

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:
10.1 ACRES
880 CR 311 JARRELL, TX 76537
WILLIAMSON COUNTY, TEXAS

LOCATION/FRONTAGE:

The property is located along the south side of CR 311 about 0.3 mile east of CR 145, south of Jarrell, Williamson County, Texas. The property has 424.94 feet of frontage along the south side of the CR 311.

LEGAL:

10.1 acres out of the Ben D. Jones Survey, Abstract No. 354 and the John Estep Survey, A-219 in Williamson County, Texas.

UTILITIES:

Jarrell-Schwertner WSC has a 2' water line with meter located along the south side of CR 311. Windmill connects to shallow water well on adjacent land under long term use.

ZONING:

A portion of the property is in the Jarrell ETJ

SCHOOL DISTRICT:

Jarrell ISD

TAXES:

Currently under Agriculture Use Valuation – Buyer responsible for any roll-back taxes upon change of use.
2026 Tax Accounts R011670 (1.0 acres) and R624178 (9.1 acres)

MINERALS (OIL & GAS):

All owned and can 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:

Visible electric and easements of record.

IMPROVEMENTS:

The property contains a 1894 sf wood frame dwelling constructed around 1921 per WCAD. House has 3 bedrooms 2.5 baths, kitchen/breakfast, dining and living room. House renovated in 1995 and remodeled in 2023 & 2024 with new floor covering, paint, kitchen appliances, air/heat units (2) & asphalt shingles. Carport is 30' x 30' with enclosed storage and restroom with 12' x 14' breezeway connecting to back porch. Outbuildings include 10' x 14' shop, 27' x 54' metal implement shed with gravel floor open on south side and 16' x 40' old barn.

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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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COMMENTS:

The property consists primarily of native pasture with scattered tree cover. There is one stock pond on the property which provides water for livestock. Topography and elevation are very conducive to many uses. **ATTRACTIVE ACREAGE HOMESITE. LAND HAS POTENTIAL FOR FUTURE DEVELOPMENT.**

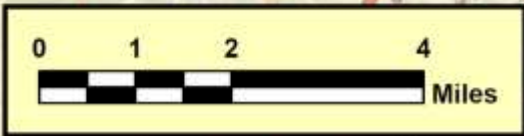
PRICE: \$925,000.00

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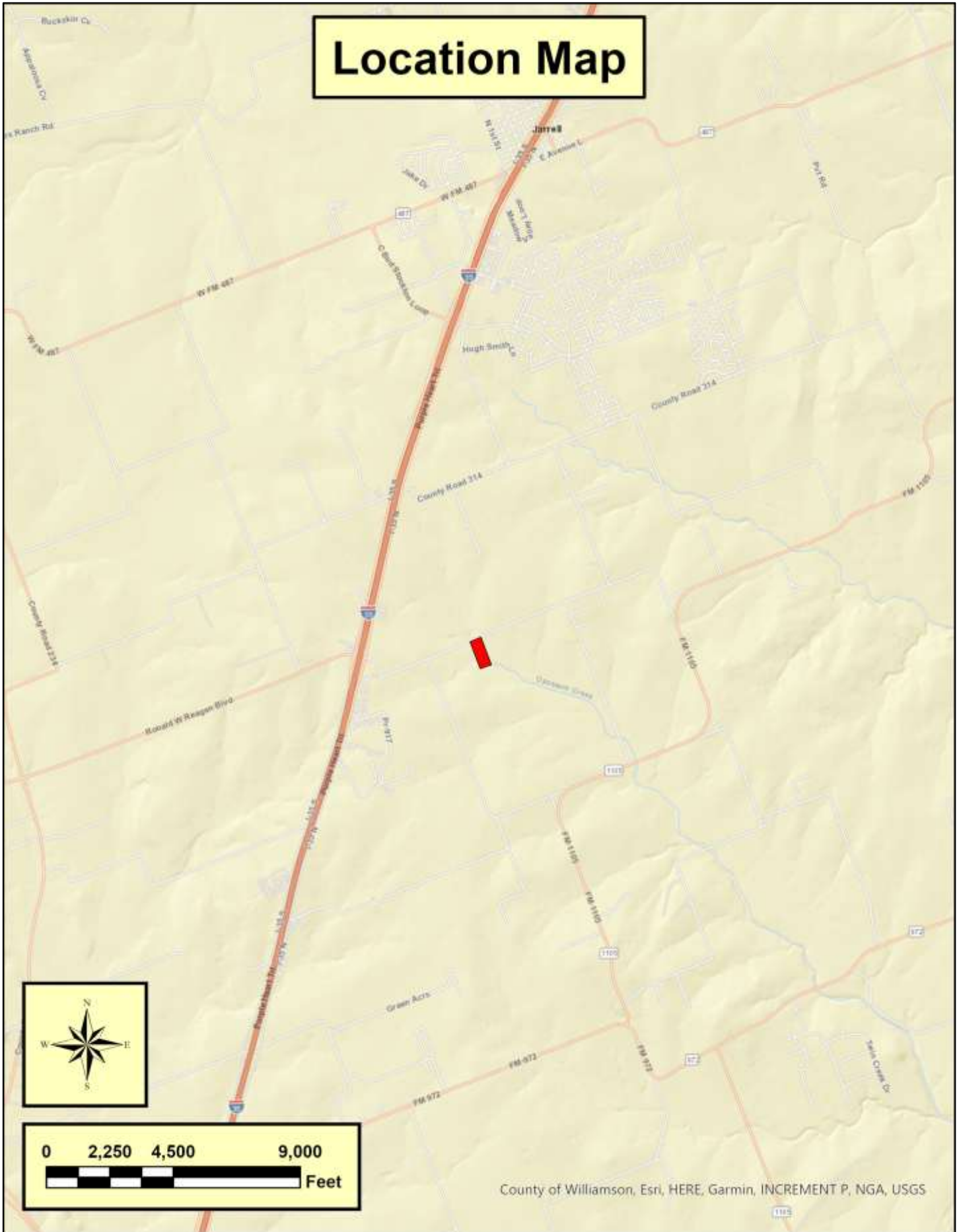
Location Map

