

CLOSED MARCH 2026

40.91 Acres

NORTH GEORGETOWN

CR 152 0.3 MILES EAST OF

SH 130 NEAR IH 35/SH 130 INTERSECTION

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BROKER:
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PROPERTY FOR SALE:
40.91 ACRES WILLIAMSON COUNTY, TEXAS
I-35/CR 152
GEORGETOWN, TEXAS

ACCESS-LOCATION:

±1,865 feet along County Road 152 located 0.3 mile east of SH 130.

LOCATION:

Located near the northeast intersection of IH 35/SH 130.

OWNER:

Vernell Louise Sagebiel

TAXES:

Currently under Agriculture Use 1-D-1 taxation (R097936, R039042 and R314467).

Future rollback taxes responsibility of Buyer. Estimated roll-back if conducted in 2024 is ±\$66,118.16 (subject to Buyer verification with taxing entities).

UTILITIES:

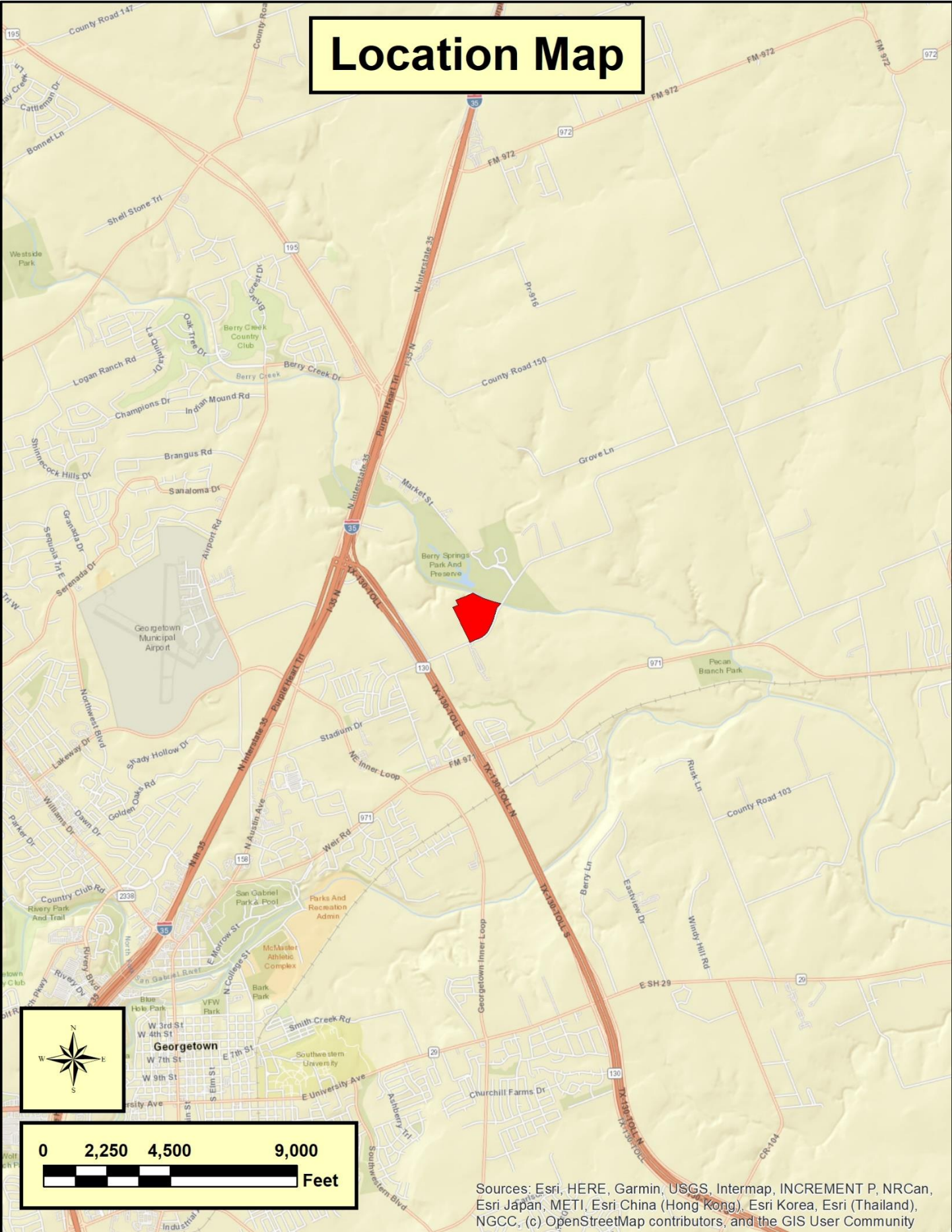
City of Georgetown water and wastewater in vicinity. See attached maps.

