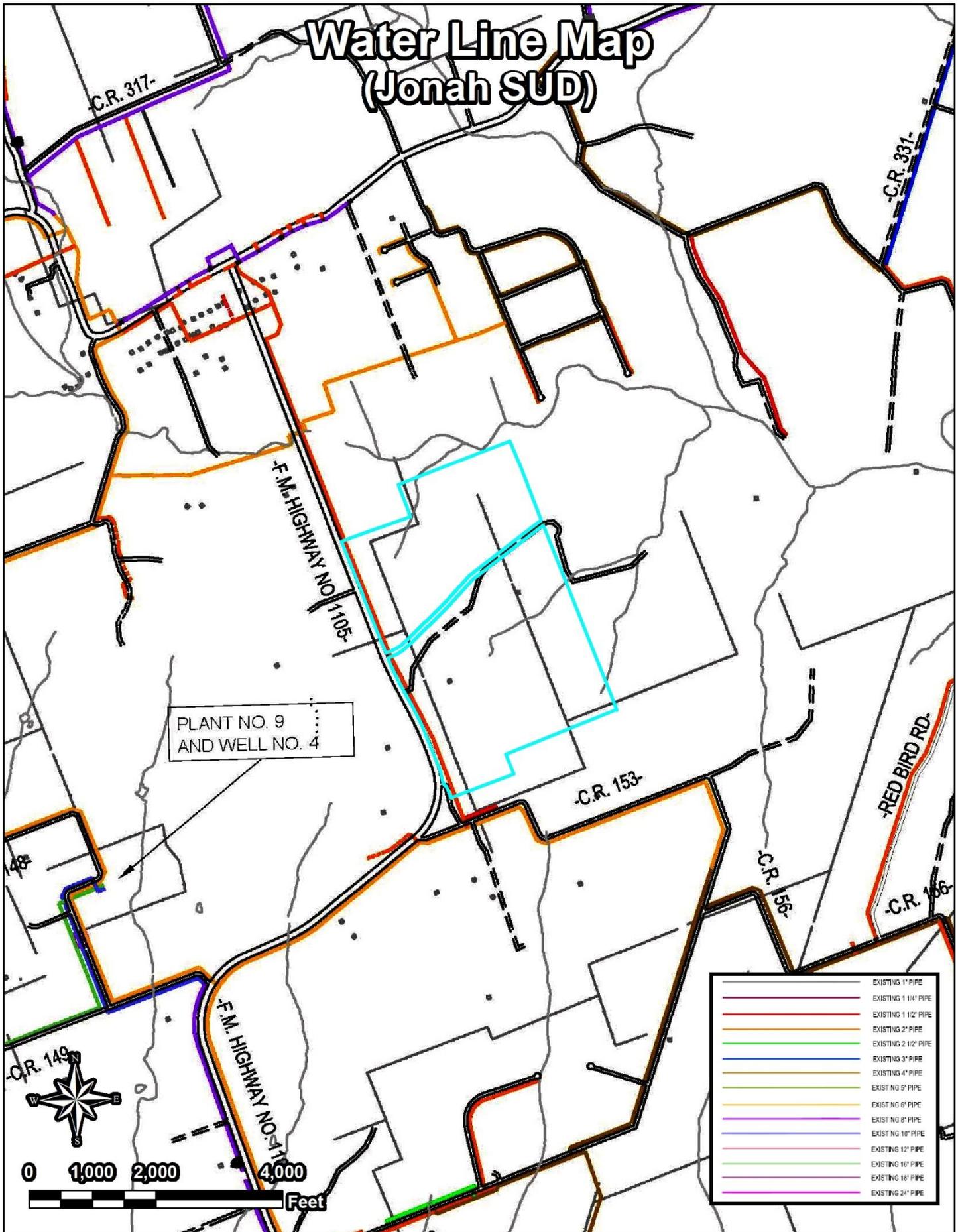
# City Limits/ETJ Map



# CCN Map - Water



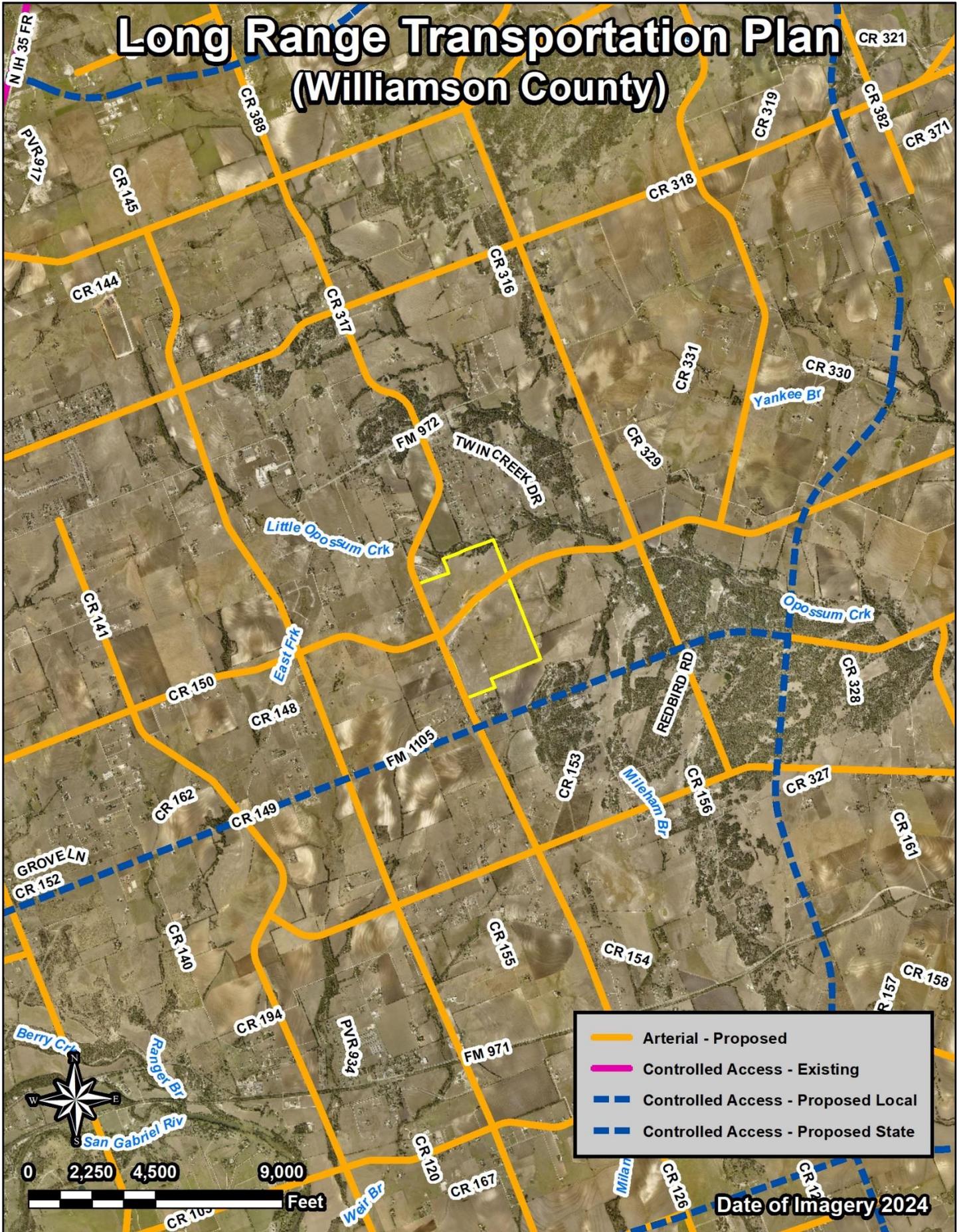
# Water Line Map (Jonah SUD)



PLANT NO. 9  
AND WELL NO. 4

	EXISTING 1" PIPE
	EXISTING 1 1/4" PIPE
	EXISTING 1 1/2" PIPE
	EXISTING 2" PIPE
	EXISTING 2 1/2" PIPE
	EXISTING 3" PIPE
	EXISTING 4" PIPE
	EXISTING 5" PIPE
	EXISTING 6" PIPE
	EXISTING 8" PIPE
	EXISTING 10" PIPE
	EXISTING 12" PIPE
	EXISTING 16" PIPE
	EXISTING 18" PIPE
	EXISTING 24" PIPE