Subject

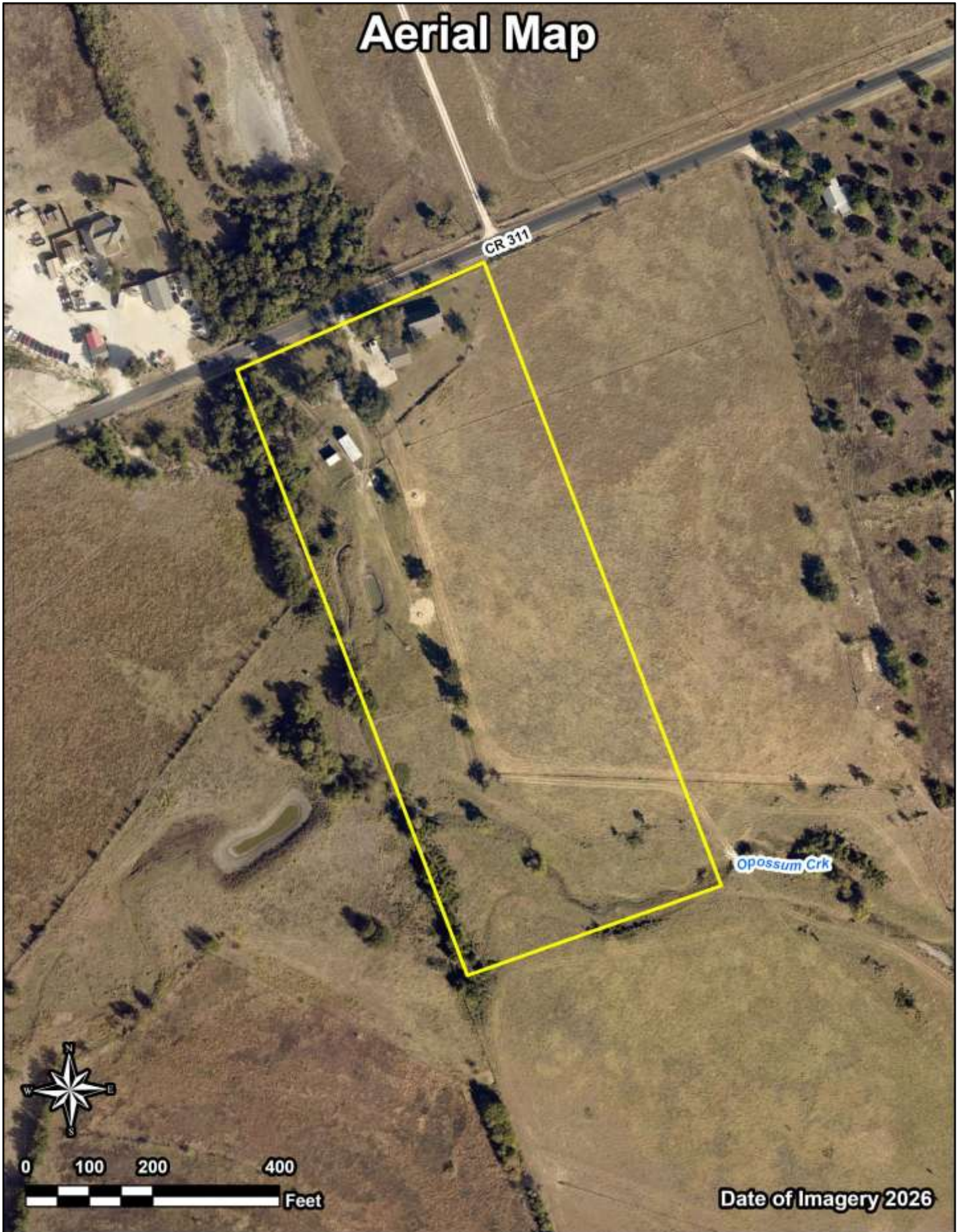


County of Williamson, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Location Map