**CONTACT LARRY KOKEL FOR PRICE
AND POSSIBLE ASSEMBLAGE OF ADJACENT LAND.**

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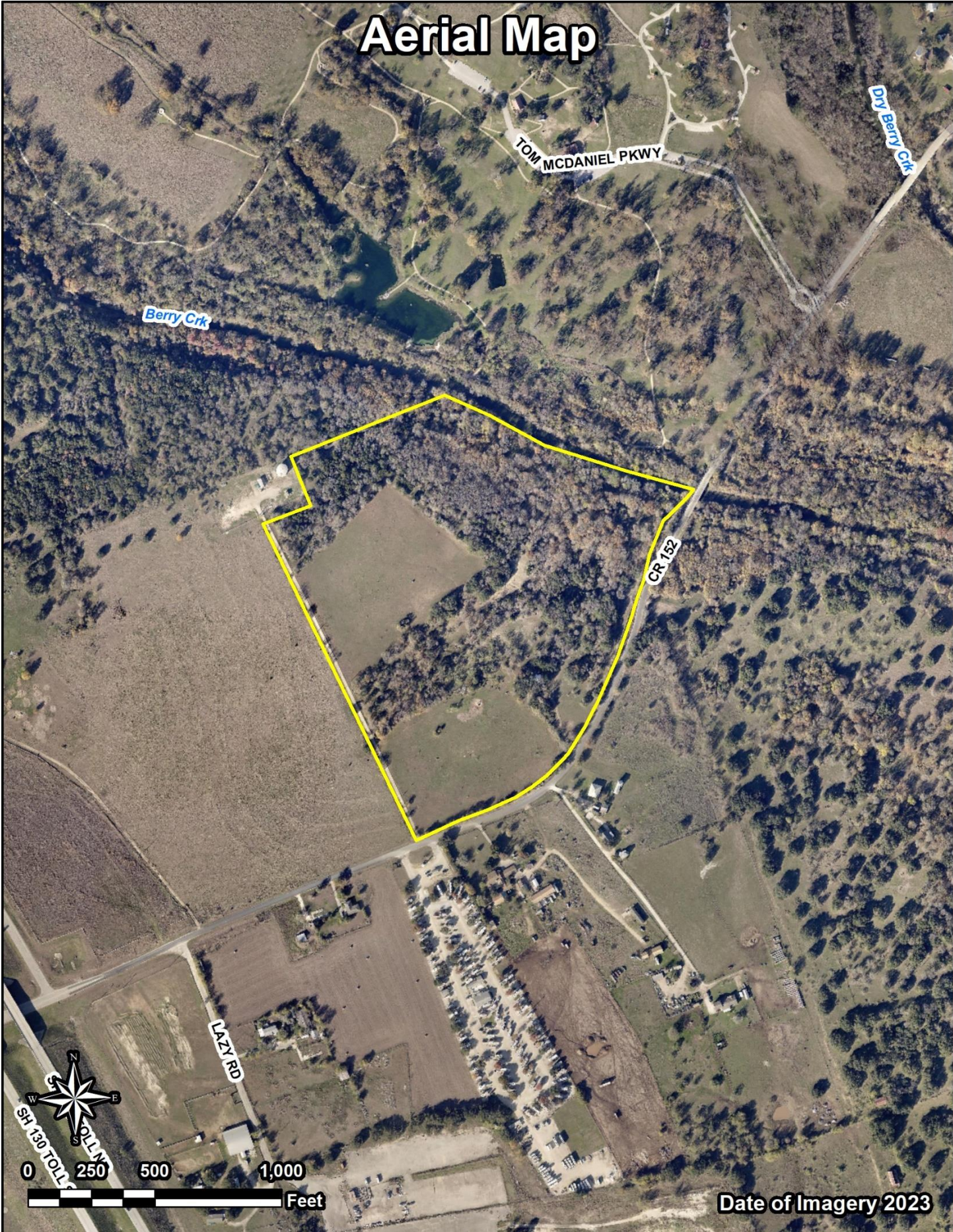
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that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



Berry Crk

TOM MCDANIEL PKWY

Dry Berry Crk

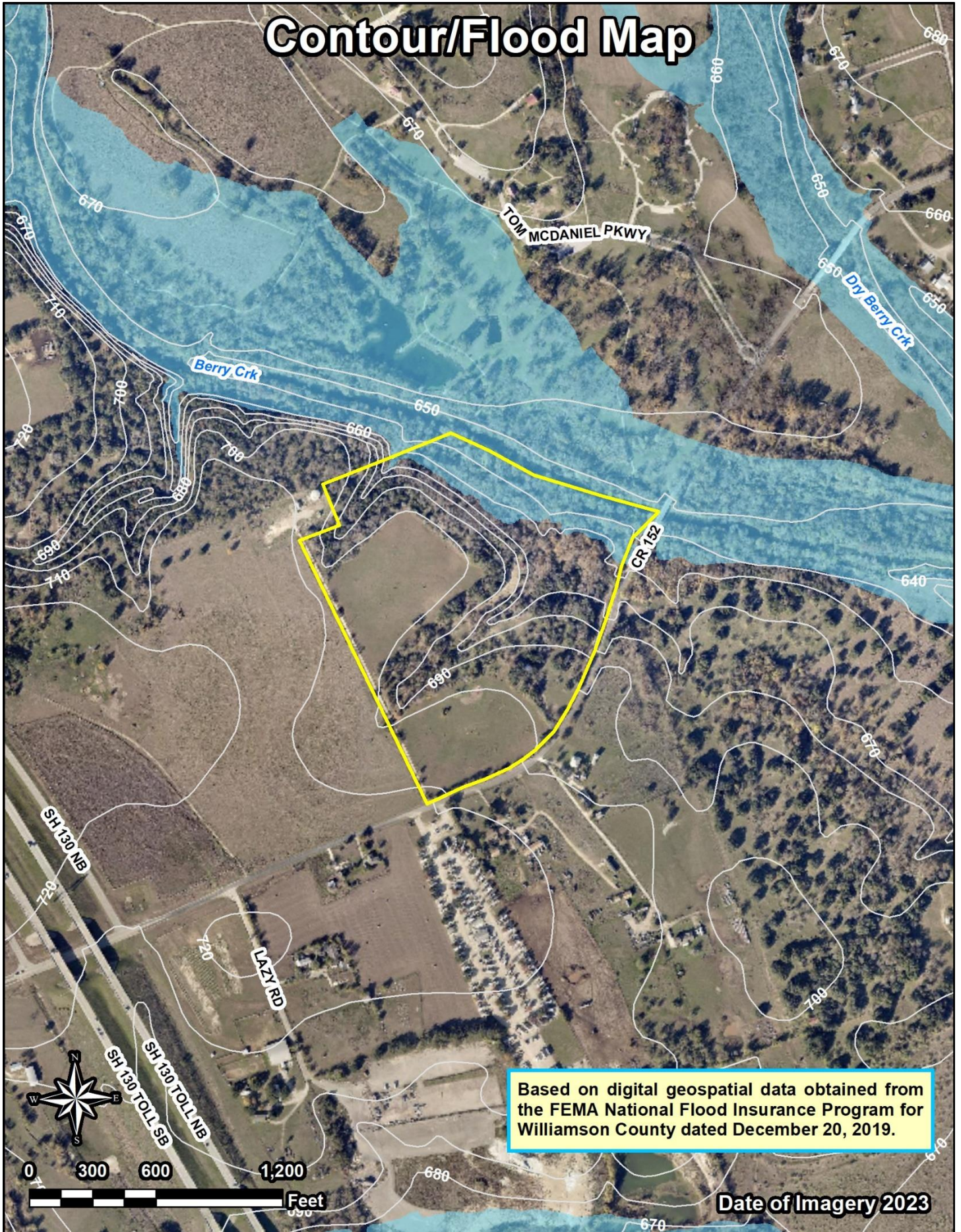
CR 132

LAZY RD

SH 130 TOLLWAY

Date of Imagery 2023

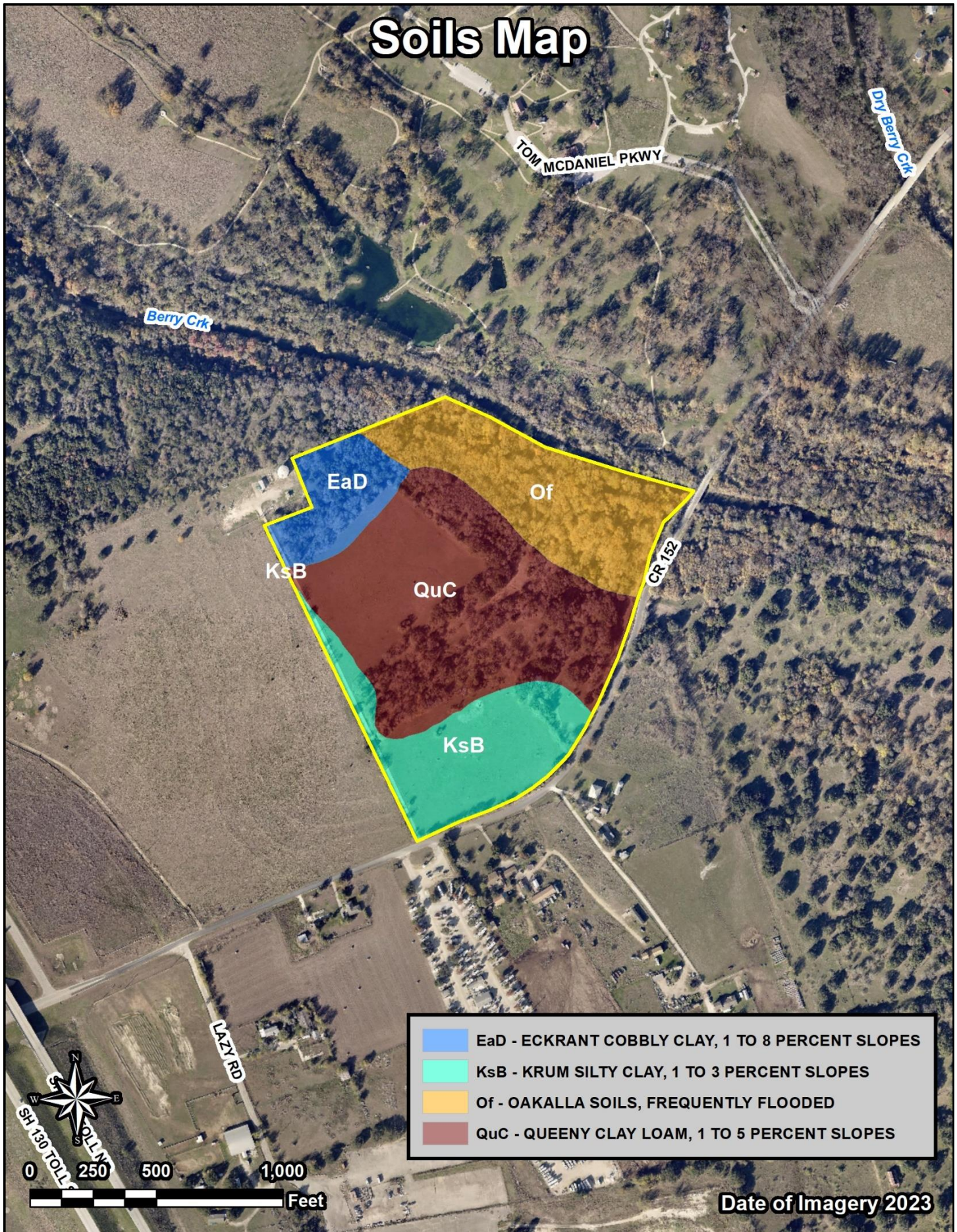
