

TEXAG Real Estate Services, Inc.
P.O. Box 550
Walburg, Texas 78673-0550
Phone: 512-930-5258
www.texag.com



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

PROPERTY FOR SALE:
30 ACRES
1250 CR 141 GEORGETOWN, TX 78626
WILLIAMSON COUNTY, TEXAS

LOCATION/FRONTAGE:

The property is located at the southeast corner of the intersection of FM 972 and CR 141, approximately eight miles northeast of Georgetown, Williamson County, Texas. The land is 1.4 mile east of IH-35 on FM 972 using the Walburg exit on IH-35. The property has 1,454.98 feet of frontage along the south side of FM 972 and 896.73 feet of frontage along the east side of CR 141.

LEGAL:

30 acres out of the M.J. Garcia Survey, Abstract No. 246 in Williamson County, Texas.

UTILITIES:

Jonah SUD has a 12" water line located along the north side of FM 972 and along the west side of CR 141. There is also a 12" water line along the south side of FM 972 within a 20' easement along the subject's north line.

ZONING:

A portion of the property is in the City of Georgetown's ETJ

SCHOOL DISTRICT:

Georgetown ISD

TAXES:

Agriculture Use Valuation on 22 acres – Buyer responsible for any roll-back taxes upon change of use.
2026 Tax Accounts R039672 (29.0 acres) and R039763 (1.0 acre)

MINERALS (OIL & GAS):

4/10 mineral reservation in deed recorded in Vol. 460, Pg. 431 dated May 28, 1963.

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. Current Atlas 14 floodplain map does not identify land within Atlas 14. A small tributary of Dry Berry Creek flows along the northwest corner of the subject.

EASEMENTS:

100' electric transmission easement along the eastern property line granted to Texas Power & Light recorded in Vol. 659, Pg. 574 dated January 11, 1977. Jonah Water SUD has a 20 foot easement along the north line of the subject 30 acres as recorded in Doc# 2021003614 dated January 6, 2021.

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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.

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IMPROVEMENTS:

The property contains a 2,232 SF two story house that was built in 1913 according to the WCAD records. The house has a pier and beam foundation, hardiplank siding, and an aluminum shingle roof. The first floor contains the kitchen, master bedroom, master bathroom, a one-half bath, utility room, dining room, and two living rooms. The upstairs has two bedrooms and a bathroom. The floors are wood and tile with the walls and ceiling being primarily beaded boards. The first floor has a wood stove and there is a central heat/air conditioning unit. The property also contains two horse barns being 1,728 SF and 864 SF in size. Both were constructed around 2007 and are metal frame with metal siding and a metal roof. The 1,728 SF barn has a tack room and five stalls, with the 864 SF barn having a tack room and three stalls. The tack rooms as well as the center aisles have concrete flooring. There is also a 20,000 SF open riding arena, a 600 SF storage shed, a 495 SF carport attached to a 144 SF storage building, an old barn/shed approximately 1,700 SF in size and a 288 SF loafing shed. Improvements sold "As-Is" and represented to have minimal contributory value with price based on value of land.

COMMENTS:

