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

CONTRACT PENDING

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:

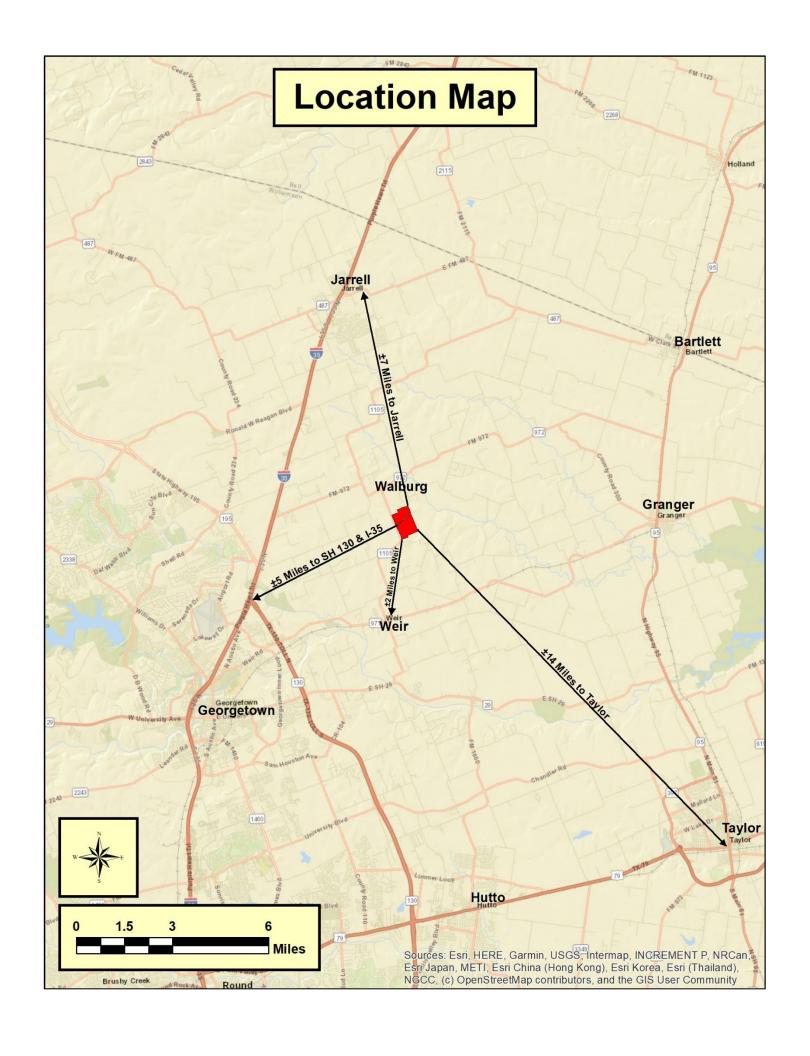
The property consists primarily of open pasture with scattered tree cover used for grazing of livestock. There are two stock ponds on the property which provide water for livestock. Little Opossum Creek meanders along the property's northern boundary. Topography and elevation very conclusive to many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

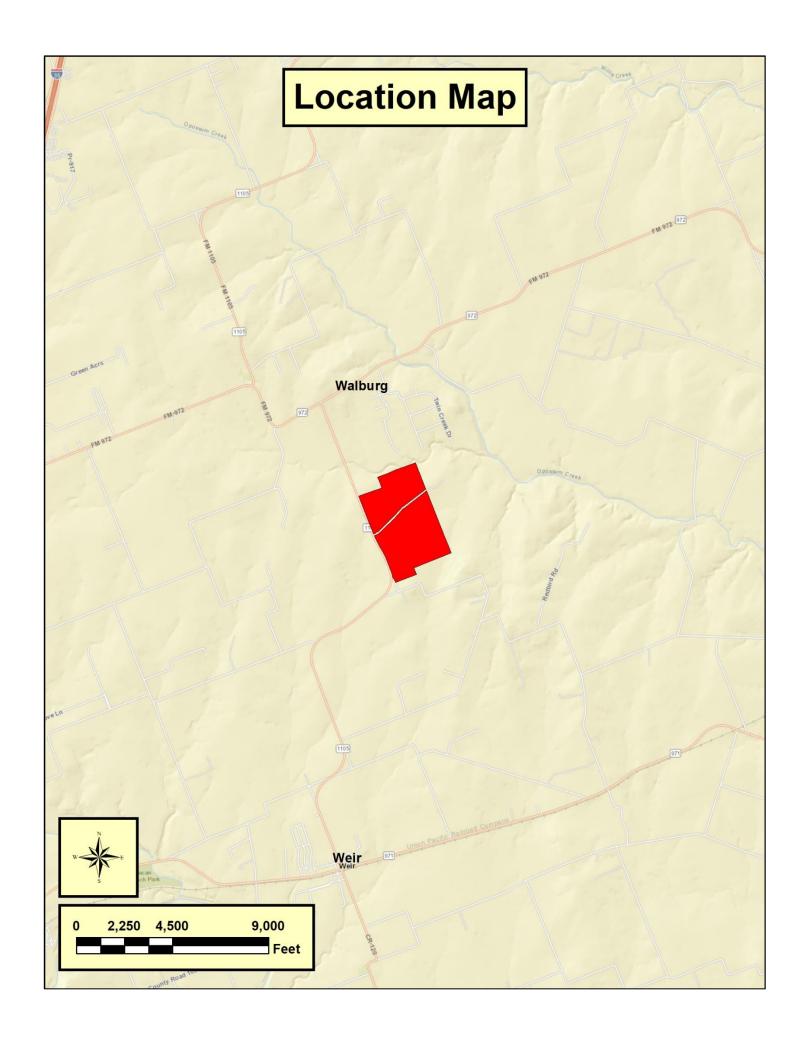
PRICE: \$13,254,120.00 (\$44,000/Acre)