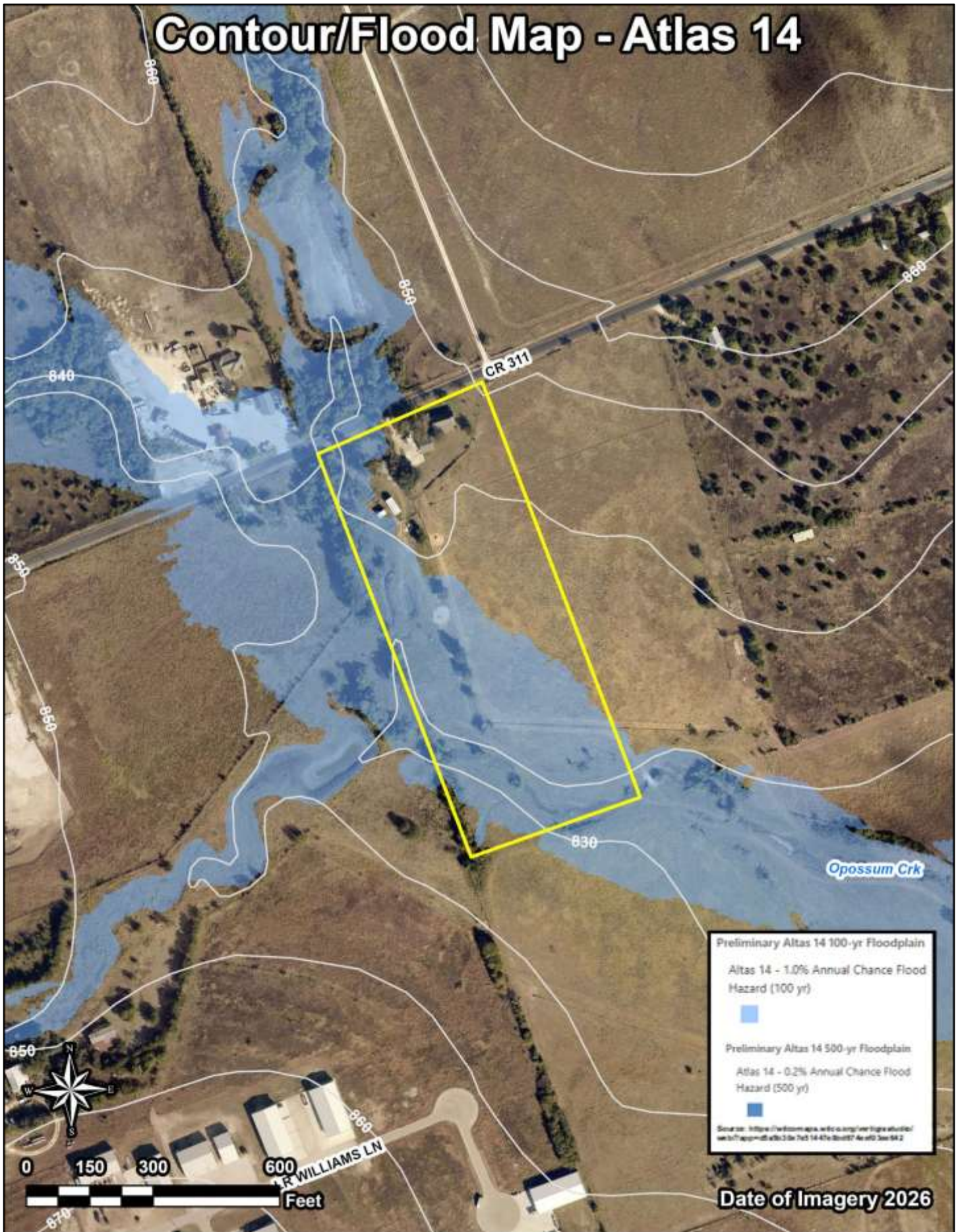
Aerial Map



Contour/Flood Map



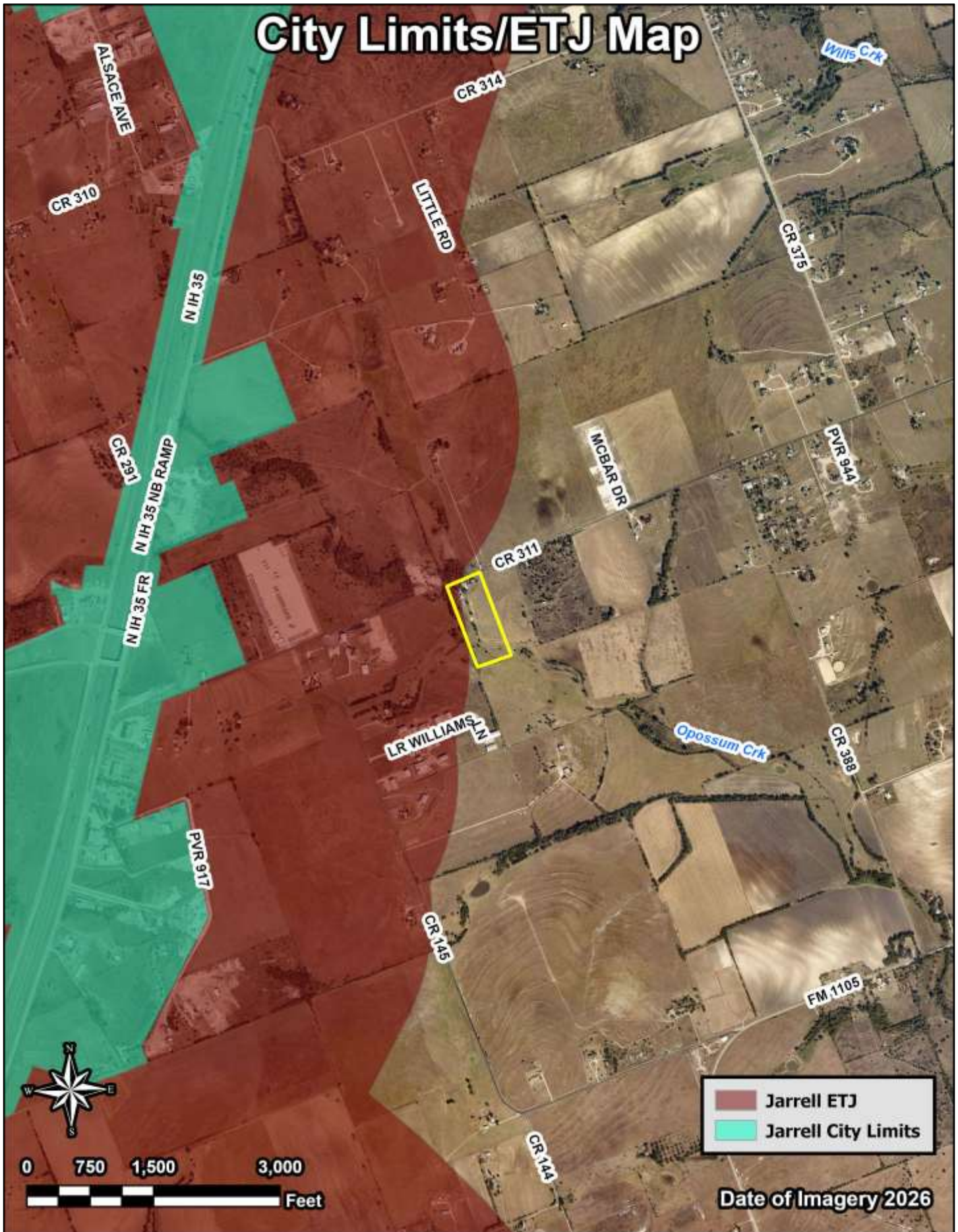
Contour/Flood Map - Atlas 14



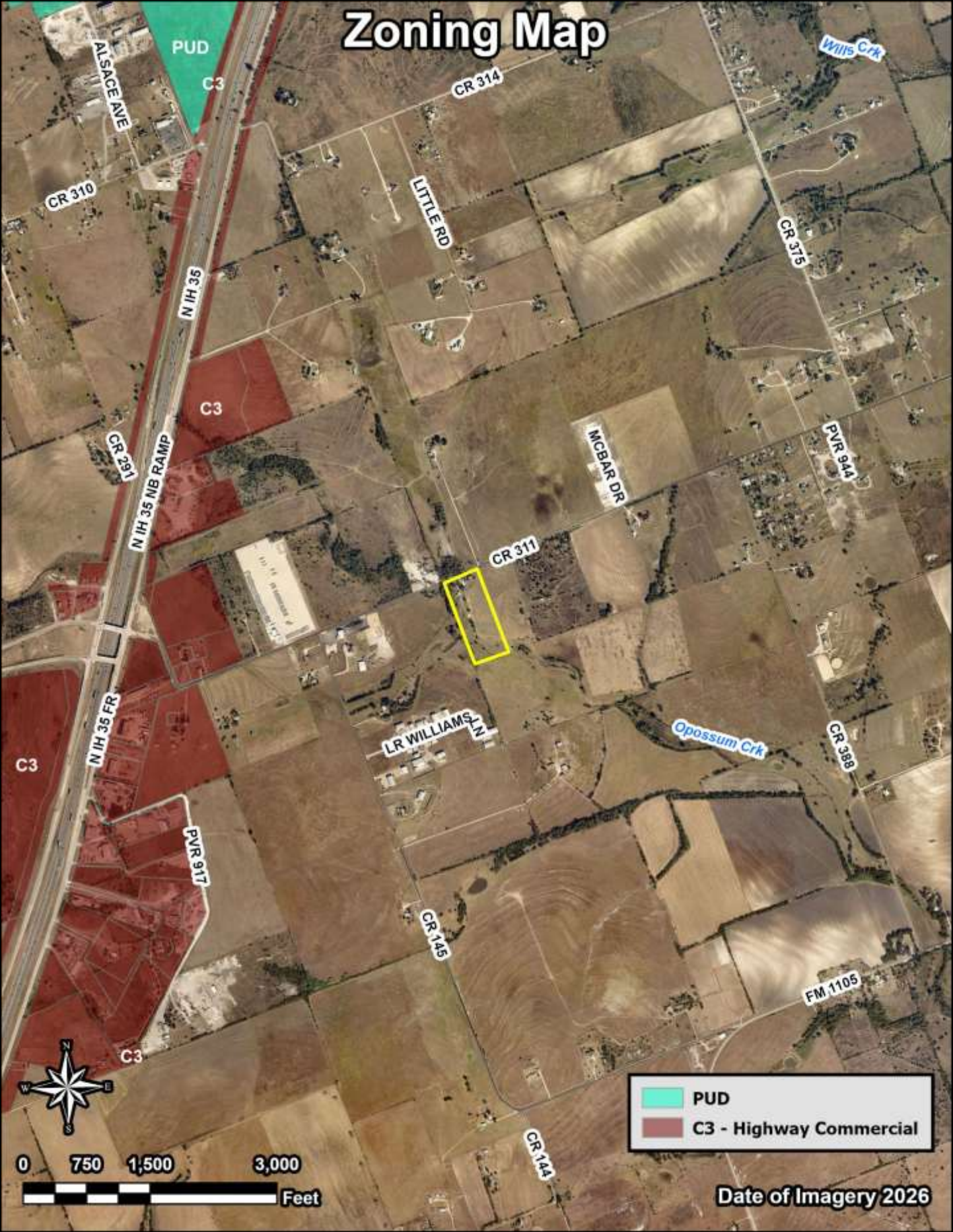
Soils Map