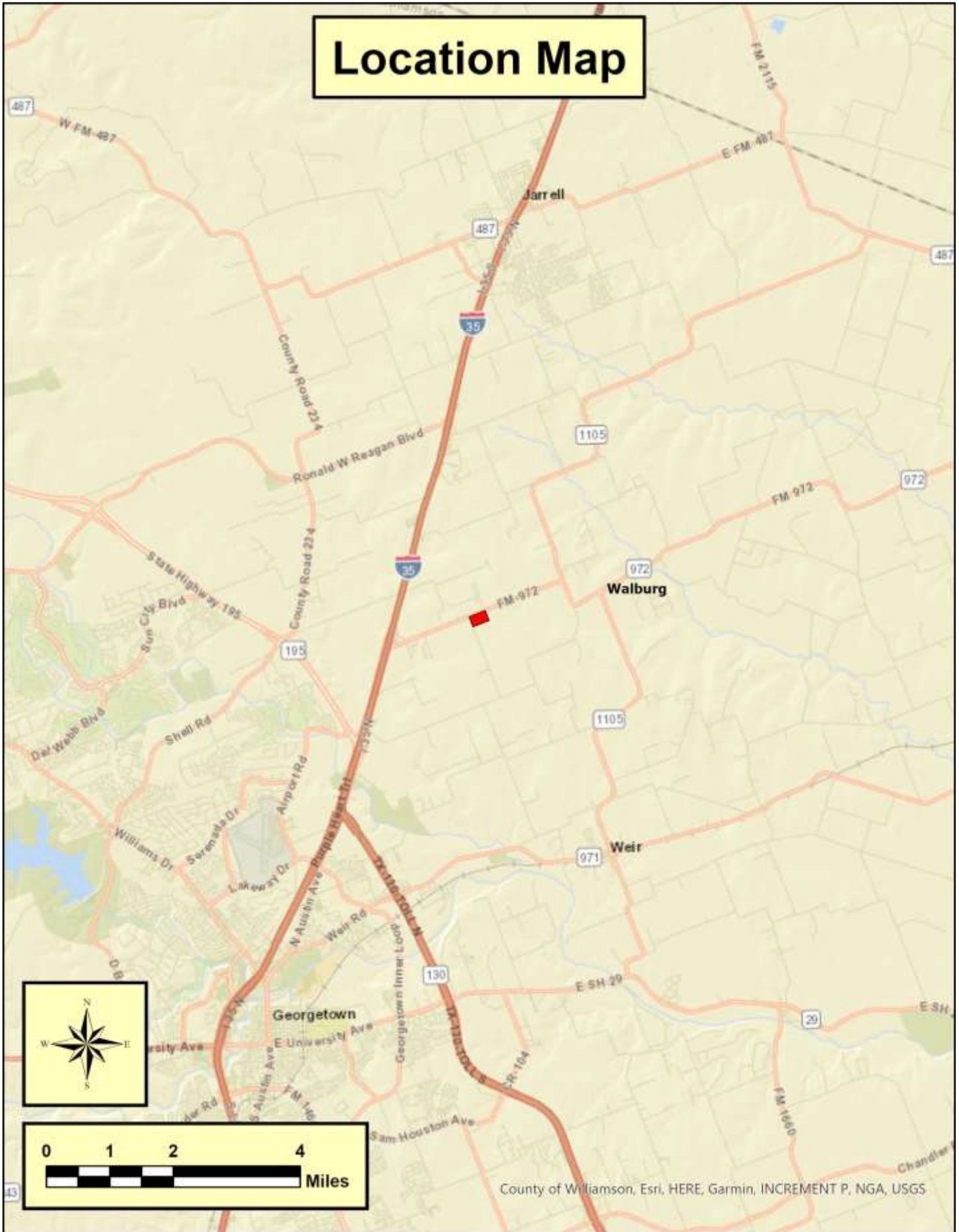
The property consists primarily of open pasture with current use for horses and hay. There is one stock pond on the property which provides water for livestock. Topography and elevation are very conducive to many uses. The immediate