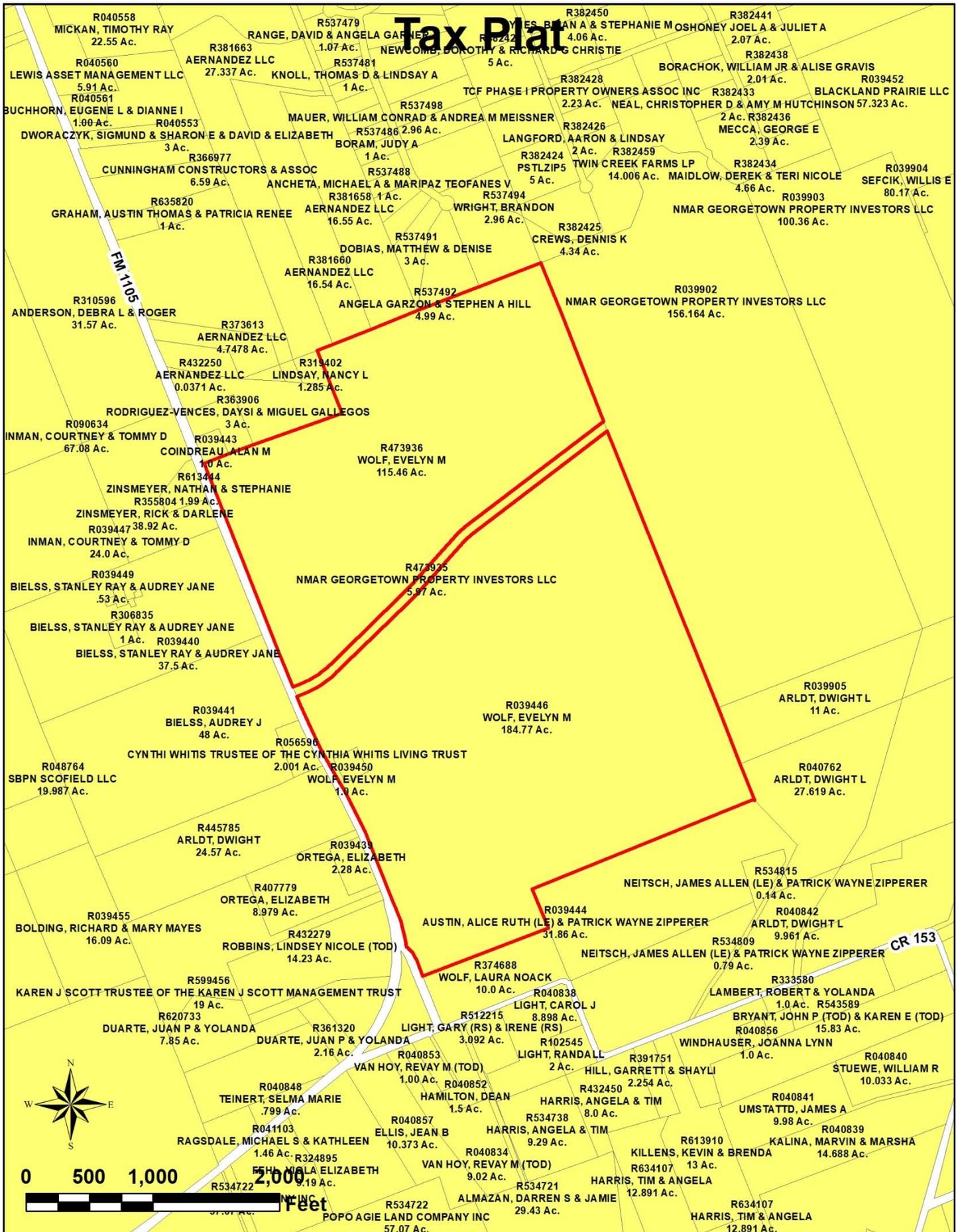
# Long Range Transportation Plan (Williamson County)



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

Date of Imagery 2024

# Tax Plat



## PHOTOS



1. Intersection Of FM 1105 And CR 153 Facing North.  
Subject On Right Side Of Picture.



2. Southwest Corner Of 115.46 Acres (North Tract) Facing North Along FM 1105.

## PHOTOS



3. Picture Taken Near Southeast Corner Along South Line Facing West



4. Oak Tree Cover Located In Northeast Corner Of 115.46 Acres.

## PHOTOS



5. North Side Of Farm House With Septic Field Reportedly Located North Of House.



6. Rear View Of Farm House And Attached Two Car Garage.