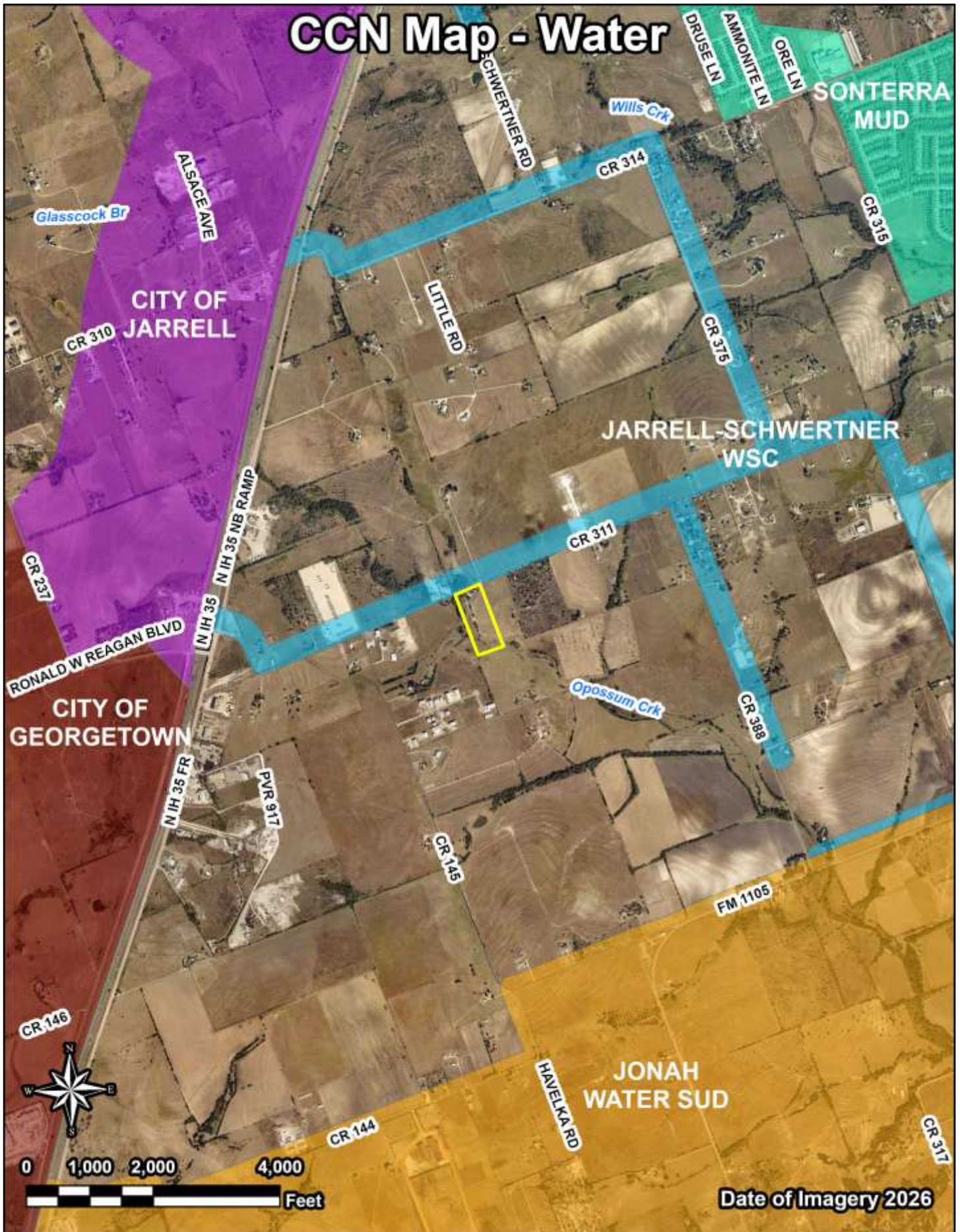
City Limits/ETJ Map



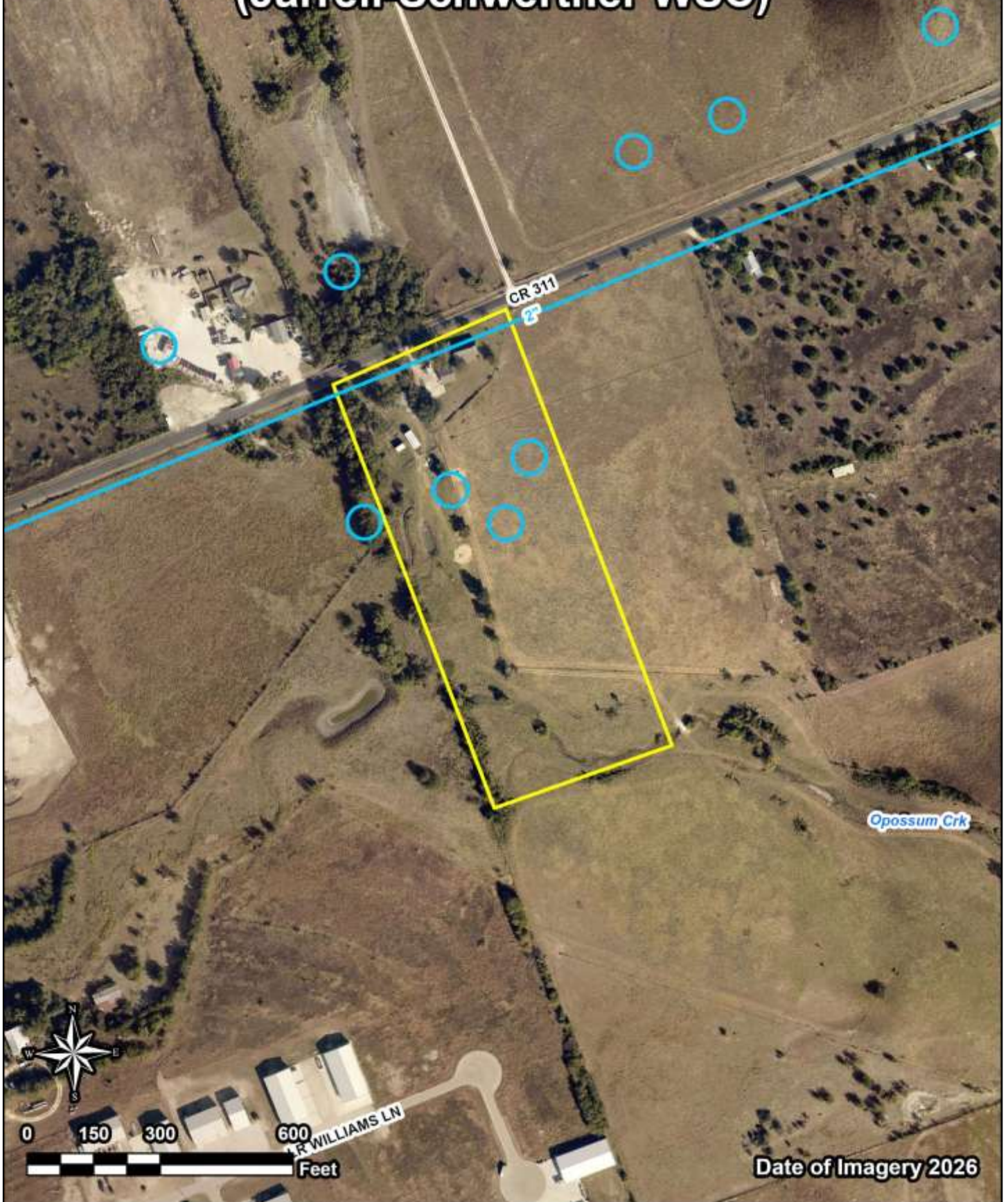
Zoning Map