Contour/Flood Map







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

Date of Imagery 2023

Soils Map

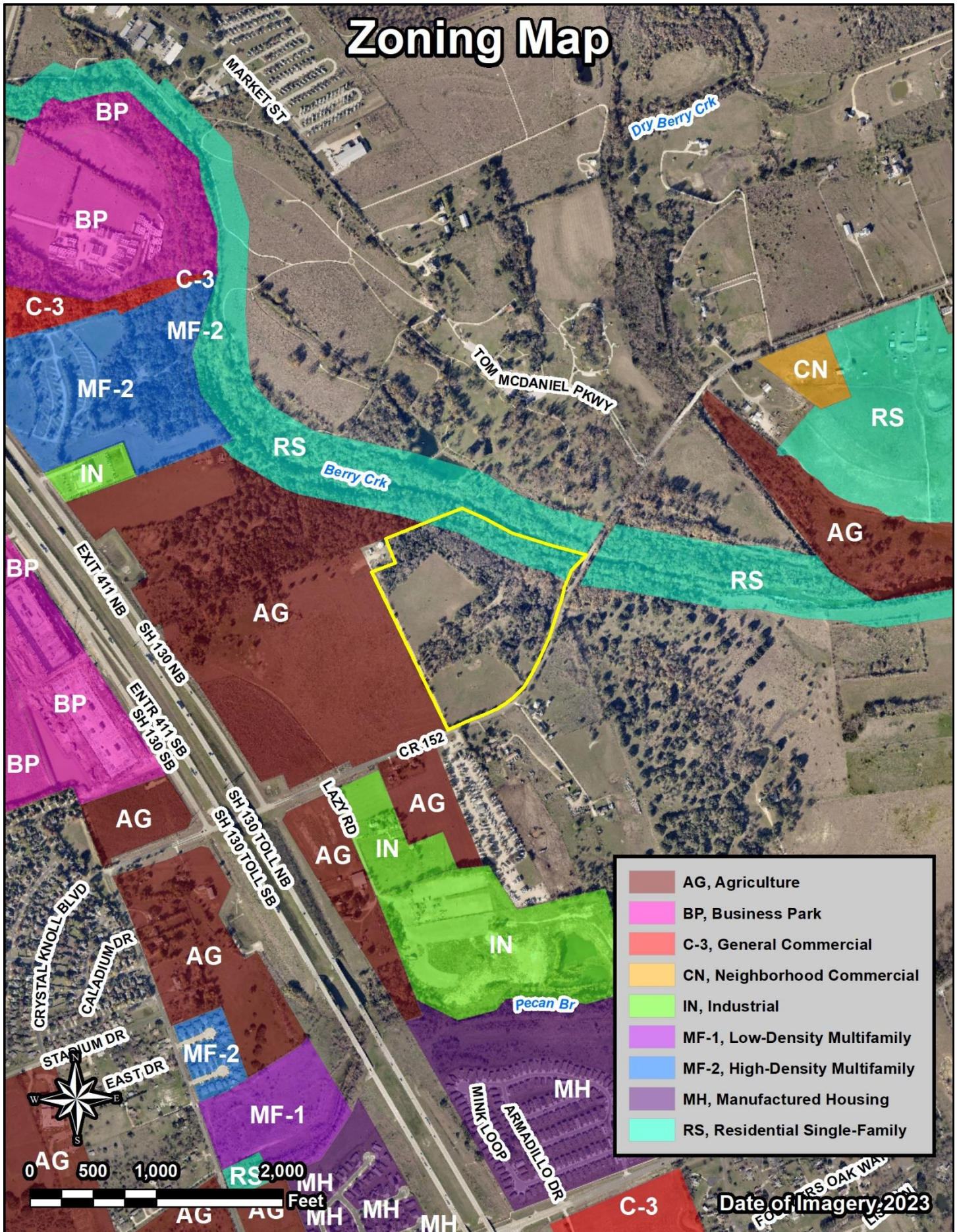


-  EaD - ECKRANT COBBLY CLAY, 1 TO 8 PERCENT SLOPES
-  KsB - KRUM SILTY CLAY, 1 TO 3 PERCENT SLOPES
-  Of - OAKALLA SOILS, FREQUENTLY FLOODED
-  QuC - QUEENY CLAY LOAM, 1 TO 5 PERCENT SLOPES