area has had several commercial and industrial uses constructed along FM 972.

PRICE: \$3,920,400.00 or \$3.00/SF

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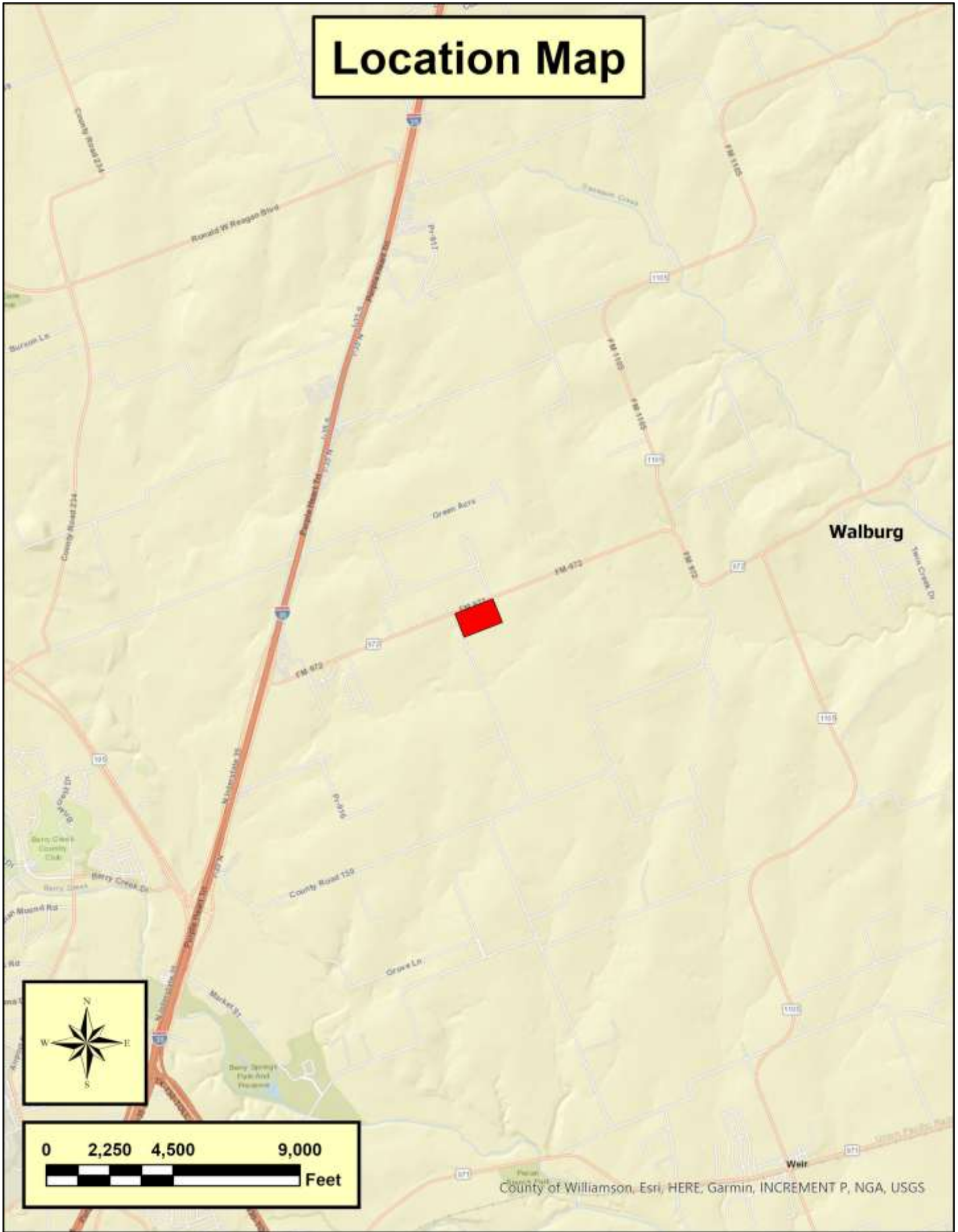
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Location Map