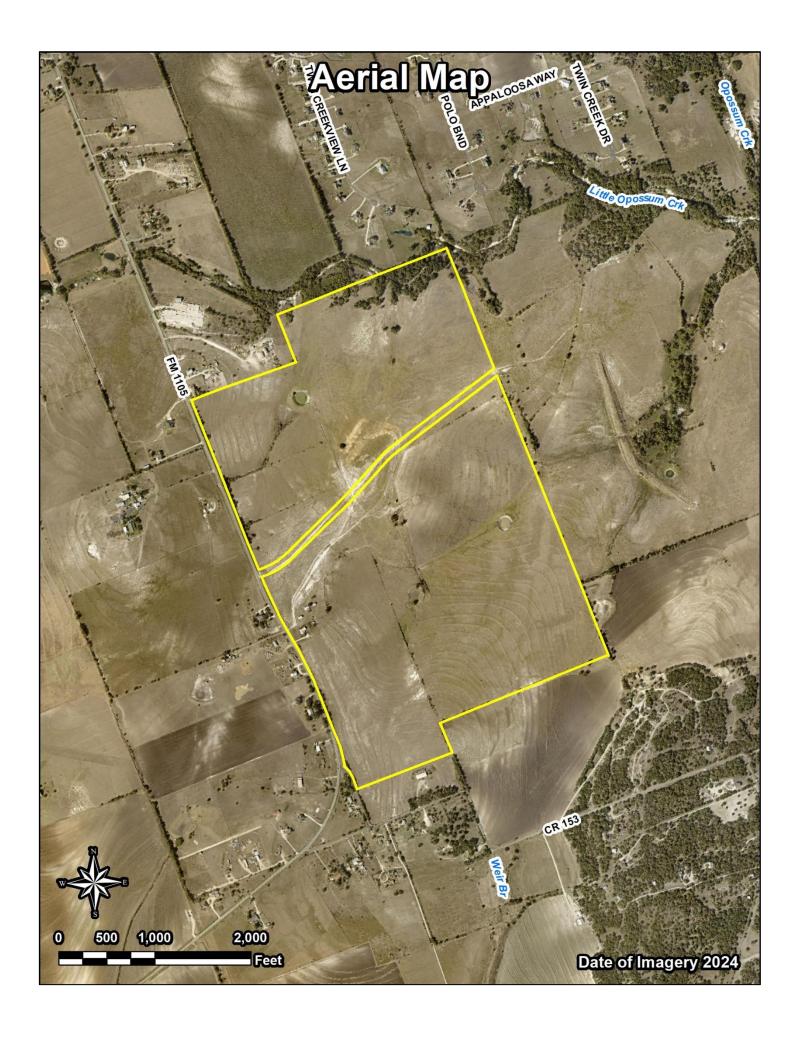
COMMISSION: 2% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing with Broker having written Buyer representation.