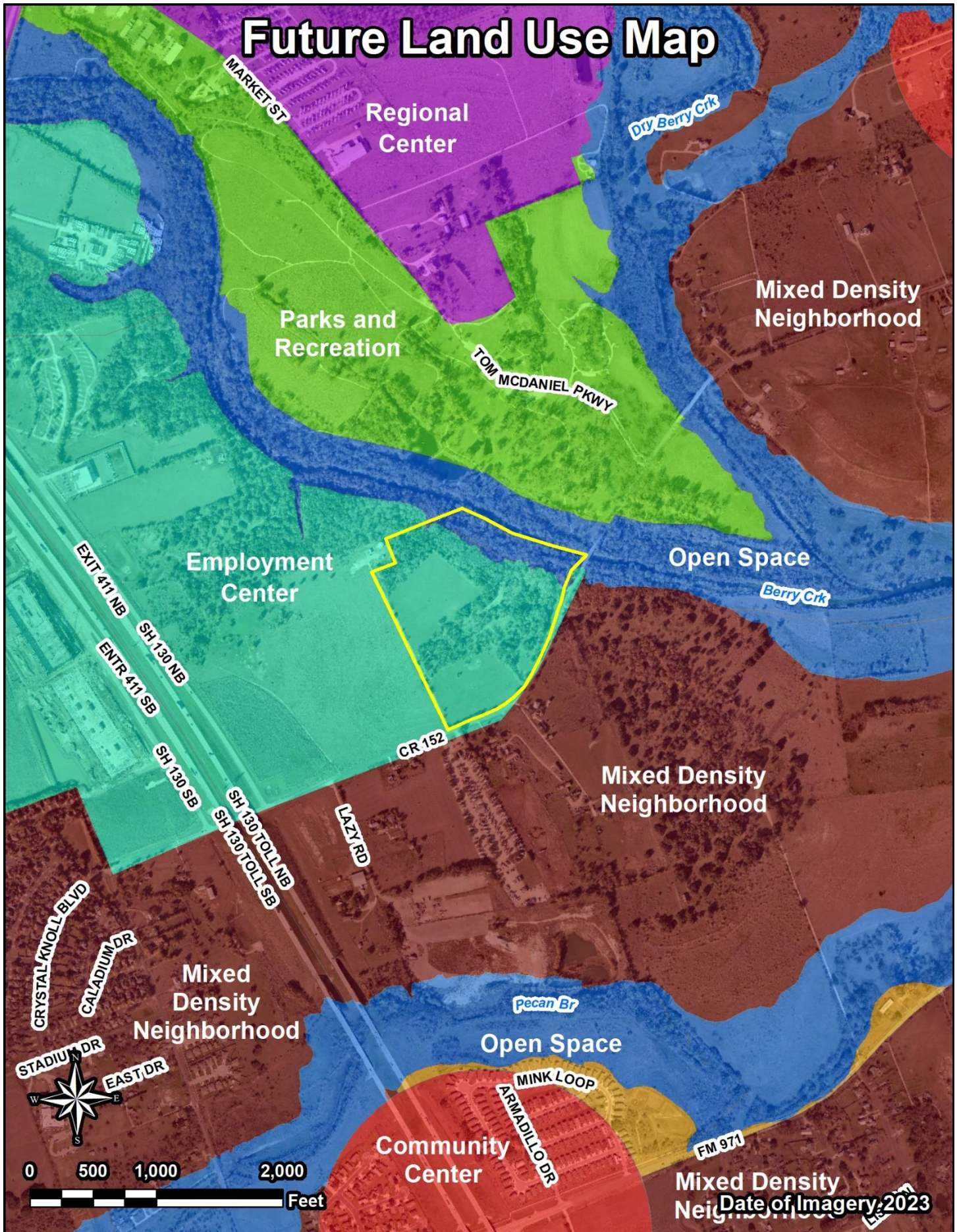


Date of Imagery 2023

Zoning Map



Future Land Use Map



0 500 1,000 2,000 Feet

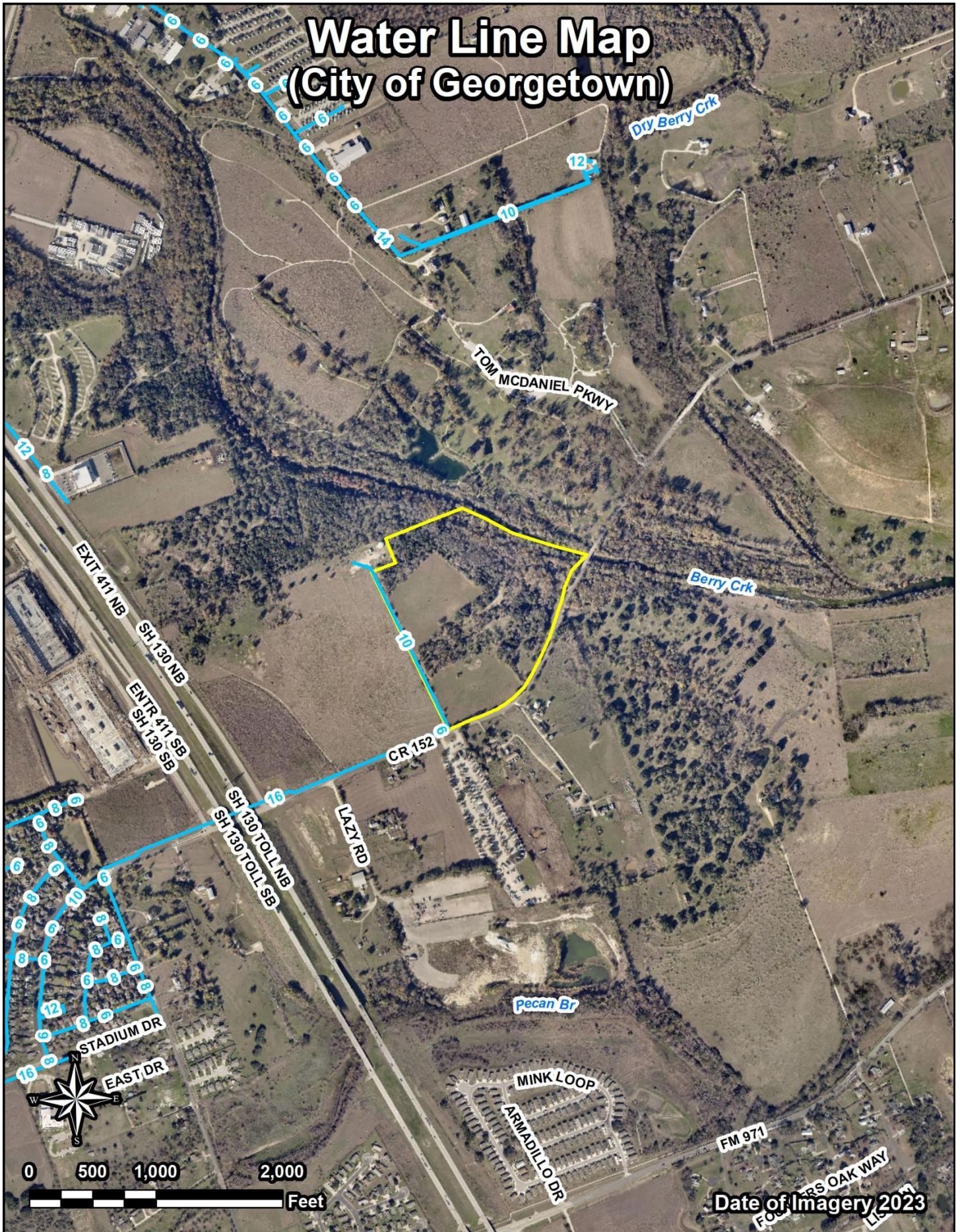
Date of Imagery, 2023

CCN Map - Water



Date of Imagery 2023

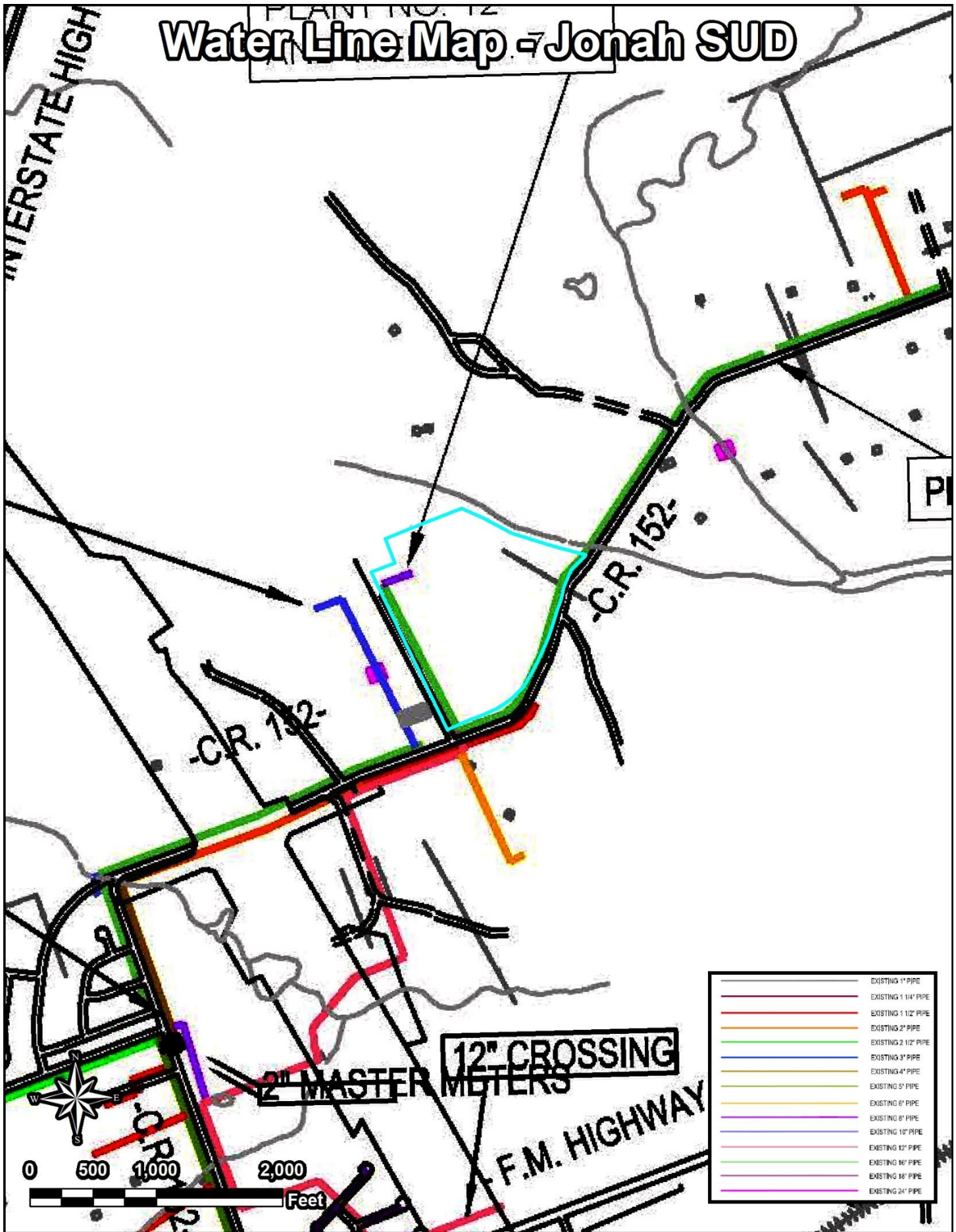
Water Line Map (City of Georgetown)