County of Williamson, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Location Map



County of Williamson, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Aerial Map



ALLEGRA DR

FM 972

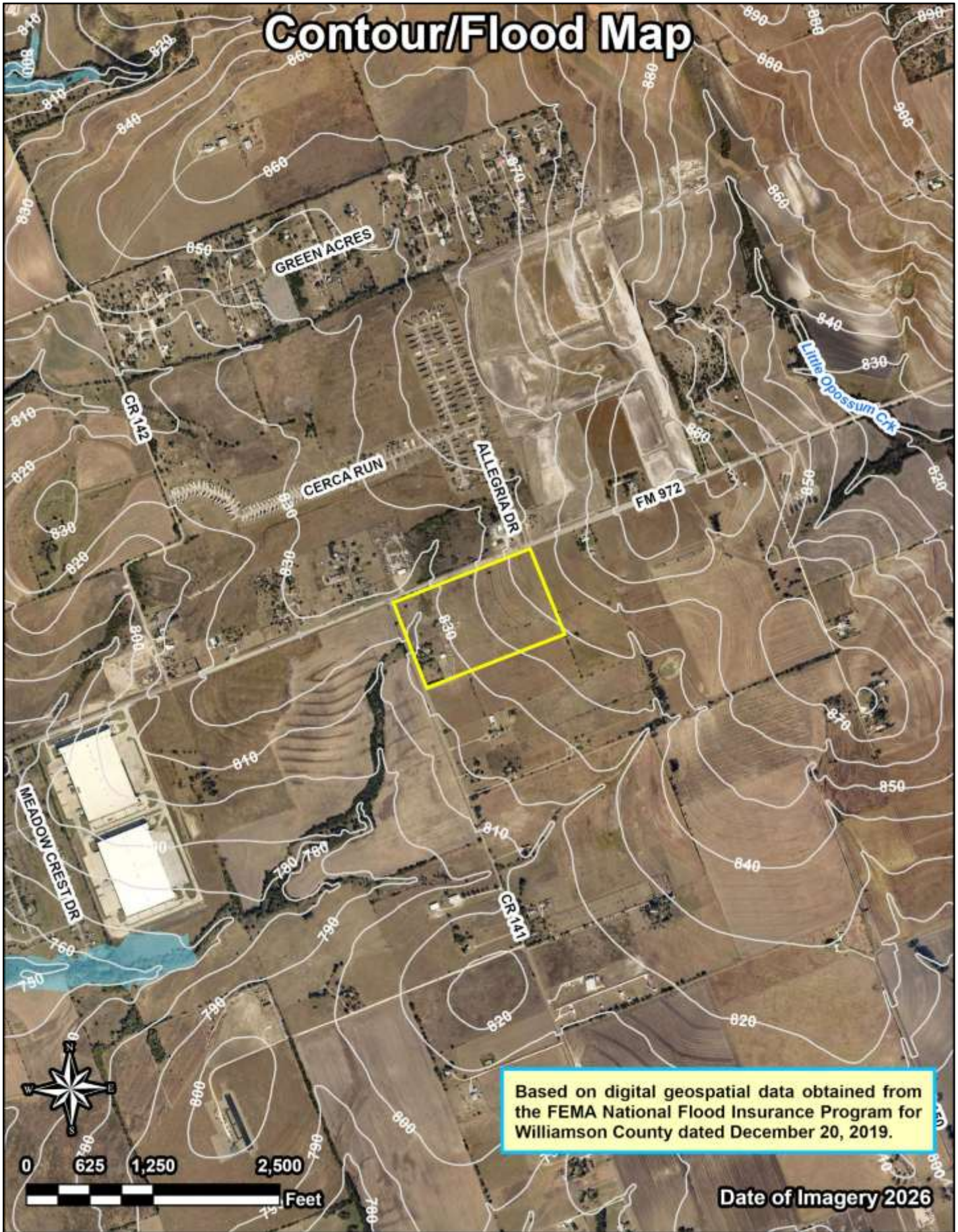
CR 141



0 150 300 600 Feet

Date of Imagery 2026

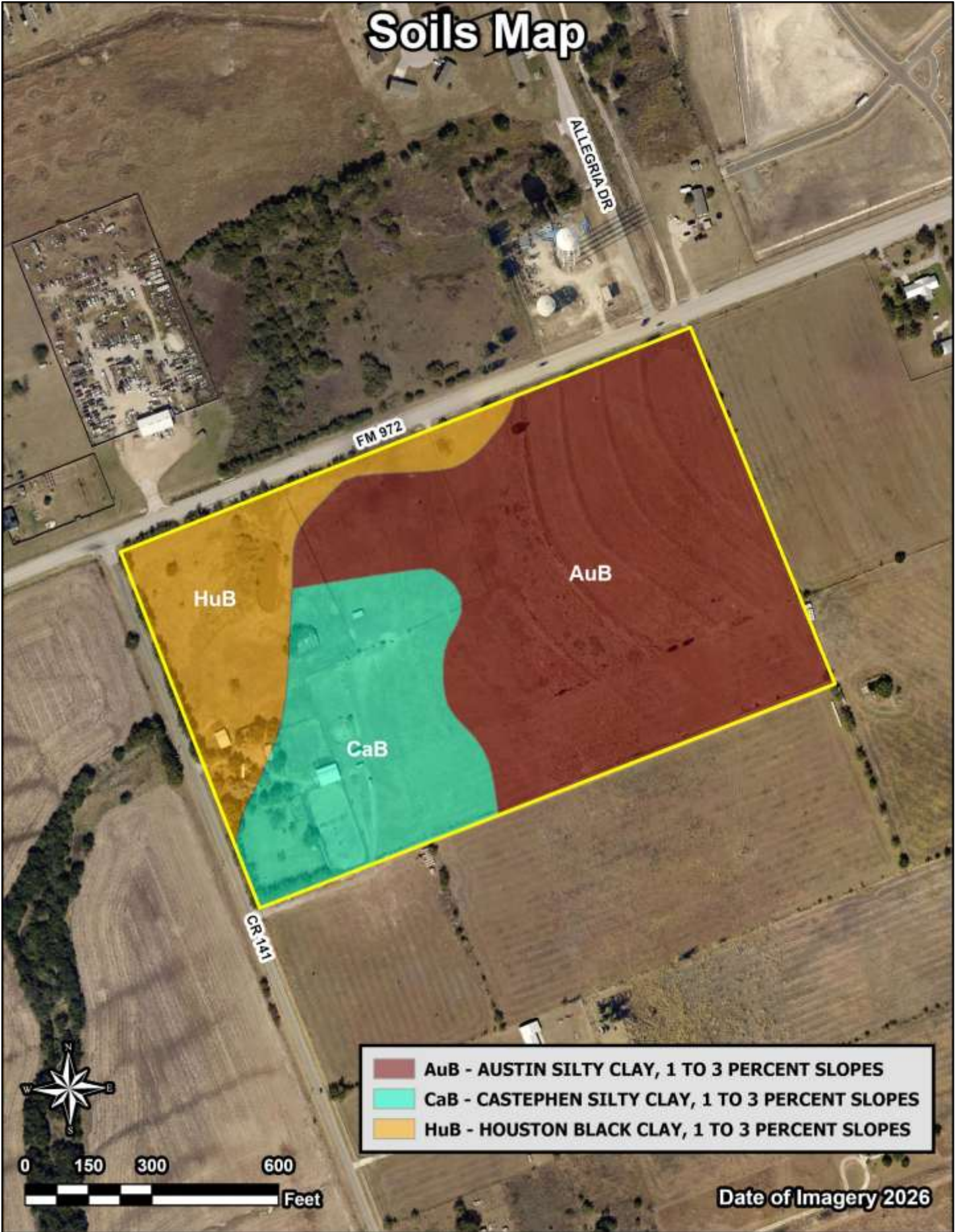
Contour/Flood Map



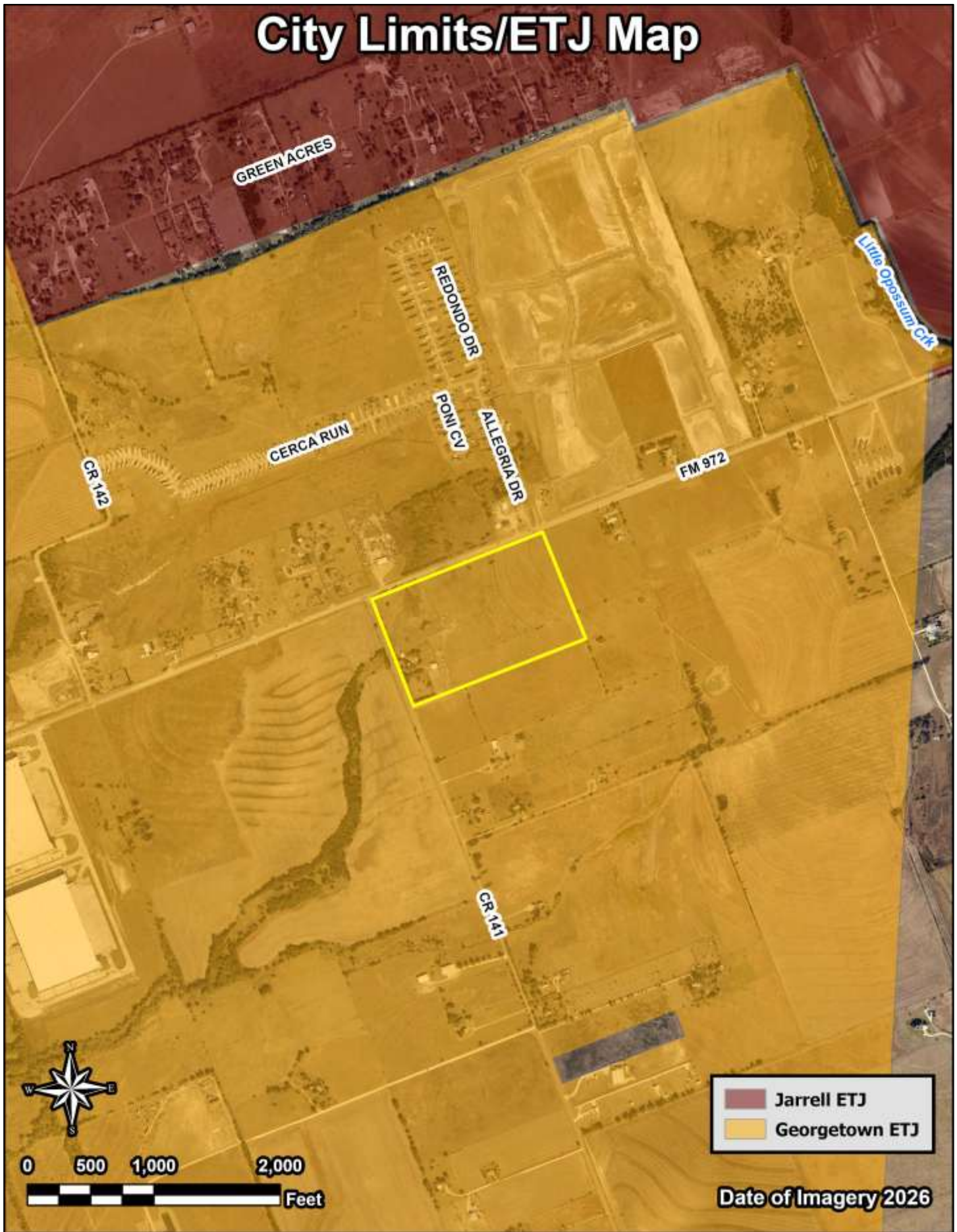
Contour/Flood Map - Atlas 14



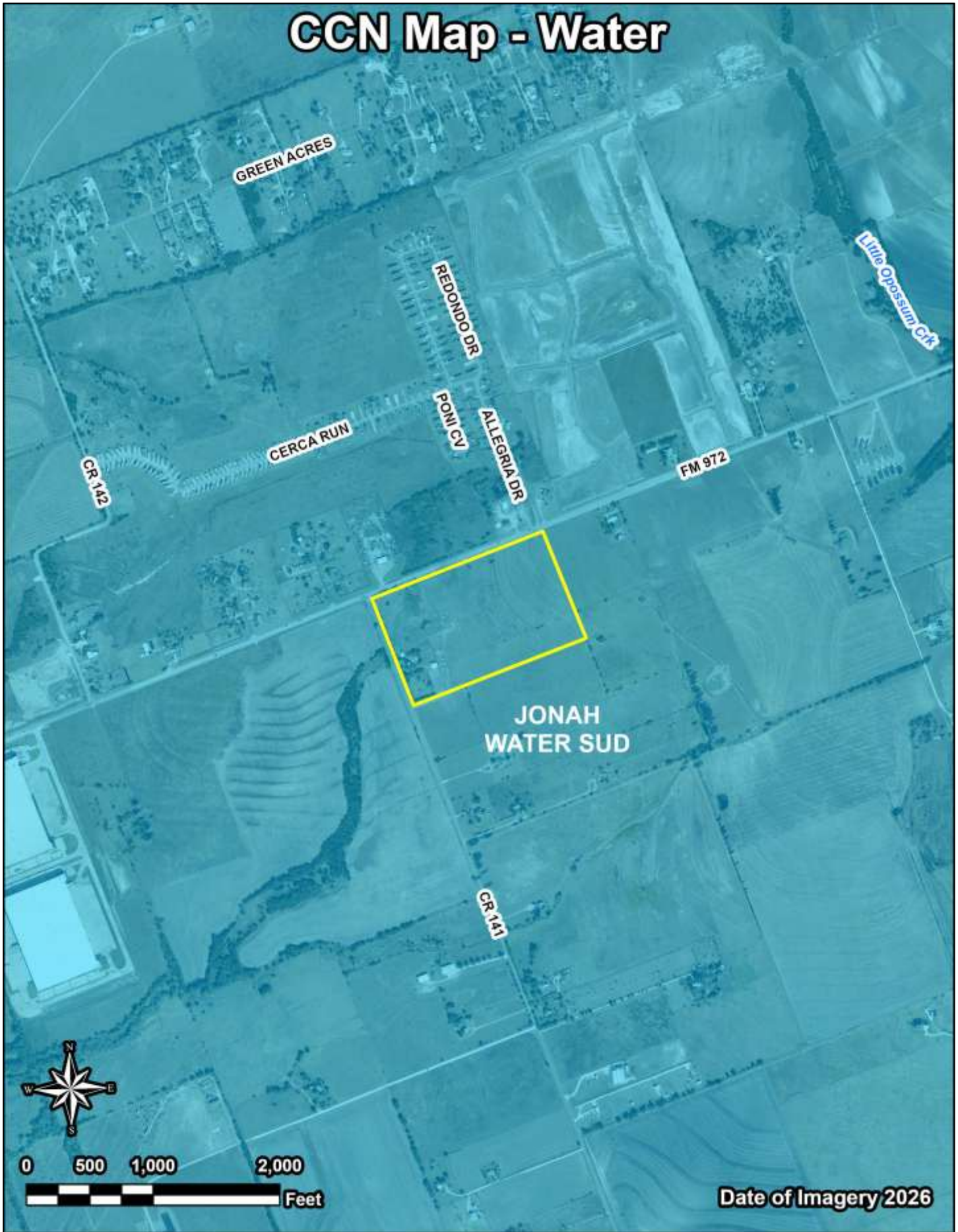
Soils Map



City Limits/ETJ Map

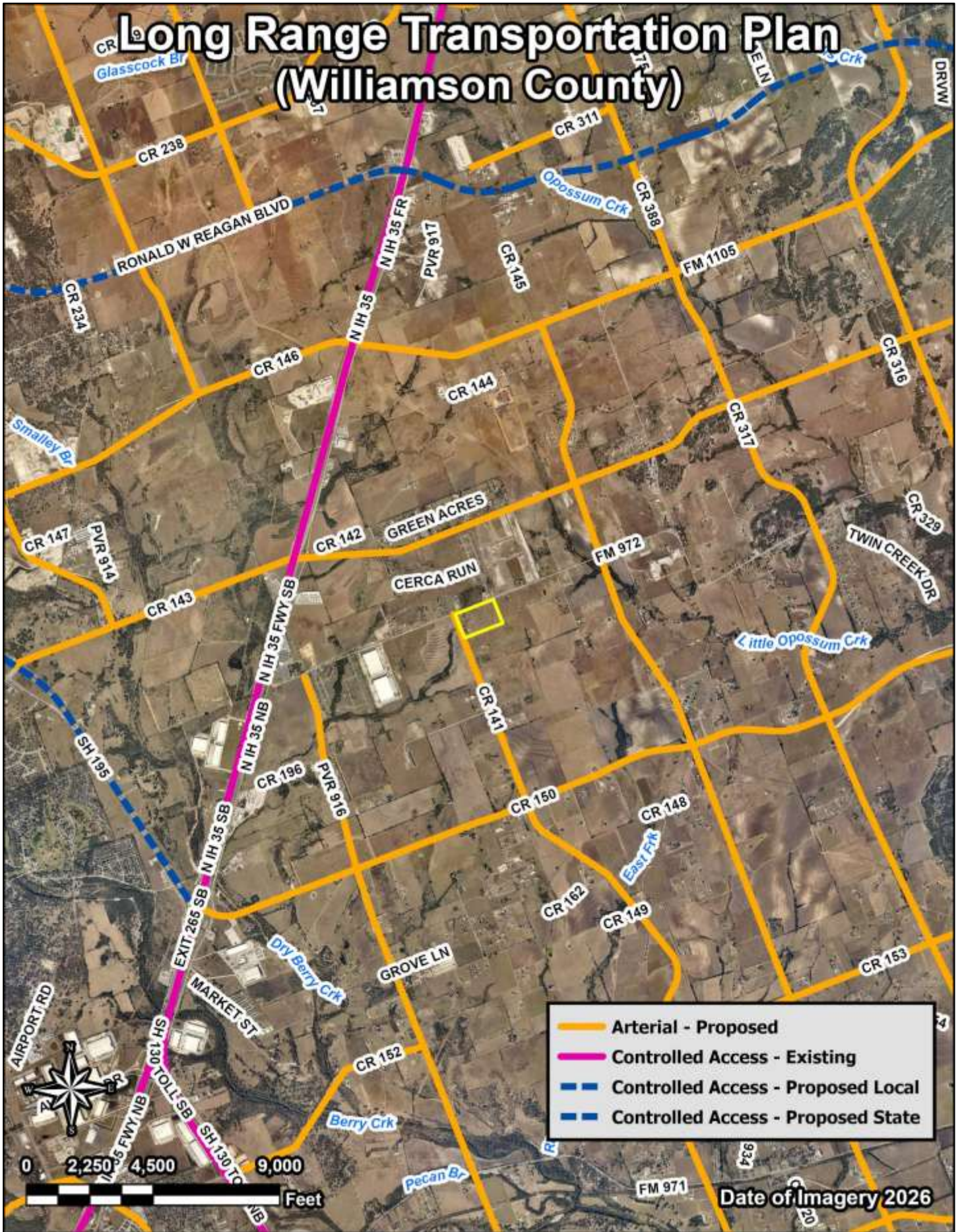


CCN Map - Water

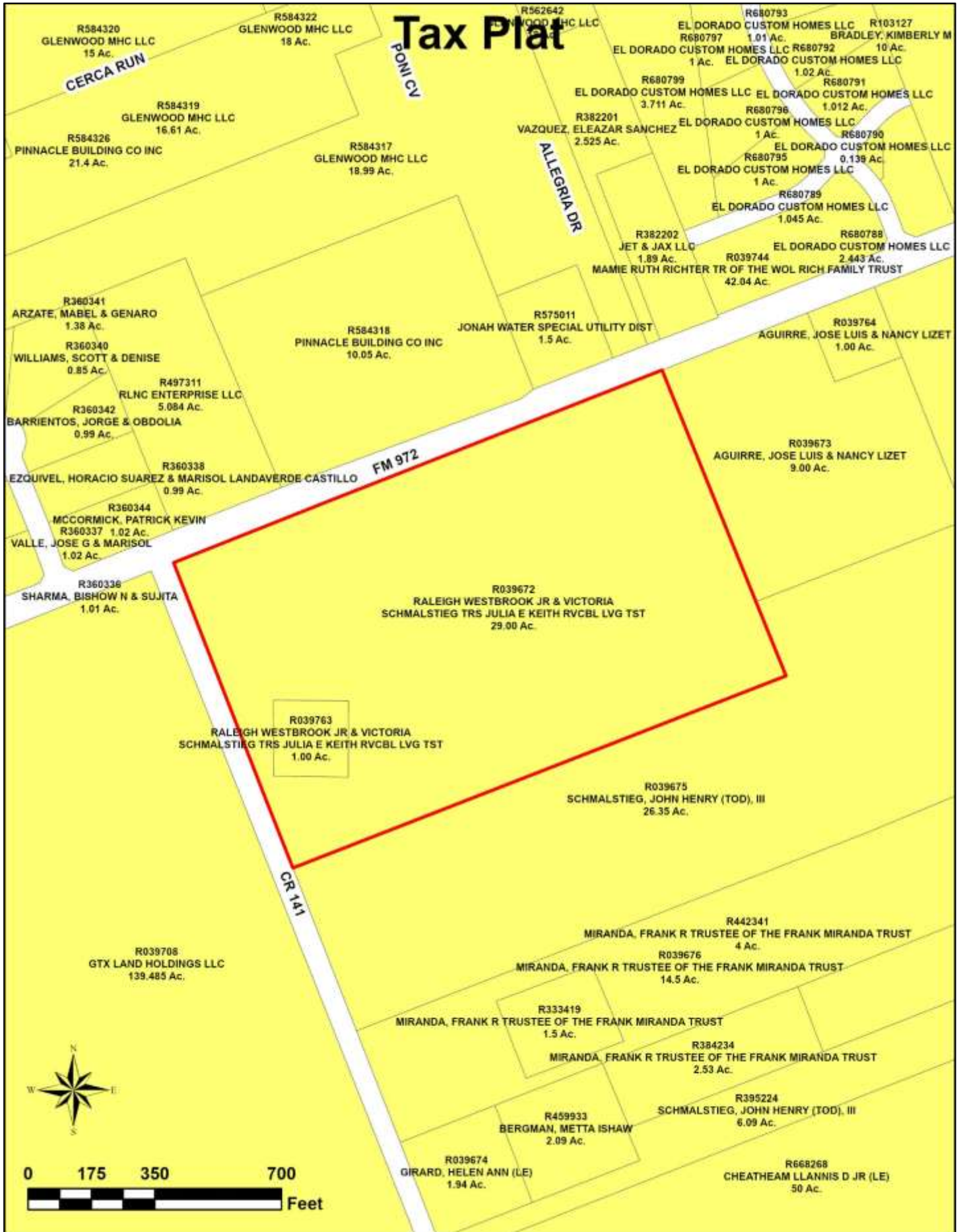


Date of Imagery 2026