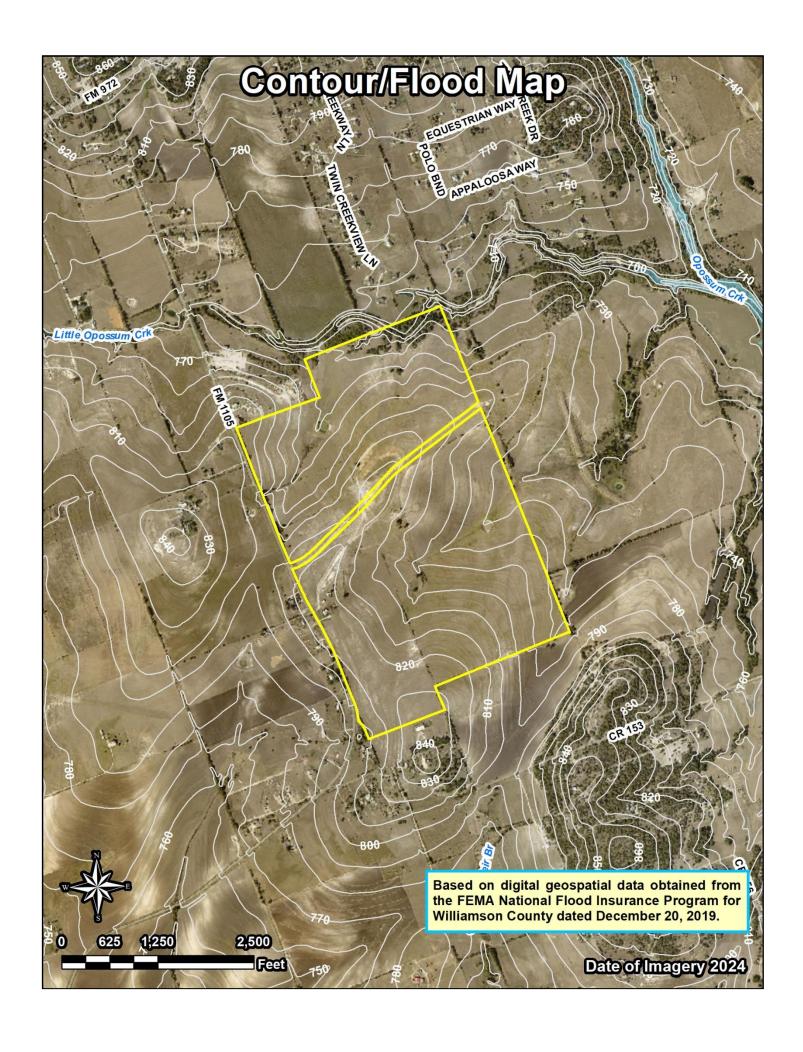
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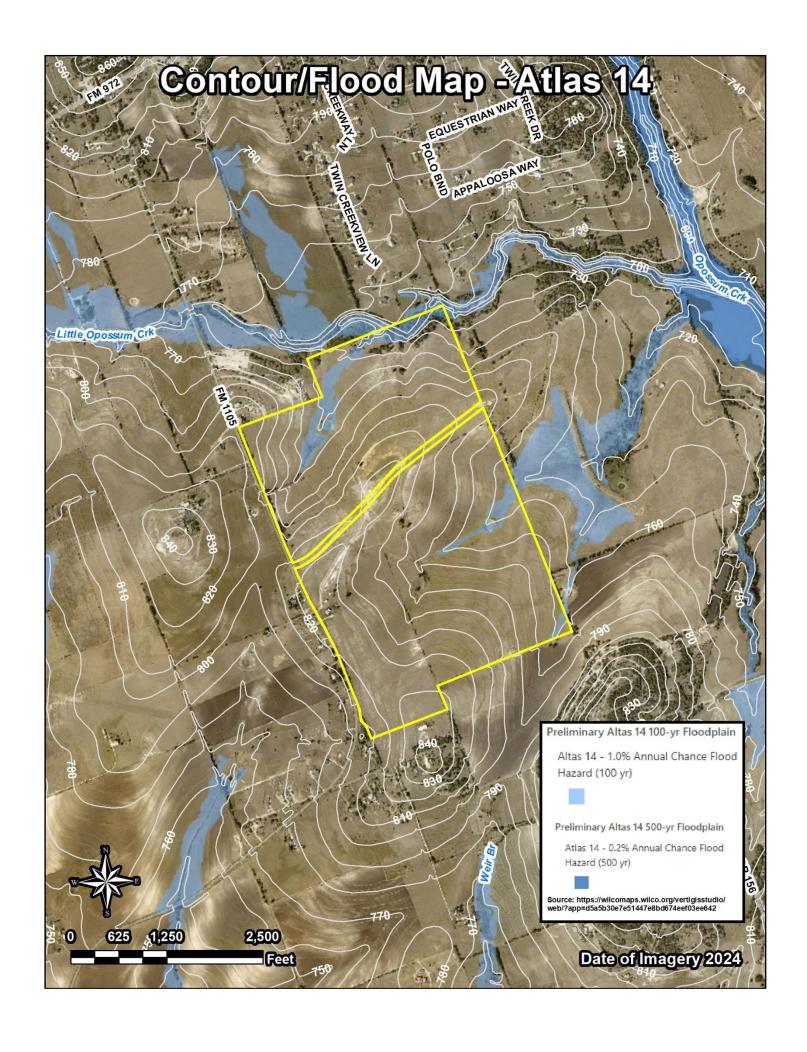
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that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