Date of Imagery 2023

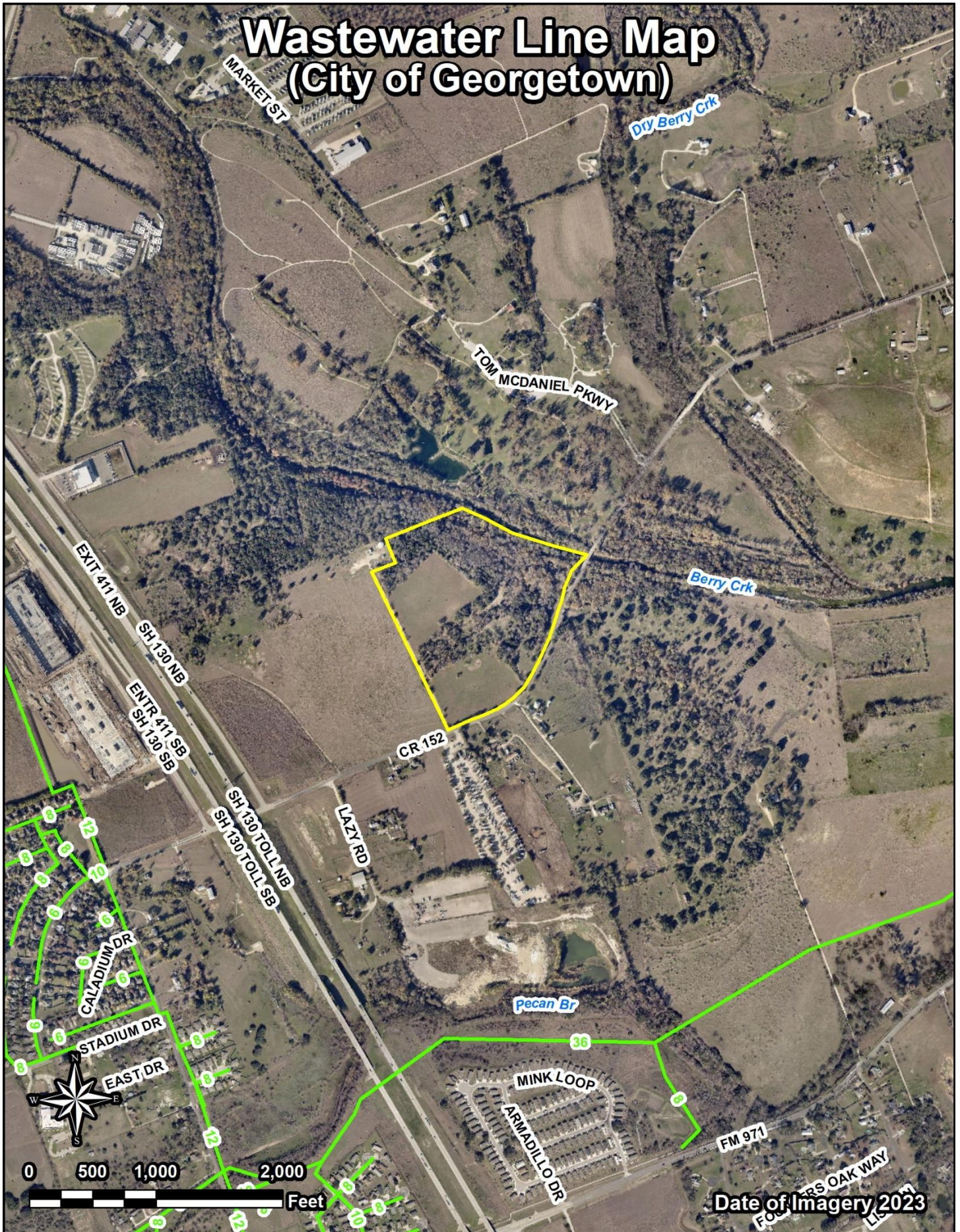
Water Line Map - Jonah SUD

PLANT NO. 12



	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

Wastewater Line Map (City of Georgetown)



Tax Plat