Long Range Transportation Plan (Williamson County)



Tax Plat



PHOTOS



1. Northwest Corner Of 30 Acres Facing East Along FM 972.



2. Northwest Corner Of 30 Acres Providing View Of North Property Line Along FM 972 Facing East.

PHOTOS



3. Northwest Corner Of 30 Acres Facing South Giving View Of West Property Line.



4. Intersection Of FM 972 & CR 141 Facing West Toward IH 35.

PHOTOS



5. Northeast Corner Of 30 Acres Facing West Along FM 972.



6. Northeast Corner Of 30 Acres Giving View Of East Property Line.

PHOTOS



7. Northeast Corner Of 30 Acres Facing Southwest Providing Interior View Of 30 Acres.



8. Southwest Corner Of 30 Acres Facing North Along CR 141.

PHOTOS



9. Entrance Into 30 Acre House And Horse Compound Off CR 141.



10. House On 30 Acres.

PHOTOS



11. Horse Barn East Of House.



12. Horse Barn North Of House.

EXHIBIT "A"

BEING 30.00 acres of land out of the M. J. GARCIA SURVEY, Abstract No. 246, in Williamson County, Texas; said land also being out of a certain 33.23 acre tract conveyed by deed from Arthur Earl Carter, et ux, to Troy J. Donnet, et ux, of record in Volume 672, Page 832, and a certain 65.70-acre tract conveyed by deed from Arthur Earl Carter, et ux, to Troy J. Donnet, et ux, of record in Volume 672, Page 332 of the Deed Records of Williamson