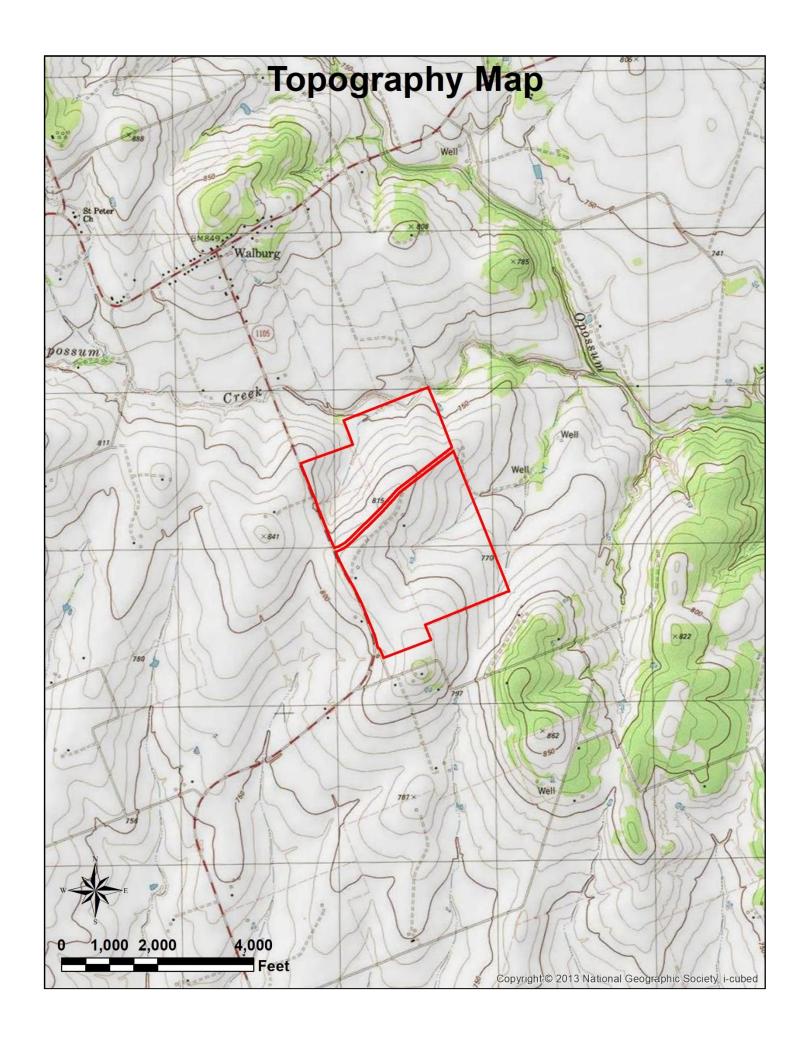


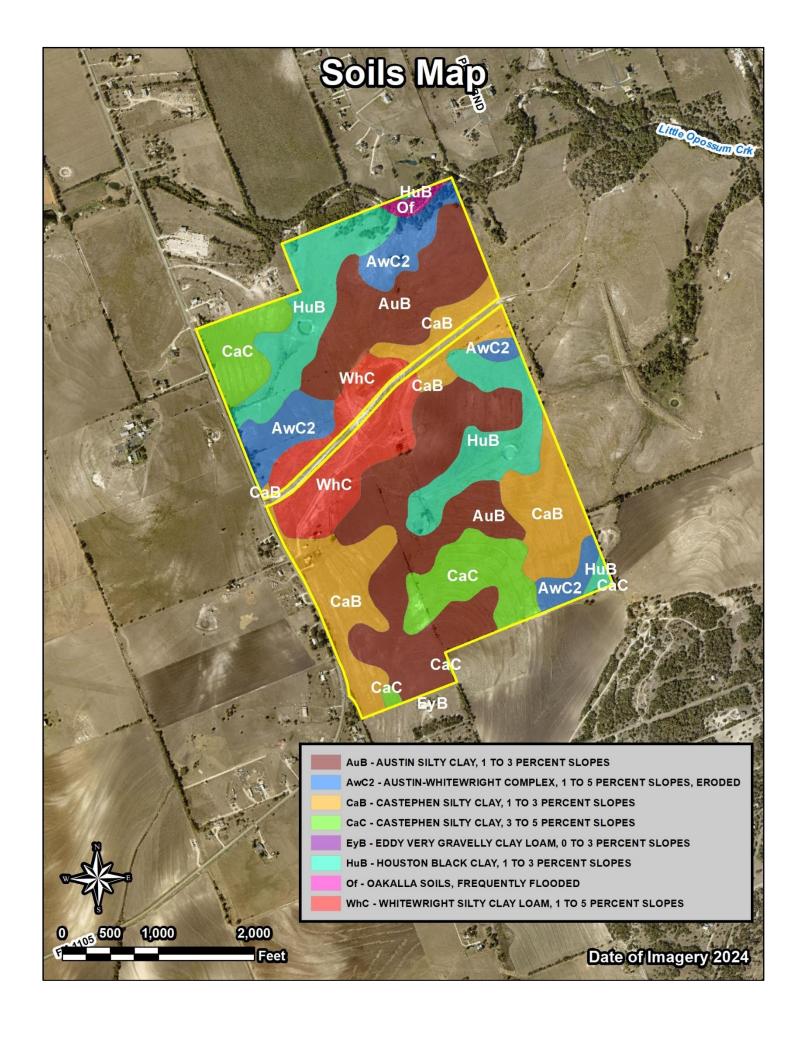


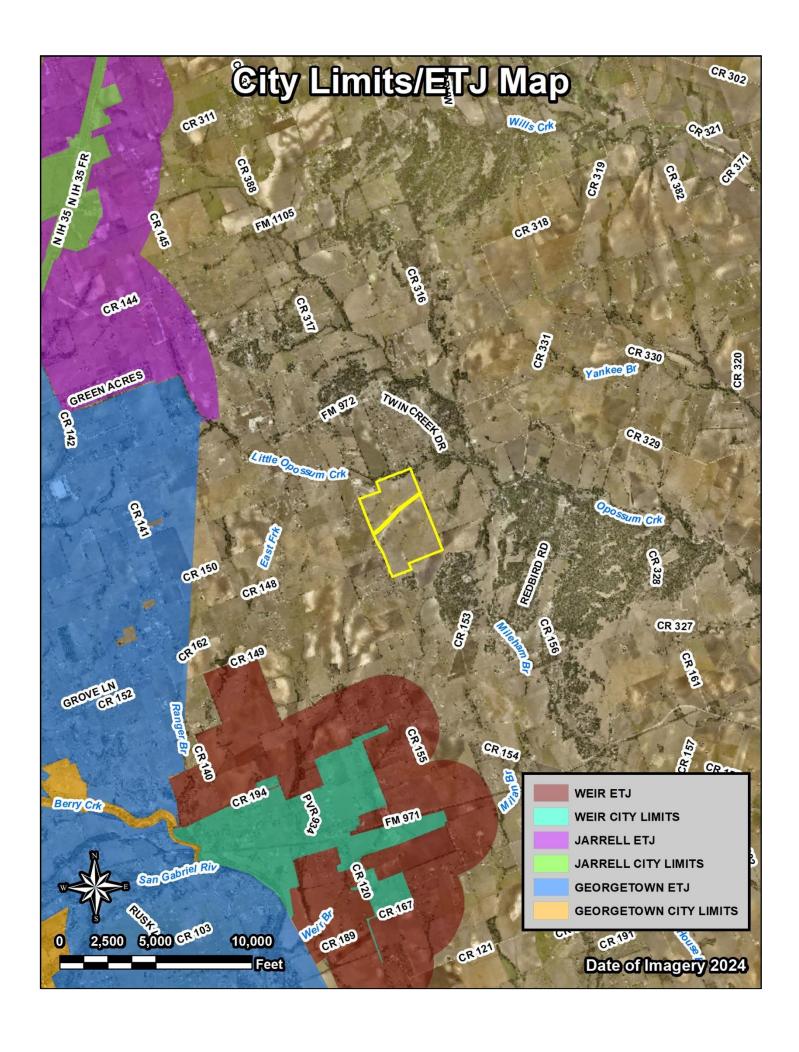


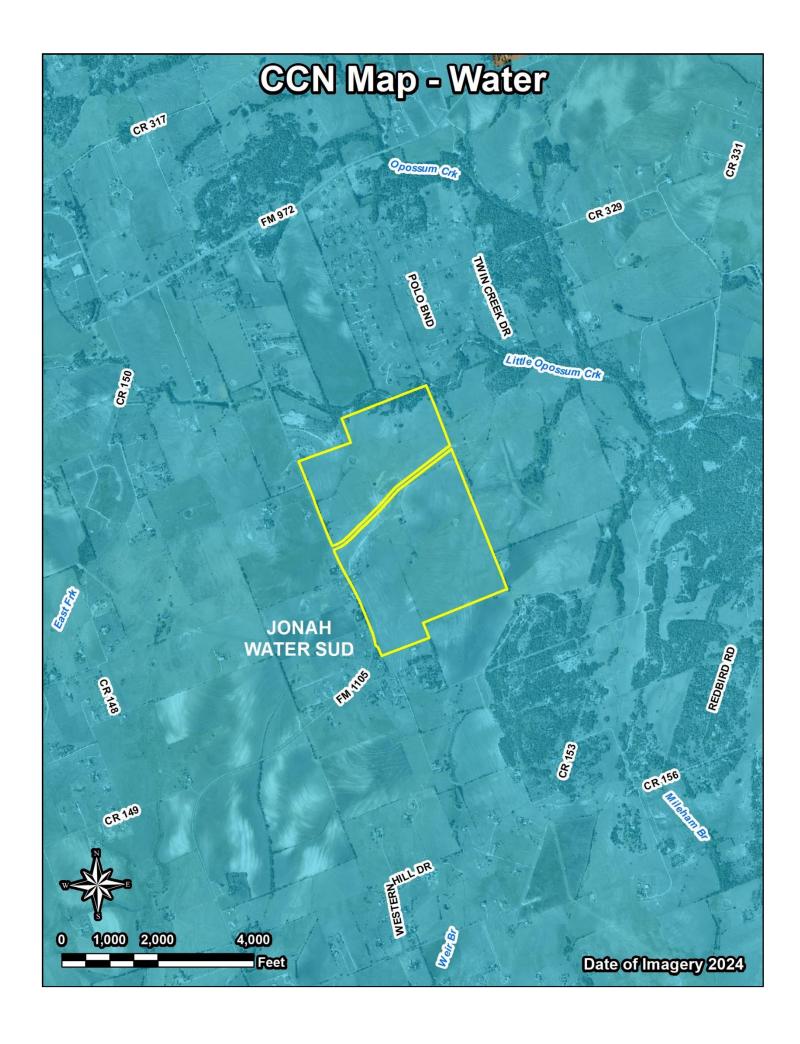


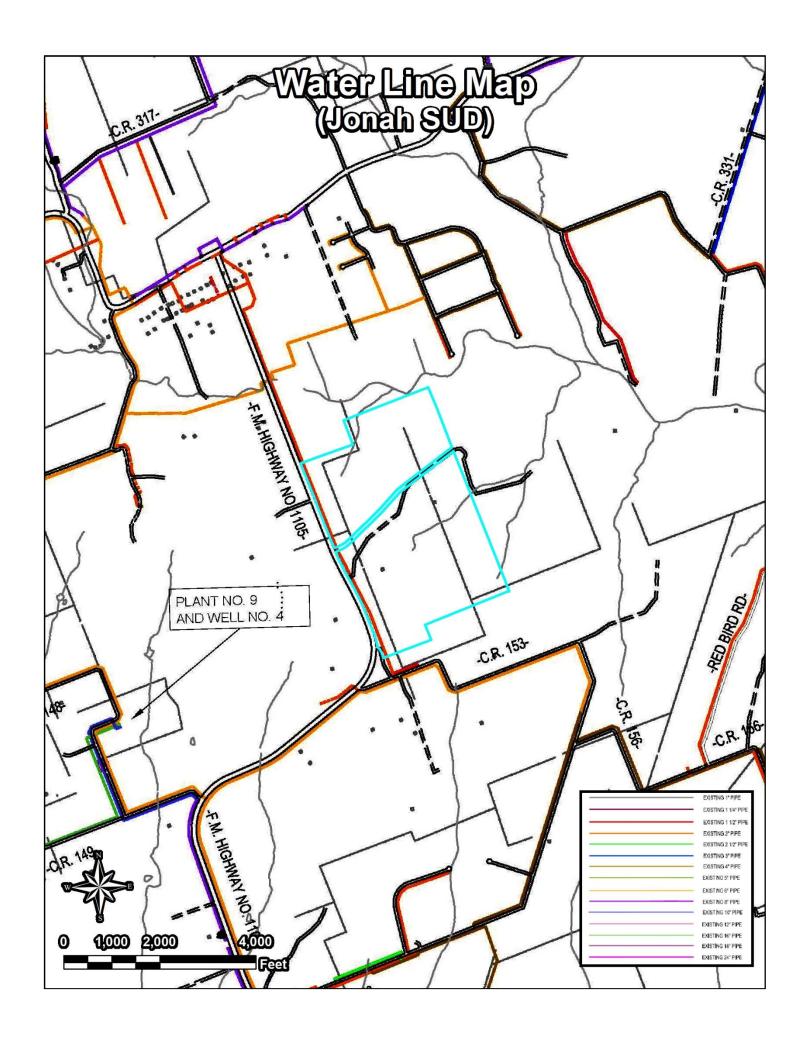


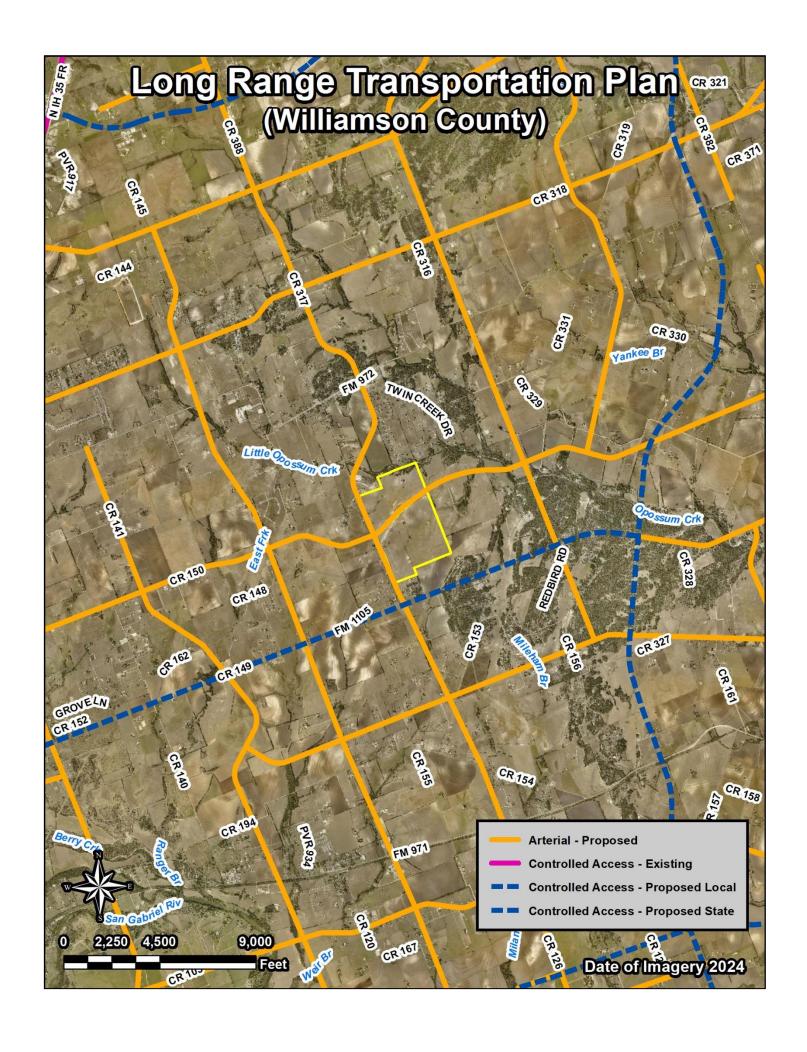












R382450 R382441 R382441

A.06 Ac.

A.06 Ac.

CHARL G CHRISTIE R040558 R537479 RANGE, DAVID & ANGELA GAR NEW COME, DONO MICKAN, TIMOTHY RAY 22.55 Ac. R381663 R382438 **AERNANDEZ LLC** R537481 R040560 BORACHOK, WILLIAM JR & ALISE GRAVIS LEWIS ASSET MANAGEMENT LLC 27.337 Ac. KNOLL, THOMAS D & LINDSAY A R039452 2.01 Ac. TCF PHASE PROPERTY OWNERS ASSOC INC R382433 BLACKLAND PRAIL 2.23 Ac. NEAL, CHRISTOPHER D. & AMY M HUTCHINSON 57.323 Ac. BLACKLAND PRAIRIE LLC R040561 MAUER, WILLIAM CONRAD & ANDREA M MEISSNER R382426 R537498 BUCHHORN, EUGENE L & DIANNE I 2 Ac. R382436 R040553 1.00 Ac. DWORACZYK, SIGMUND & SHARON E & DAVID & ELIZABETH R537486 2.96 Ac.
3 Ac. BORAM, JUDY A MECCA, GEORGE E LANGFORD, AARON & LINDSAY 3 Ac. R366977 2.39 Ac. R382424 2 Ac. R382459 PSTLZIP5 TWIN CREEK FARMS LP 1 Ac. R382434 R039904 CUNNINGHAM CONSTRUCTORS & ASSOC R537488 14.006 Ac. MAIDLOW, DEREK & TERI NICOLE SEFCIK, WILLIS E 5Ac. 6.59 Ac. ANCHETA, MICHAEL A & MARIPAZ TEOFANES V R381658 1 Ac. R5374 4.66 Ac. R039903 80.17 Ac. R635820 GRAHAM, AUSTIN THOMAS & PATRICIA RENEE AERNANDEZ LLC WRIGHT, BRANDON NMAR GEORGETOWN PROPERTY INVESTORS LLC 2.96 Ac. 100.36 Ac. 1 Ac. R382425 CREWS, DENNIS K 4.34 Ac. R537491 DOBIAS, MATTHEW & DENISE R381660 3 Ac. AERNANDEZ LLC 16.54 Ac. R039902 AC. R537492 ANGELA GARZON & STEPHEN A HILL R310596 NMAR GEORGETOWN PROPERTY INVESTORS LLC ANDERSON, DEBRA L & ROGER 156.164 Ac. 31.57 Ac. R373613 AERNANDEZ LLC 4.7478 Ac. R432250 R319402 AERNANDEZ LLC LINDSAY, NANCY L 0.0371 Ac. 1.285 Ac. R363906 RODRIGUEZ-VENCES, DAYSI & MIGUEL GALLEGOS R090634 3 Ac. INMAN, COURTNEY & TOMMY D R039443 67.08 Ac. COINDREAU ALAN M R473936 WOLF, EVELYN M 10 Ac. R613444 ZINSMEYER, NATHAN & STEPHANIE 115.46 Ac. R355804 1.99 A ZINSMEYER, RICK & DARLENE R039447 38.92 Ac. INMAN, COURTNEY & TOMMY D 24.0 Ac. R473935 NMAR GEORGETOWN PROPERTY INVESTORS LLC 537 Ac. R039449 BIELSS, STANLEY RAY & AUDREY JANE .53 Ac. R306835 BIELSS, STANLEY RAY & AUDREY JANE 1 Ac. R039440 BIELSS, STANLEY RAY & AUDREY JAN 37.5 Ac. R039905 ARLDT, DWIGHT L R039446 R039441 11 Ac. WOLF, EVELYN M BIELSS, AUDREY J 184.77 Ac. 48 Ac. R05659 CYNTHI WHITIS TRUSTEE OF THE CYNTHIA WHITIS LIVING TRUST 2.001 Ac. 2039450
WOLF EVELYN M R048764 R040762 SBPN SCOFIELD LLC ARLDT, DWIGHT L 19.987 Ac. 1.0 Ac. 27.619 Ac. R445785 ARLDT, DWIGHT R03943 24.57 Ac. ORTEGA, ELIZABETH 2.28 Ac. R534815 NEITSCH, JAMES ALLEN (LE) & PATRICK WAYNE ZIPPERER R407779 ORTEGA, ELIZABETH R039444 R040842 8.979 Ac. R039455 AUSTIN, ALICE RUTH (LE) & PATRICK WAYNE ZIPPERER ARLDT, DWIGHT L BOLDING, RICHARD & MARY MAYES R432279 31.86 Ac. NEITSCH, JAMES ALLEN (LE) & PATRICK WAYNE ZIPPERER CR 153 16.09 Ac. ROBBINS, LINDSEY NICOLE (TOD) 14.23 Ac. R374688 WOLF, LAURA NOACK R333580 R599456 10.0 Ac. R040838 LAMBERT ROBERT & YOLANDA 1.0 Ac. R543589 KAREN J SCOTT TRUSTEE OF THE KAREN J SCOTT MANAGEMENT TRUST R512215 8.898 Ac. LIGHT, GARY (RS) & IRENE (RS) DA 3.092 Ac. R102545 19 Ac. R620733 BRYANT, JOHN P (TOD) & KAREN E (TOD) DUARTE, JUAN P & YOLANDA R361320 R040856 15.83 Ac. DUARTE, JUAN P & YOLANDA 7.85 Ac. WINDHAUSER, JOANNA LYNN LIGHT, RANDALL R391751 2.16 Ac. R040853 1.0 Ac. R040840 VAN HOY, REVAY M (TOD) 2 Ac. HILL, GARRETT & SHAYLI STUEWE, WILLIAM R 1.00 Ac. R040852 10.033 Ac. R432450 2.254 Ac. R040848 HAMILTON, DEAN R040841 TEINERT, SELMA MARIE HARRIS, ANGELA & TIM 1.5 Ac. UMSTATTD, JAMES A R534738 8.0 Ac. .799 Ac. 9.98 Ac. R040839 R040857 RAGSDALE, MICHAELS & KATHLEEN 10.373 AC R041103 HARRIS, ANGELA & TIM 10.373 Ac. R040834 9.29 Ac. KALINA, MARVIN & MARSHA R613910 KILLENS, KEVIN & BRENDA 1.46 Ac. R324895 14.688 Ac. VAN HOY, REVAY M (TOD) 9.02 Ac. R534721 R634107 13 Ac. R534722 2,0 00 19 Ac. 1,000 HARRIS, TIM & ANGELA ALMAZAN, DARREN S & JAMIE 12.891 Ac. THE'et R534722 R634107 29.43 Ac. POPO AGIE LAND COMPANY INC HARRIS, TIM & ANGELA 57.07 Ac 12.891 Ac

PHOTOS



 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.



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;
 - o 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.

TexAg Real Estate Services, Inc.	368153	info@texag.com	(512)930-5258
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Larry D. Kokel	216754	info@texag.com	(512)924-5717
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
Buy	er/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date