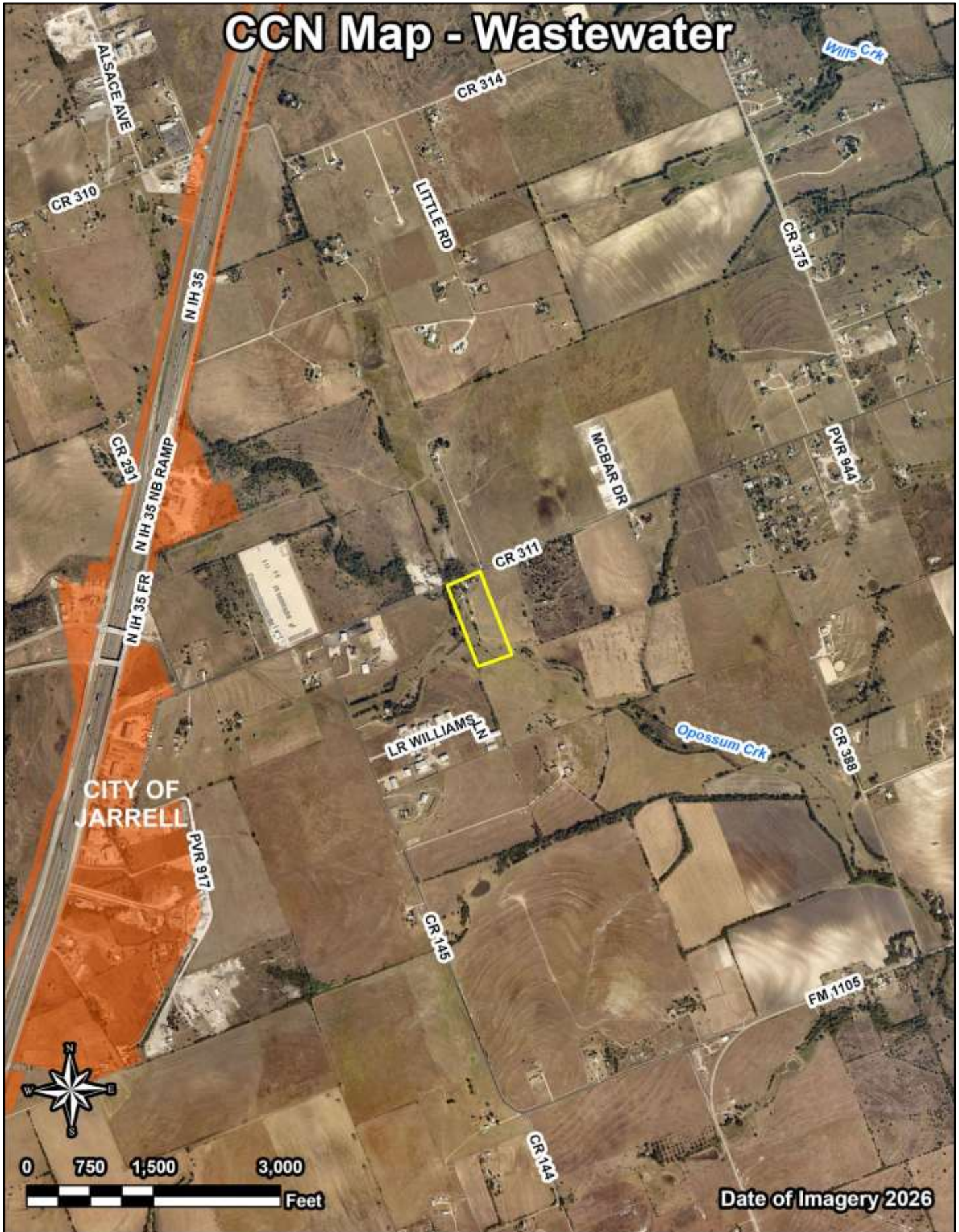
CCN Map - Water



Water Line Map (Jarrell-Schwertner WSC)



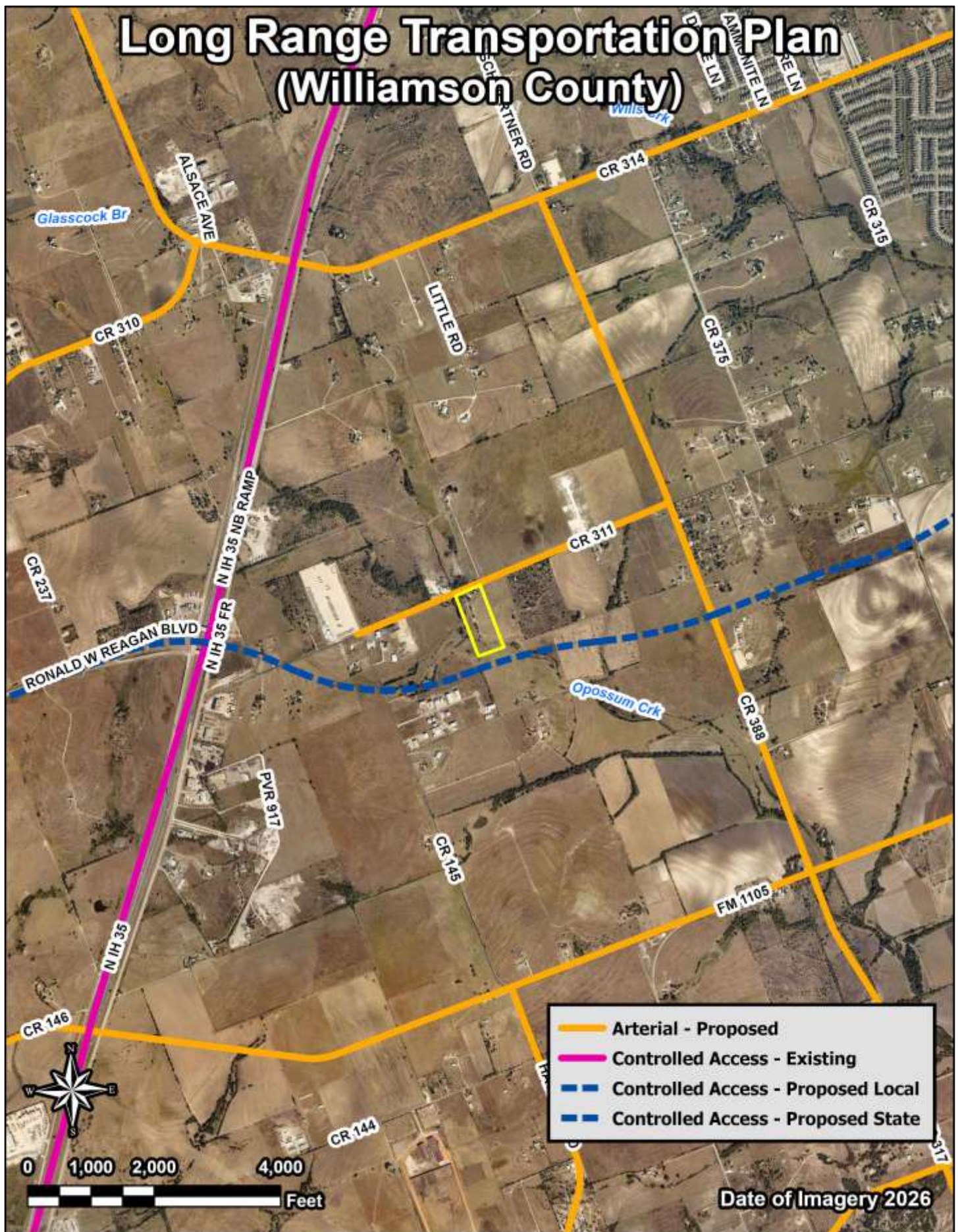
CCN Map - Wastewater



Wastewater Line Map (City of Jarrell)



Long Range Transportation Plan (Williamson County)



Tax Plat

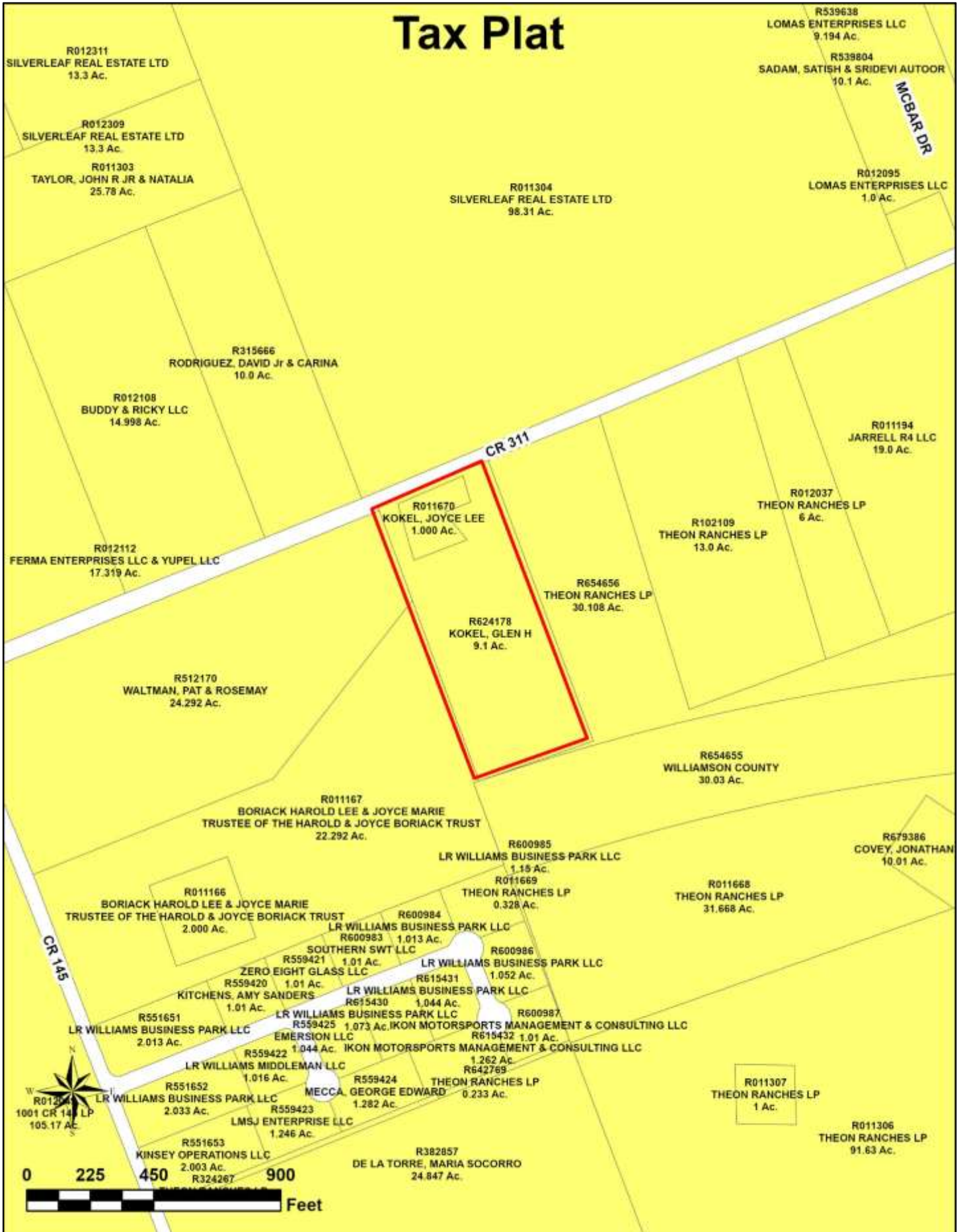


EXHIBIT "A"

BEING 10.100 acres of land, situated in the Ben D. Jones Survey, Abstract No. 354 and the John Estep Survey, Abstract No. 219, in Williamson County, Texas, said 10.100 acres being a portion out of a 20 acre tract, of record to Victor E. Kokel and wife, Leona L. Kokel, Volume 589, Page 764, (DRWCT). This tract was surveyed on the ground in November of 2021 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron pin found (steel pin), in the West line of said 20 acre tract, same being the Northeast corner of a 24.292 acre tract, of record to Par Waltman and Rosemary Waltman, Tract 1, Document No. 2014039670, Official Public Records Williamson County, Texas (OPRWCT), same being a point in the East boundary line of a 20 foot strip of land, described in a deed to Ehrenfried E. Boriack, Second Tract, Volume 472, Page 569, (DRWCT), said point being a point in the South Right-of-Way line of County Road 311, for the Northwest corner hereof (Tract 2),

THENCE, with the South Right-of-Way line of County Road 311, N 66°26'09" E, 424.94 feet, to a 1/2" capped iron pin set, marked "FOREST RPLS 1847", for the Northeast corner hereof (Tract 2), same being the Northwest corner of a 98.381 acre tract (Tract 1), surveyed this date, from which a 1/2" iron pin found, in the West boundary line of said 20 acre tract, said point being the Northwest corner of a 13.00 acre tract, of record to Raymond J. Joseph and Gwyn B. Joseph, Volume 1428, Page 446, bears: N 66°26'09" E, 425.06 feet,

THENCE, departing said Right-of-Way line, over and across said 20 acre tract, with the common boundary line of this Tract 2, 10.100 acre tract and said Tract 1, 98.381 acre tract, S 20°49'46" E, 1051.66 feet, to a 1/2" capped iron pin set, marked "FOREST RPLS 1847", in the common boundary line of said 20 acre tract and said 85 acre tract of record to Victor Kokel and wife, Leona Kokel, First Tract, Volume 450, Page 305, (DRWCT), for the Southeast corner hereof (Tract 2), from which a 1/2" iron pin found, at the Southeast corner of said 20 acre tract, bears: N 70°31'15" E, 364.61 feet,

THENCE, with the common boundary line of said 20 acre tract and said 85-acre tract, S 70°31'15" W, crossing the common Survey line of the Ben D. Jones Survey, Abstract No. 354 and the John Estep Survey, Abstract No. 219, in all a total distance of 424.58 feet, to a 1/2" iron pin found, at the Southwest corner of said 20 acre tract, for the Southwest corner hereof (Tract 2), said point being the Southeast corner of said 20 foot strip of land, same being an ell corner of a 24.292 acre tract, of record to Harold Lee Boriack and Joyce Marie Boriack, Trustees of the Harold and Joyce Boriack Trust, Tract 2, Exhibit A, Document No. 2011022726, (OPRWCT), from which a 1/2" capped iron pin found, marked "5784", at the Northwest corner of said 85 acre tract, bears: S 70°31'15" W, 20.47 feet,

THENCE, with the common boundary line of said 20 acre tract, said 20 foot strip of land and said Boriack 24.292 acre tract, N 20°49'46" W, passing the common corner of said Boriack 24.292 acre tract and said Waltman 24.292 acre tract, and continuing with the common boundary line of said 20 acre tract and said Waltman 24.292 acre tract, in all a total distance of 1021.38 feet, to the POINT OF BEGINNING, and containing 10.100 acres, more or less.

PHOTOS



1. Northwest Corner Of 10 Acres Facing East Along CR 311.



2. Northwest Corner Of 10 Acres Facing West Along CR 311 Toward IH 35.

PHOTOS



3. Northeast Corner Of 10 Acres Facing West Along Subject's CR 311 Frontage.



4. Subject Residence And Carport.

PHOTOS



5. View Of East Side Of Residence.



6. View Of West Side Of Residence And Carport.

PHOTOS



7. South Side Of Residence.



8. Carport With Attached Storage And Restroom.

PHOTOS



9. Back Porch On South Side Of Residence.



10. Kitchen.

PHOTOS



11. Living Room.



12. Master Bedroom.

PHOTOS



13. Attic Used For Storage And HVAC.



14. Metal Shed And Workshop.

PHOTOS



15. Wood Barn And Pipe Pens.



16. Windmill On 10 Acres.

PHOTOS



17. Southeast Corner Of 10 Acres Facing West Williamson County Has Acquired Future Ronald Reagan Blvd. R-O-W To The South.



18. Address Of Property Is 880 CR 311, Jarrell, Texas 76537.



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	License No.	Email	Phone
Primary Assumed Business Name			
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

IABS 1-0 Date

Evelyn Wolf Esq