County, Texas. Surveyed on the ground in the month of December, 1981, under the supervision of Don H. Bizzell, Registered Public Surveyor, and being described more fully as follows:

BEGINNING at an iron pin at the intersection of F.M. 972 and County Road 141, said point being the N.W. corner of the said 33.23-acre tract, for the N.W. corner hereof;

THENCE S 18° 47' E, 694.86 feet and S 19° 03' E, 201.87 feet along the East margin of County Road 141 to an iron pin set for the S.W. corner hereof;

THENCE N 70° 56' E, 1459.51 feet to an iron pin set for the S.E. corner hereof;

THENCE N 19° 08' W, at 202.24 feet passing the S.W. corner of a 10 acre tract previously conveyed, in all 895.28 feet to an iron pin in the South margin of F.M. 972, for the N.E. corner hereof;

THENCE, along the South margin of F.M. 972, S 71° 03' W, 1017.94 feet to a concrete monument and S 70° 51' W, 437.04 feet to the PLACE OF BEGINNING and containing 30.00 acres of land.

Unofficial Document

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2009010158

Nancy E. Rister

02/18/2009 09:22 AM

SURRATT \$28.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

Page 4

Special Warranty Deed

BAUMANN LAW OFFICE
3008 DAWN DR. STE 206
GEORGETOWN, TX 75128



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov