

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

CONTRACT PENDING

PROPERTY FOR SALE:
53 ACRES
2609 CR 216 GIDDINGS, TX 78942
LEE COUNTY, TEXAS

LOCATION/FRONTAGE:

The property is located at 2609 CR 216, or the northeast corner of CR 216 and CR 219, approximately 6.2 air miles south of Giddings in Lee County, Texas. The property contains ±980 feet of frontage along the northeast side of CR 219 and ±3,150 feet along the southeast side of CR 216

LEGAL:

53 acres out of the William Lewis League, A-193, Lee County, Texas.

UTILITIES:

The property has a water meter from the Lee County Water Supply Corporation (WSC), which maintains a water line that travels about half the length of the property along CR 216.

ZONING:

The property is outside any city limits and is not zoned.

SCHOOL DISTRICT:

Giddings ISD

TAXES:

Agriculture Use Valuation on 53 acres – Buyer responsible for any roll-back taxes upon change of use.
2026 Tax Accounts 11355 (53.0 acres)

MINERALS (OIL & GAS):

All minerals owned convey. ALL MINERALS OWNED CONVEY AT FULL PRICED OFFER. A prior reservation of one-half of the mineral estate is recorded in a mineral deed dated August 12, 1930, recorded in Volume 55, Page 601 of the Lee County Records.

FLOOD PLAIN:

Based on the data obtained from the FEMA National Flood Insurance Program Digital Flood Insurance Maps for Lee County, Texas, (Panel No. 48287C0475C, dated 4/16/2014) no part of the subject is located within the 100-year flood plain.

EASEMENTS:

There are multiple natural gas gathering lines that cross the property. There is an easement for an LCRA electric transmission line that crosses the south portion of the property, traveling in a northwesterly direction. The easement is recorded in Volume 139, Page 54 of the Lee County Deed Records.

Contact: TEXAG Real Estate Services, Inc. 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.

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

IMPROVEMENTS:

The property is improved with a 531 SF one-story log frame structure built on a pier and beam foundation. The structure is reported to have been built in the early 1980's as per Nicholas Crowther. The cabin provides one bedroom and one bathroom along with a living area, kitchen and closet. There is a 224 SF covered porch located on the north side of the cabin. Additional improvements include a 192 SF storage building, a 100 SF laundry outbuilding, and a 600 SF carport. Improvements provide shelter for recreation and hunting use. Improvements sold "AS-IS" and overall have minimal contribution to land value.

COMMENTS:

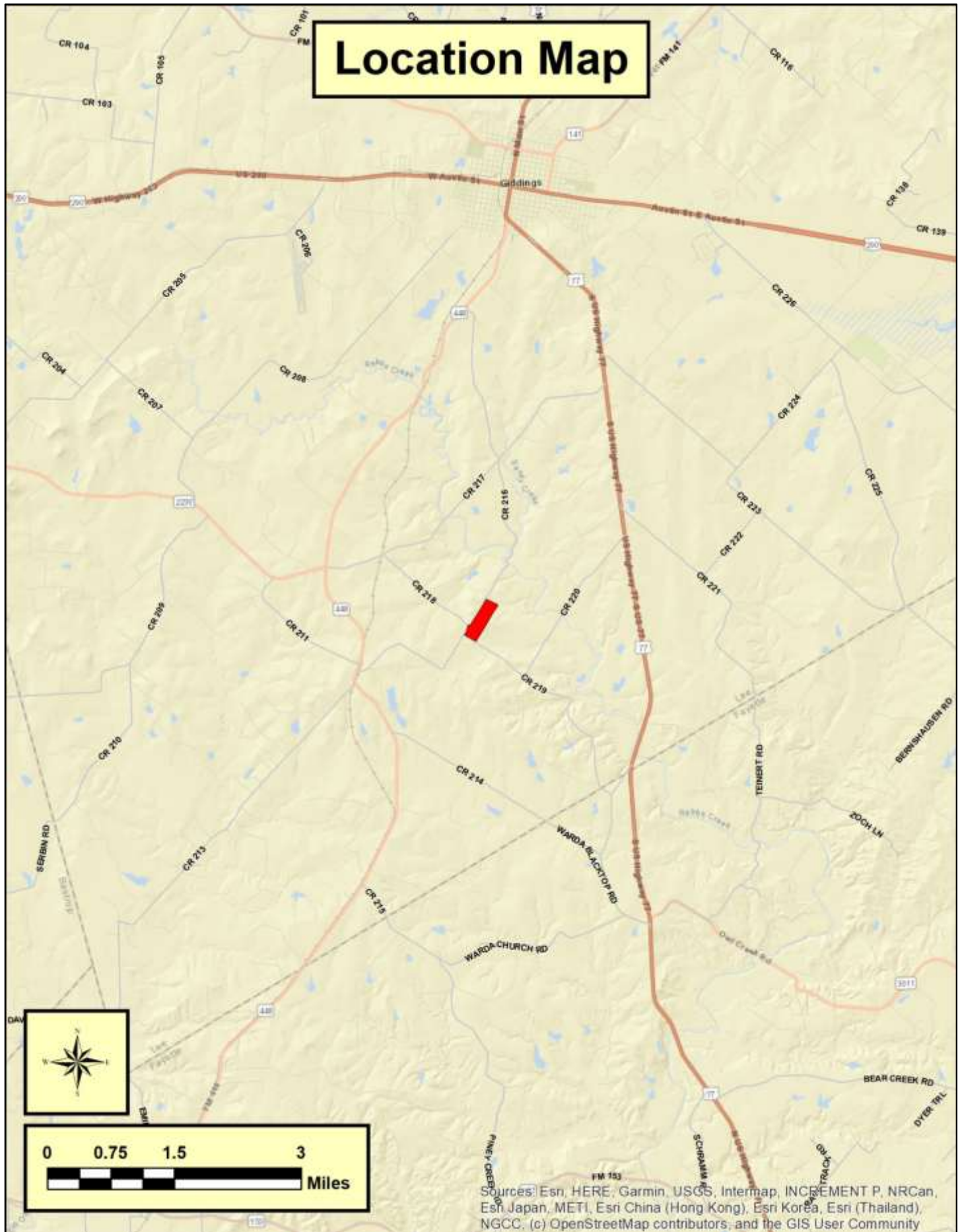
The property's land mix consists of mostly open native pasture with scattered tree cover and one pocket of densely wooded native pasture in the northeast corner. Tree cover consists of a mixture of Blackjack oak, Post Oak, Loblolly Pine, elm, cedar, mesquite trees, and associated underbrush. There are three stock tanks located on the subject property. Topography and elevation are very conducive to many uses.

PRICE: \$850,000.00

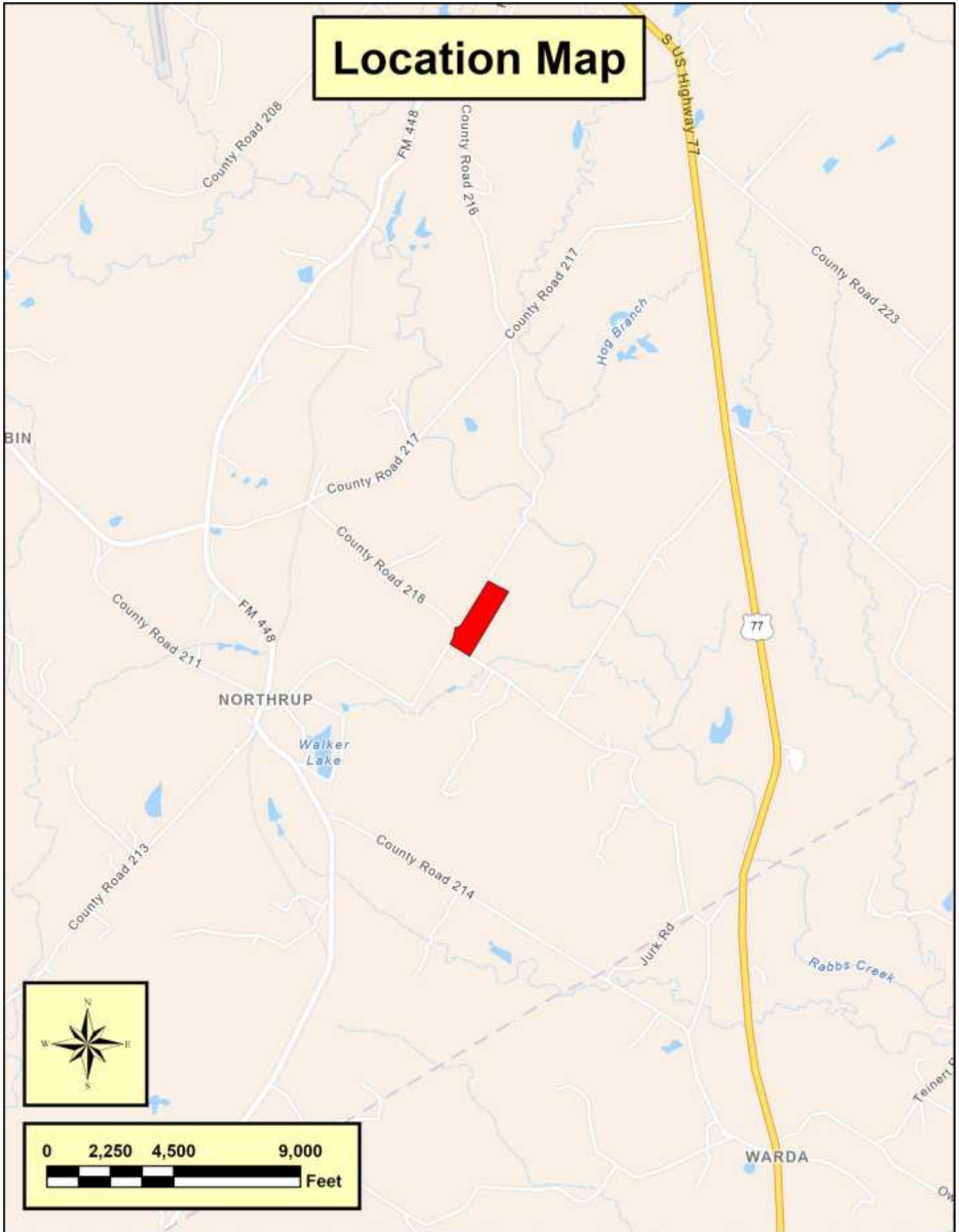
Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

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.

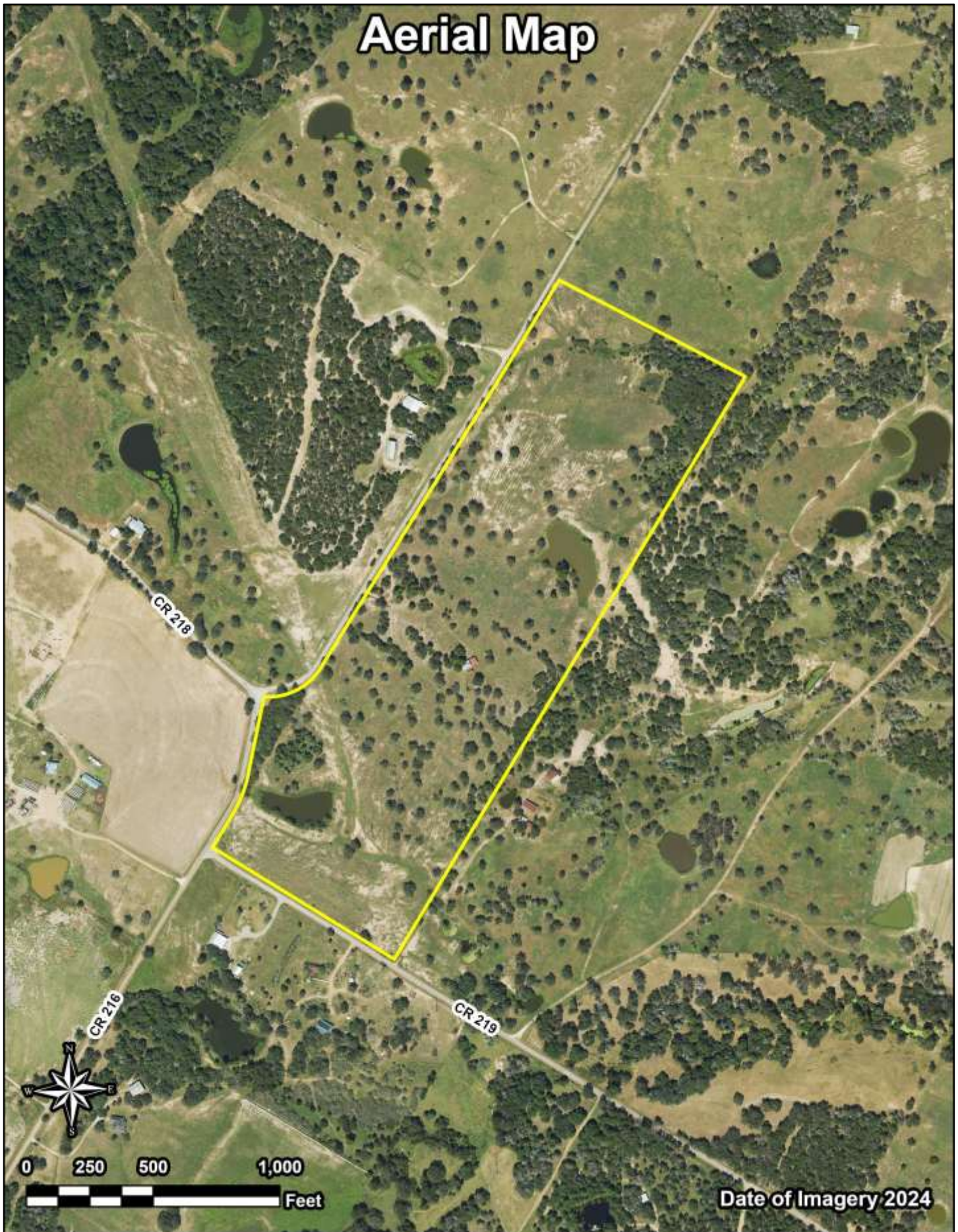
Location Map



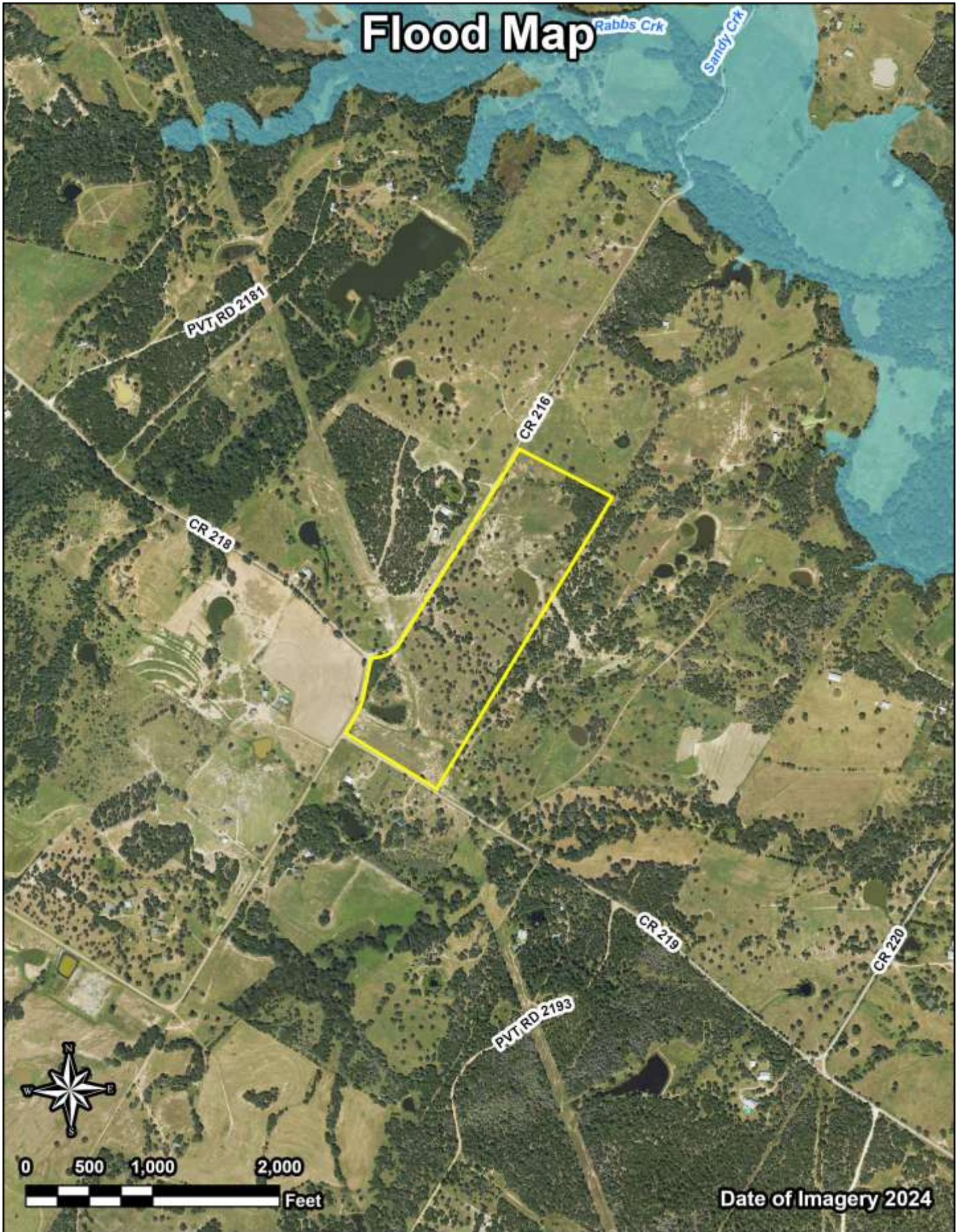
Location Map



Aerial Map



Flood Map

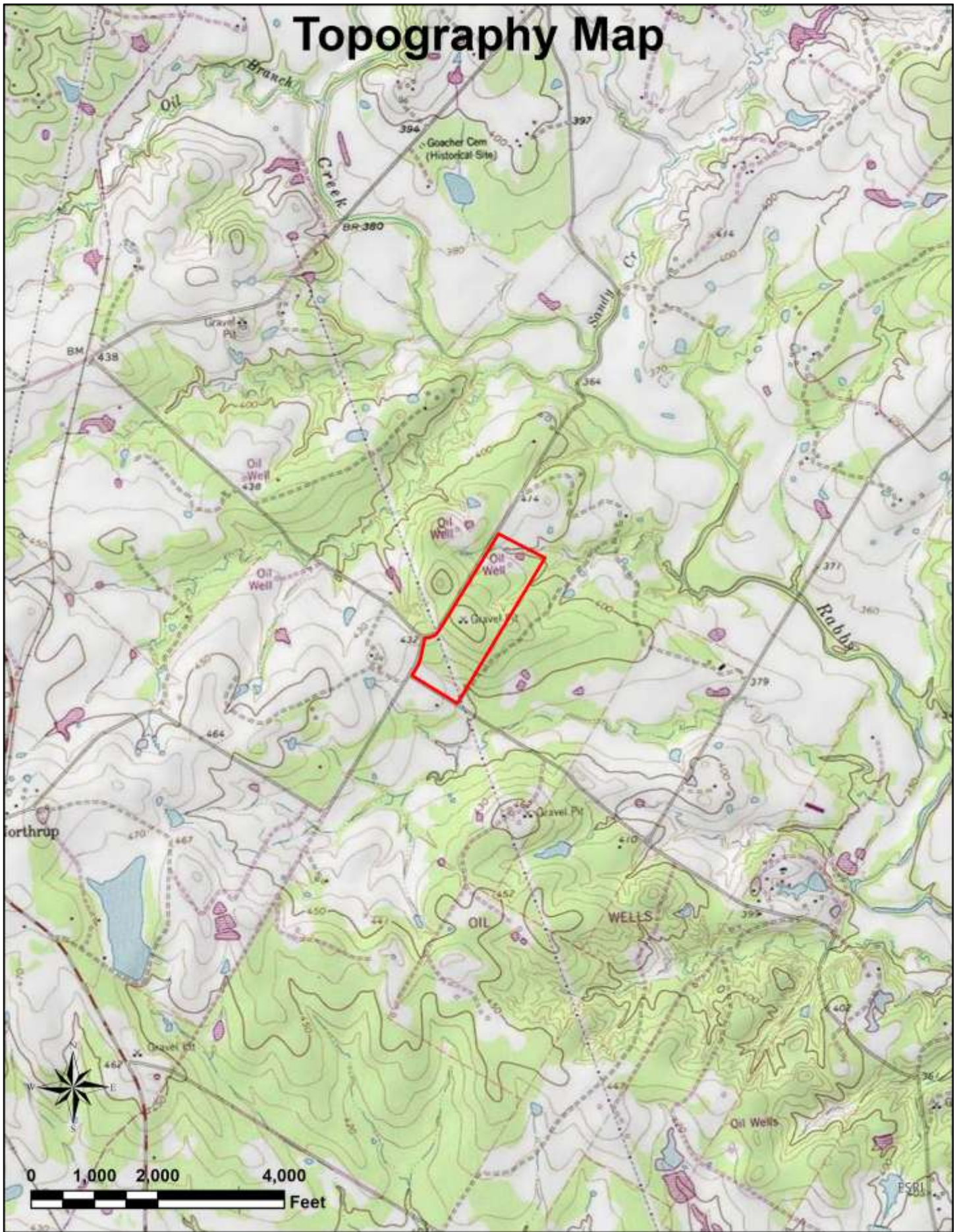


Topography Map

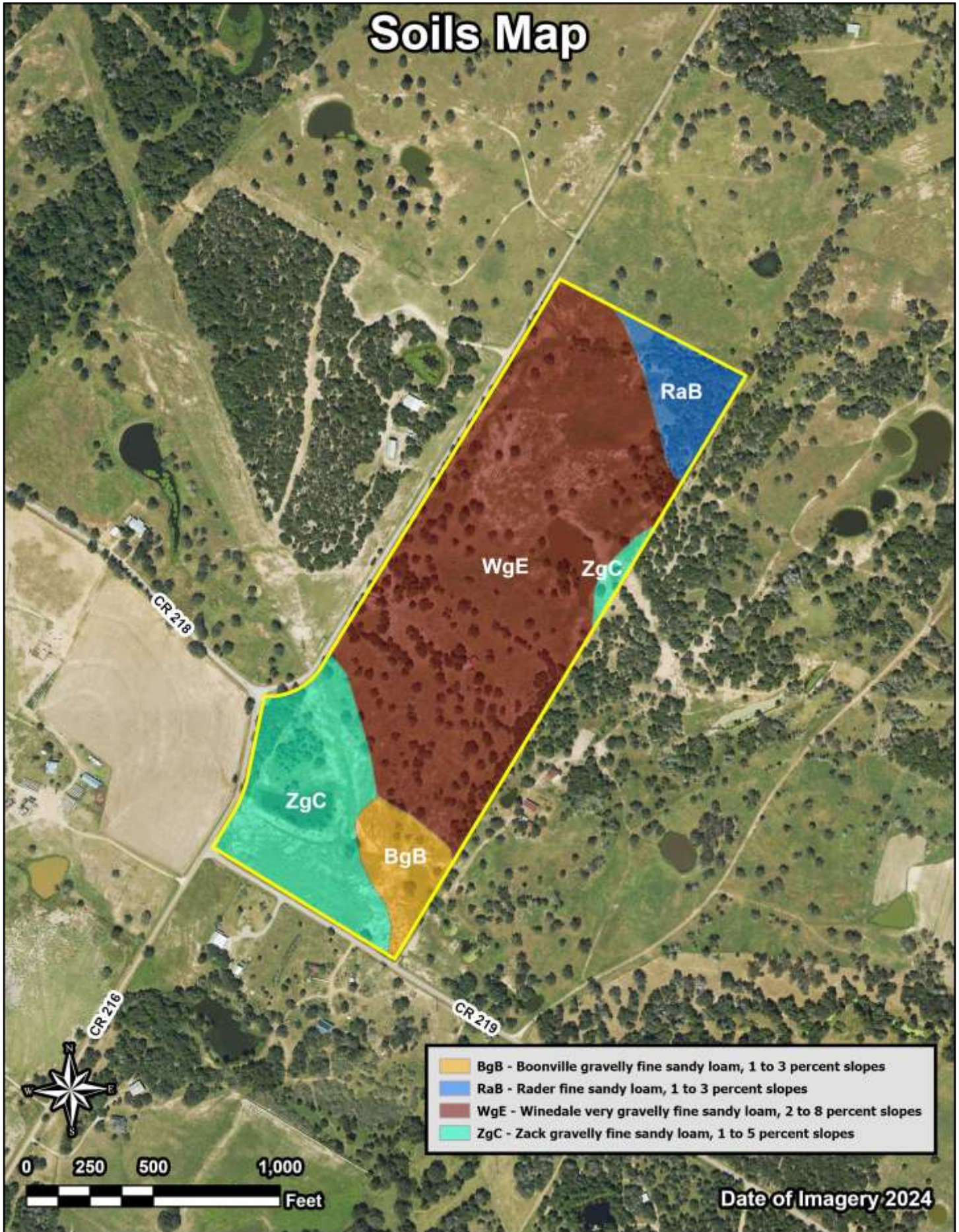
The map displays a topographic view of a region with numerous contour lines indicating elevation. Key features include:

- Water Bodies:** Oil Creek, Sandy Cr., Rabbs, and several smaller ponds and streams.
- Landmarks:** Goacher Cem (Historical Site), Oil Well, Gravel Pit, and various other points of interest.
- Infrastructure:** Roads, including a major road labeled BR-380.
- Topography:** Contour lines showing elevation changes across the landscape.
- Scale and Orientation:** A north arrow and a scale bar (0 to 4,000 feet) are provided for reference.

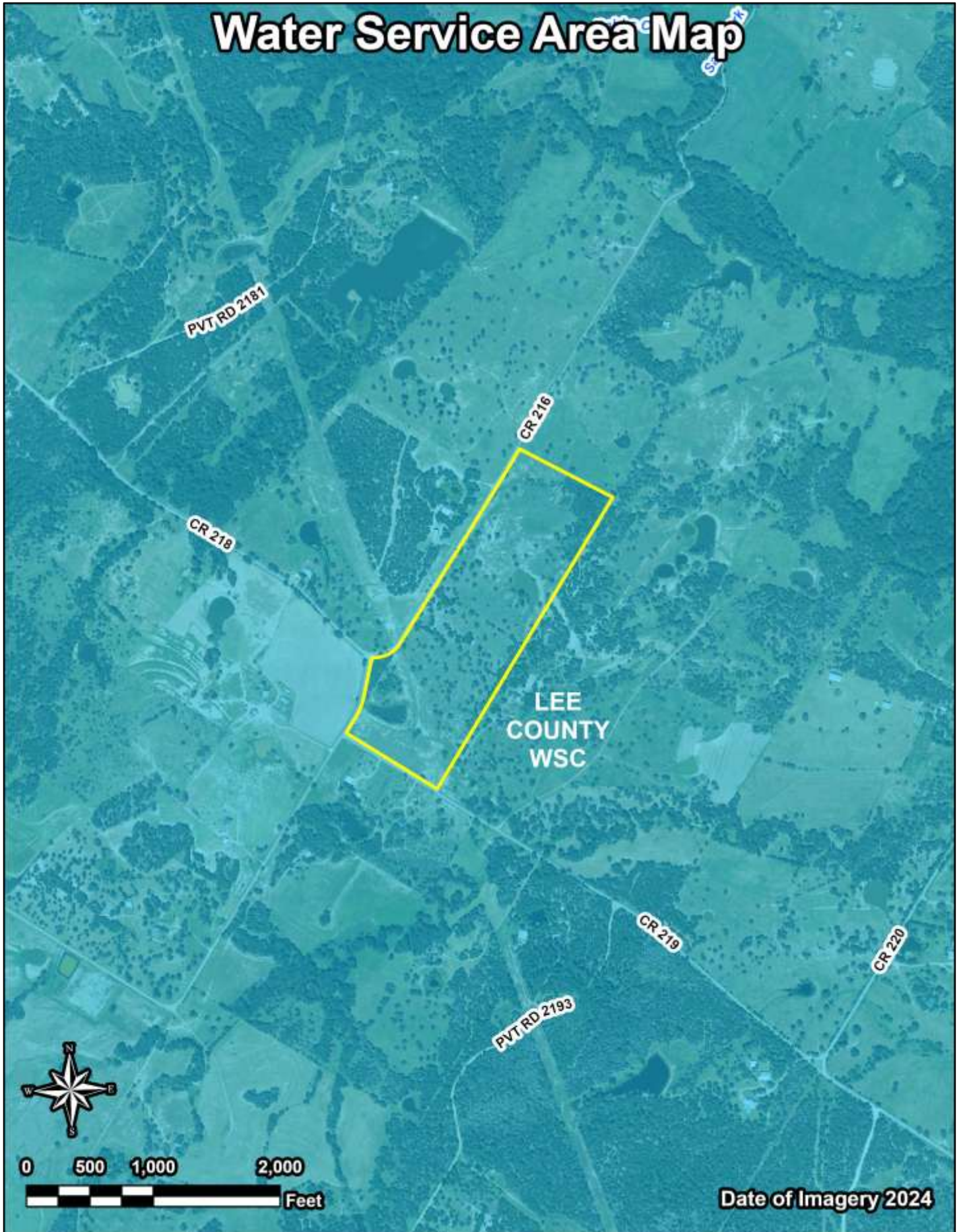
A red rectangle highlights a specific area of interest in the central part of the map, near the intersection of a road and a creek.



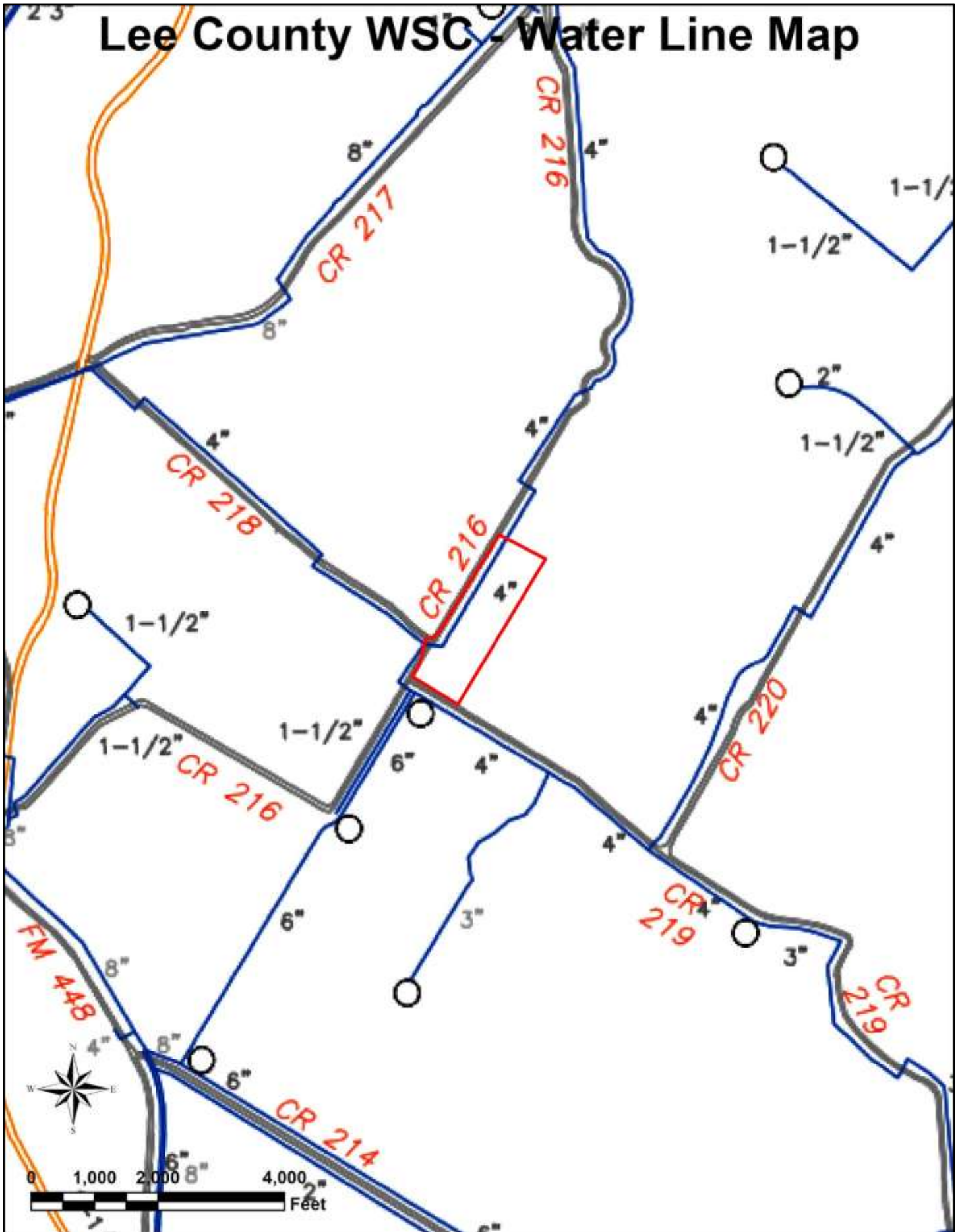
Soils Map



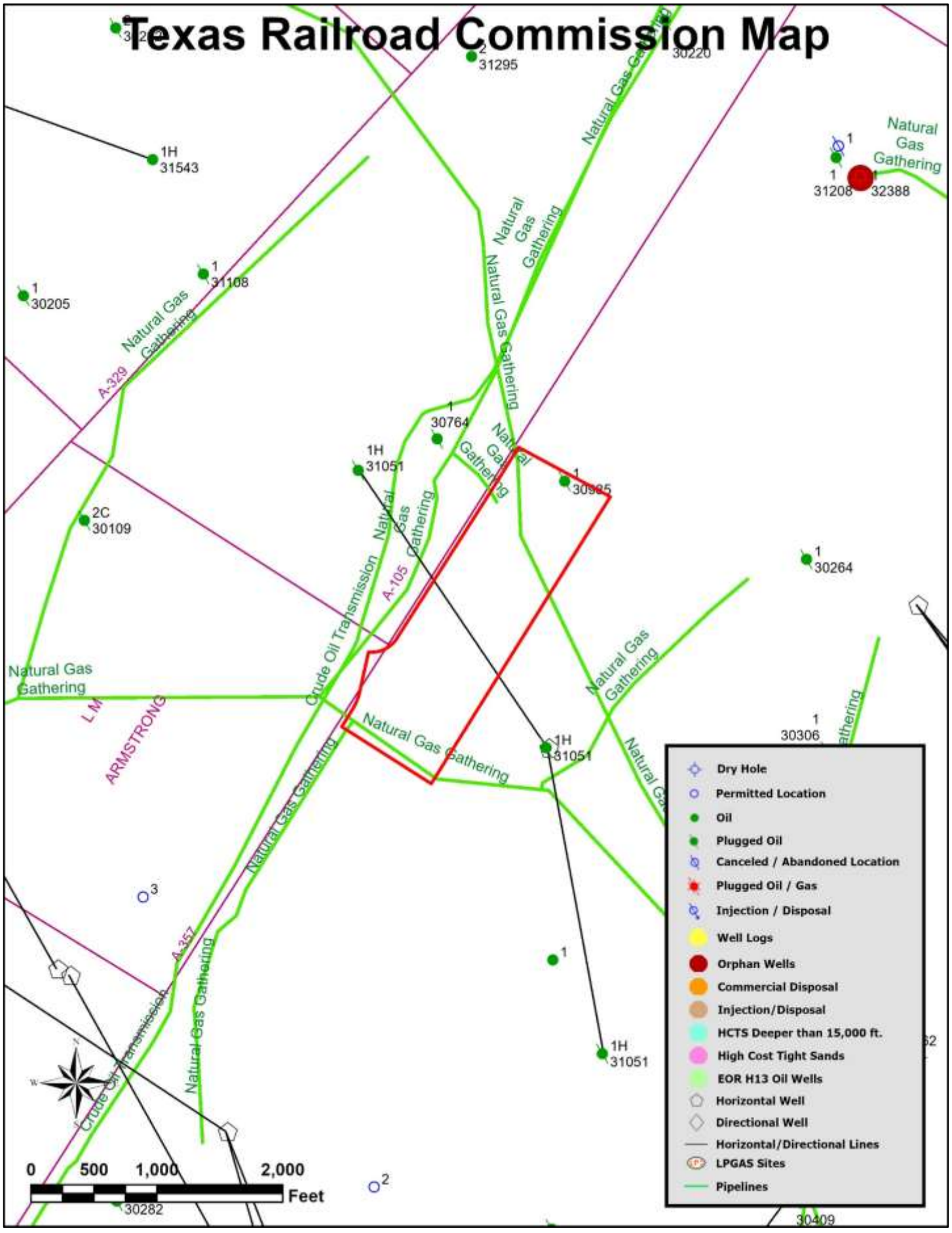
Water Service Area Map



Lee County WSC - Water Line Map

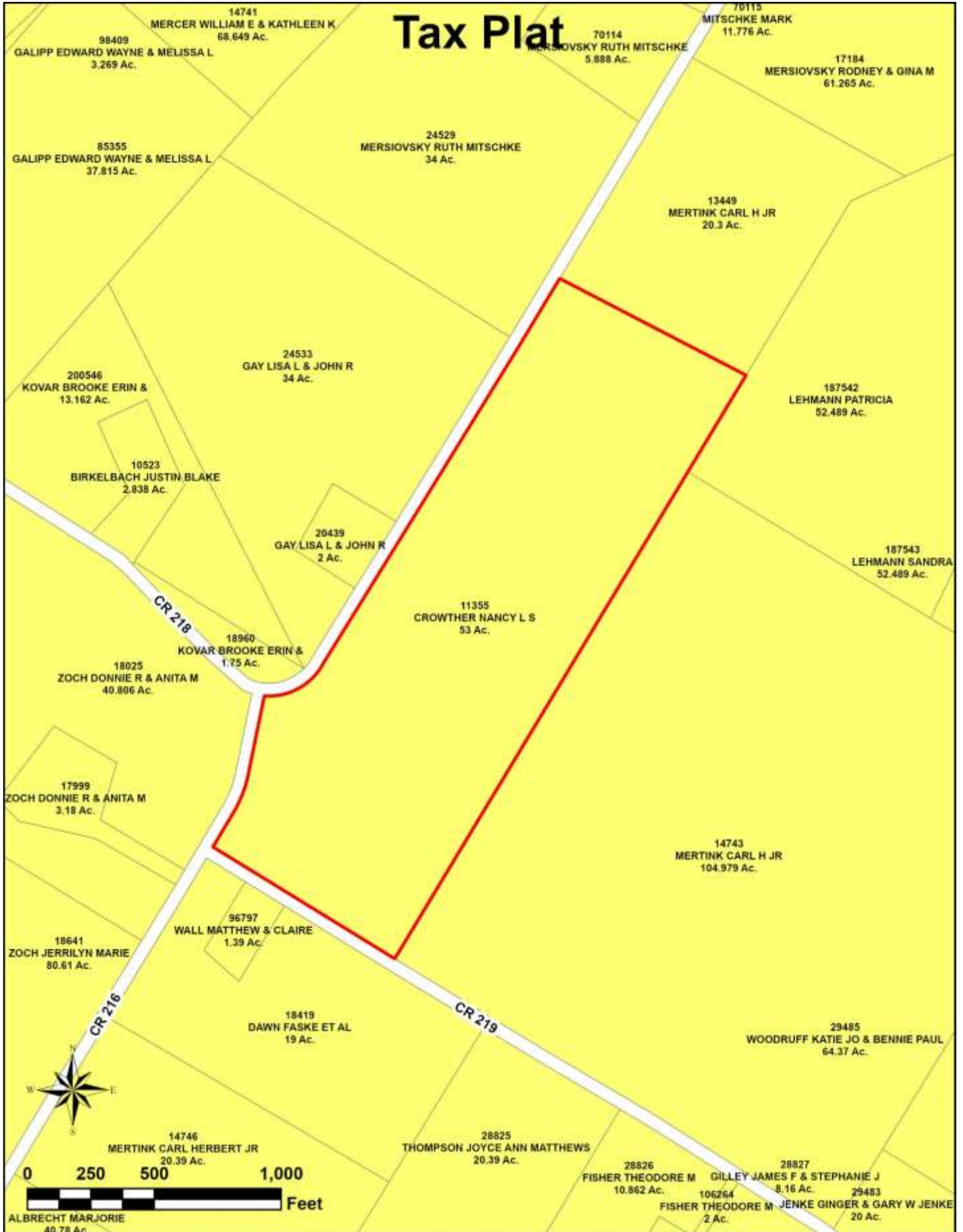


Texas Railroad Commission Map



- ◊ Dry Hole
- Permitted Location
- Oil
- Plugged Oil
- ◊ Canceled / Abandoned Location
- Plugged Oil / Gas
- ◊ Injection / Disposal
- Well Logs
- Orphan Wells
- Commercial Disposal
- Injection/Disposal
- HCTS Deeper than 15,000 ft.
- High Cost Tight Sands
- EOR H13 Oil Wells
- ◊ Horizontal Well
- ◊ Directional Well
- Horizontal/Directional Lines
- LPGAS Sites
- Pipelines

Tax Plat



PHOTOS



1. Southwest Corner Of 53 Acres Facing North Along CR 216.



2. Southwest Corner Of 53 Acres Facing East Along CR 219.

PHOTOS



3. Southeast Corner Facing West With 53 Acres On Right Side Of Picture.



4. Southeast Corner Facing North With Subject Land On Left Side Of Picture.

PHOTOS



5. LCRA Electric Transmission Easement Crossing South Part Of 53 Acres As Viewed From CR 216.



6. Northwest Corner Of 53 Acres Facing South Along CR 216.

PHOTOS



7. Northwest Corner Of 53 Acres Facing East Along North Property Line.



8. Interior View Of Land.

PHOTOS



9. South Pond (1 of 3).



10. Entrance From CR 216 On West Property Line Which Leads To Cabins And Storage.

PHOTOS



11. Two Cabins On Land.



12. Water Meter On CR 216 Which Service Cabins.



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

TexAg Real Estate Services, Inc. P. O. Box 550 Wallburg, TX 75673
Larry Kokel

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Phone: (512)930-5258

Fax:

Evelyn Wolf Esq