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BROKER:

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**PROPERTY FOR SALE: 677.832 ACRES
COUNTY LINE ROAD
Dale, Texas 78616**

LOCATION:

From Highway 183 South, take Highway 21 East, then turn south on FM 1854, continue East on FM 1854 to County Line Road. Main access to the property is along it's south side via Old County Road 184 from County Line Road. In addition, there is a 50-foot ingress and egress easement from property to Lytton Lane on north side. (See Map)

LEGAL:

677.832 acre tract of land out of the J.S. Montgomery Survey, Abstract No. 185, Caldwell County, Texas, and the A.G. Moore Survey, Abstract No. 51, Bastrop County, Texas, and being that certain called 677.35 acre tract recorded in volume 417, page 445, deed records of Caldwell County, Texas, said 677.832 acre tract being all of that certain 672.1 acre tract recorded in volume 396, page 122, deed records of Caldwell County, Texas, and a portion of a vacated road along the northeast line of Blocks 10 and 15, of the Joseph Sayers Ranch Subdivision, according to plat recorded in volume F, page 360, deed records of Caldwell County, Texas.



UTILITIES:

Water meter on property with service from Polonia WSC. Wastewater is required by private septic system.

SCHOOL DISTRICT:

Lockhart ISD

TAXES:

2015 taxes - \$1,044.37. The subject property is under Agricultural Tax Exemption.

MINERALS:

Seller is believed to own the majority of the mineral interest and is planning to reserve all oil and gas rights owned with reservation of drill sites and waiver of remainder of surface rights.

FLOOD PLAIN:

Based on the data obtained from FEMA National Flood Insurance Program Digital Flood Insurance Maps for Caldwell County, this tract contains land area within the 100-year flood plain (Note attached map).

RESTRICTIONS:

None

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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.

IMPROVEMENTS:

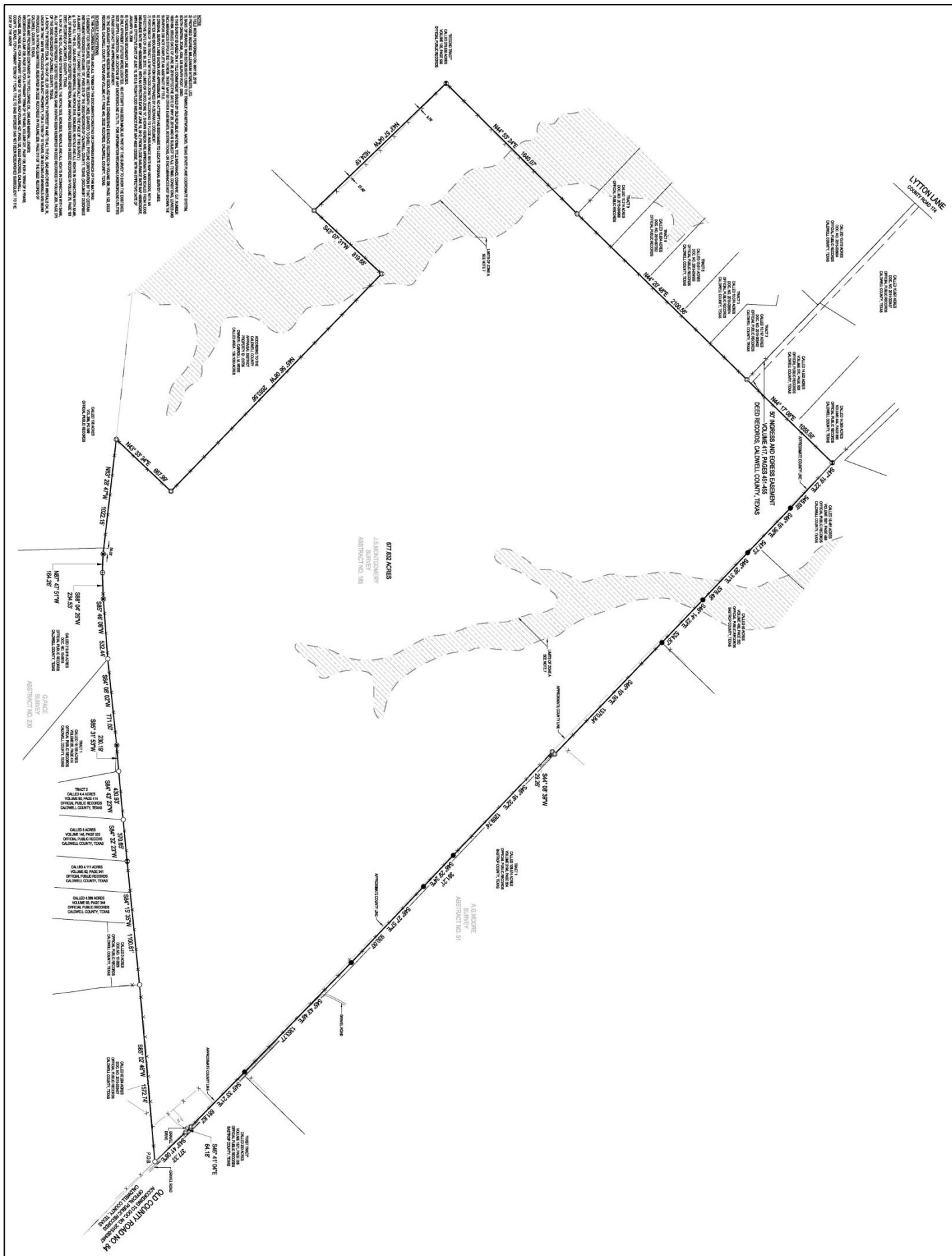
None

COMMENTS:

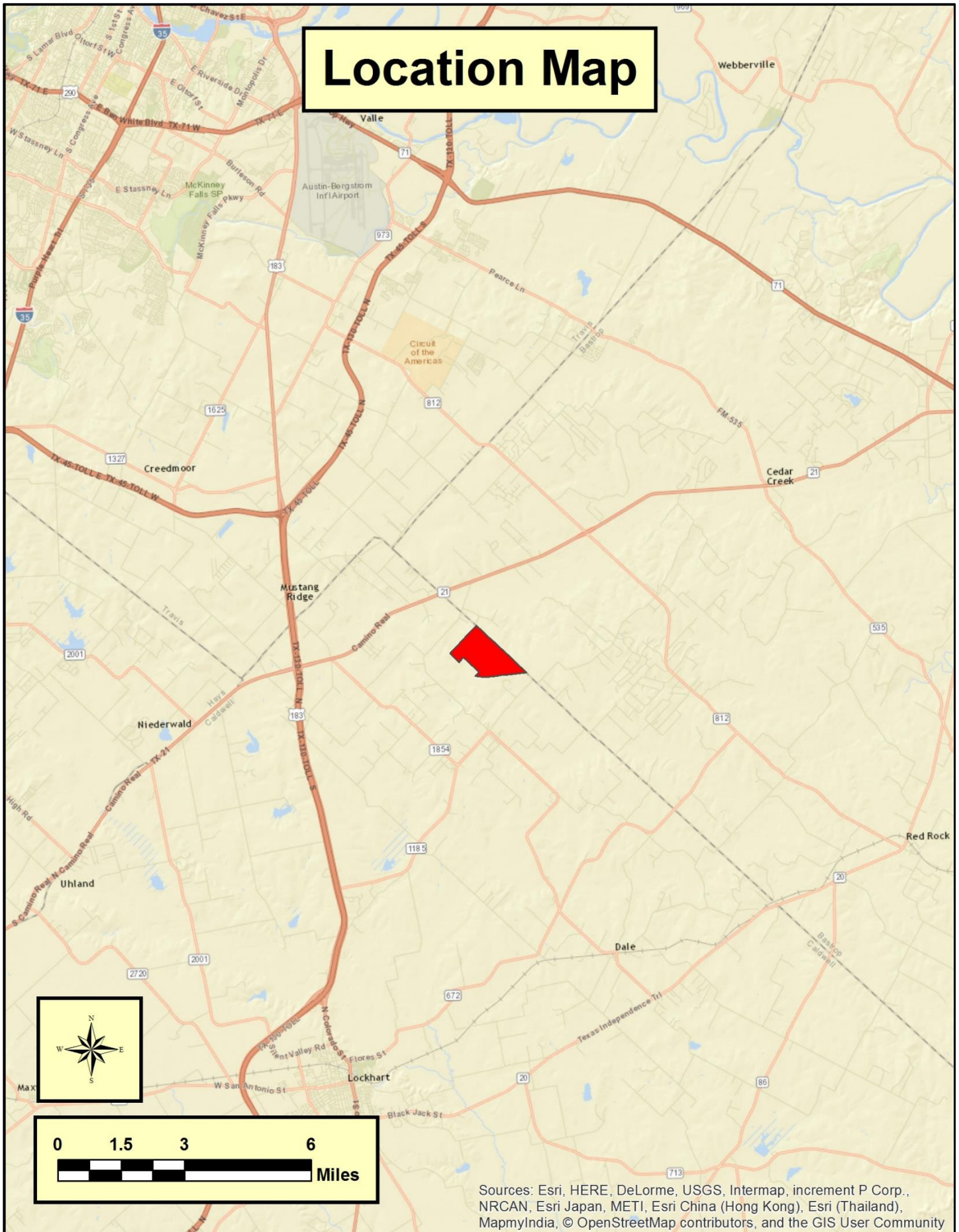
Land has tremendous wildlife potential within minutes of Austin. Property offers views, draws, water, and wildlife. Potential to make this place better with selective clearing of brush along with building & rebuilding of water features. The property could be high-fenced and made into a tremendous hunting property.

PRICE: \$2,270,737.00 or \$3,350.00 per surveyed acre

COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.



Location Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Location Map



0 2,250 4,500 9,000
Feet

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp.,
NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),
MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Aerial Map

Cedar Creek

50' Ingress & Egress Easement
Volume 417, Pages 451-455
Deed Records, Caldwell County, Texas

Lytton Lane

Old County Road 184
According to Doc. 2015-003457
Official Public Records
Caldwell County, Texas

Lytton Springs Creek

Lytton Lane

Lytton Creek

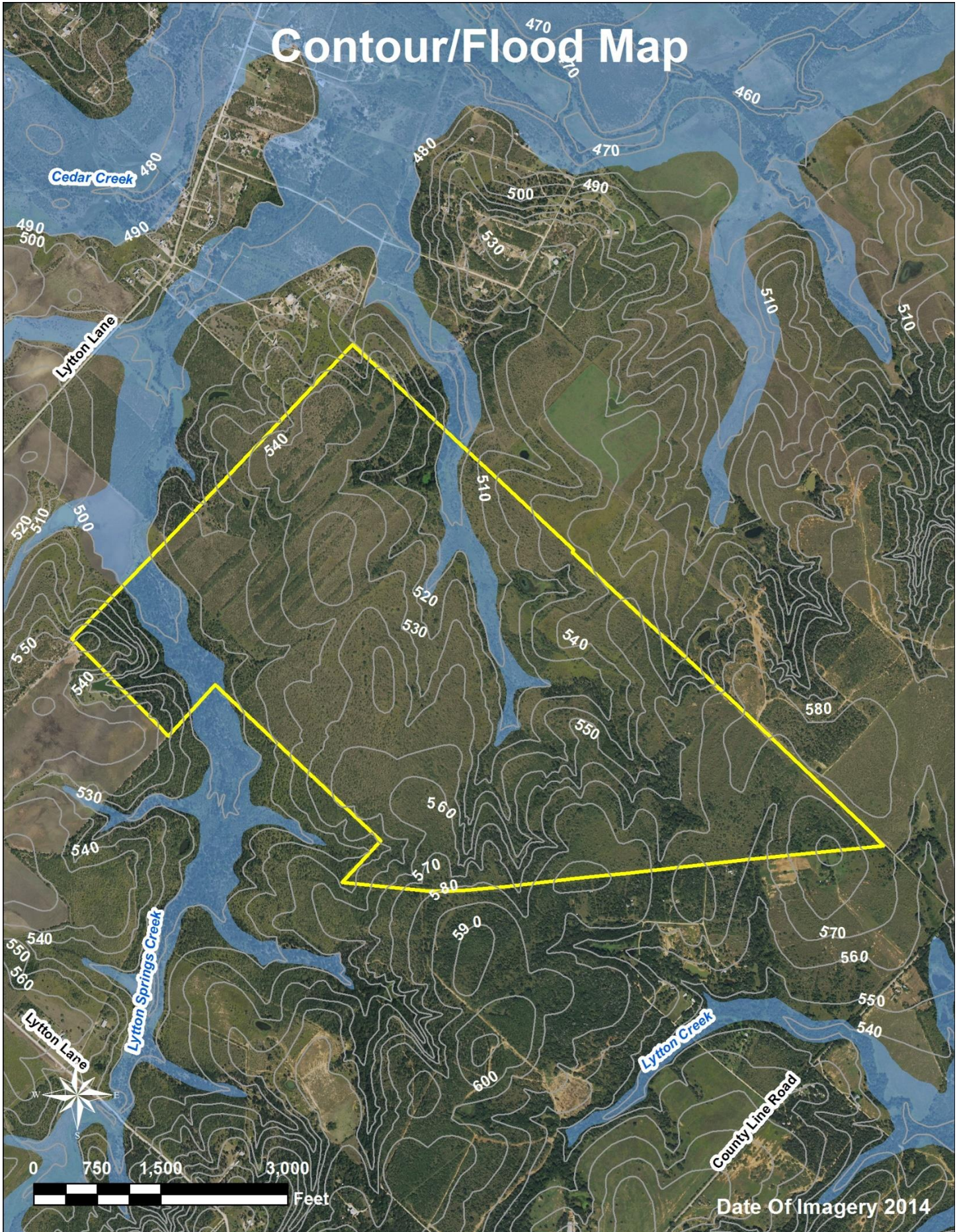
County Line Road



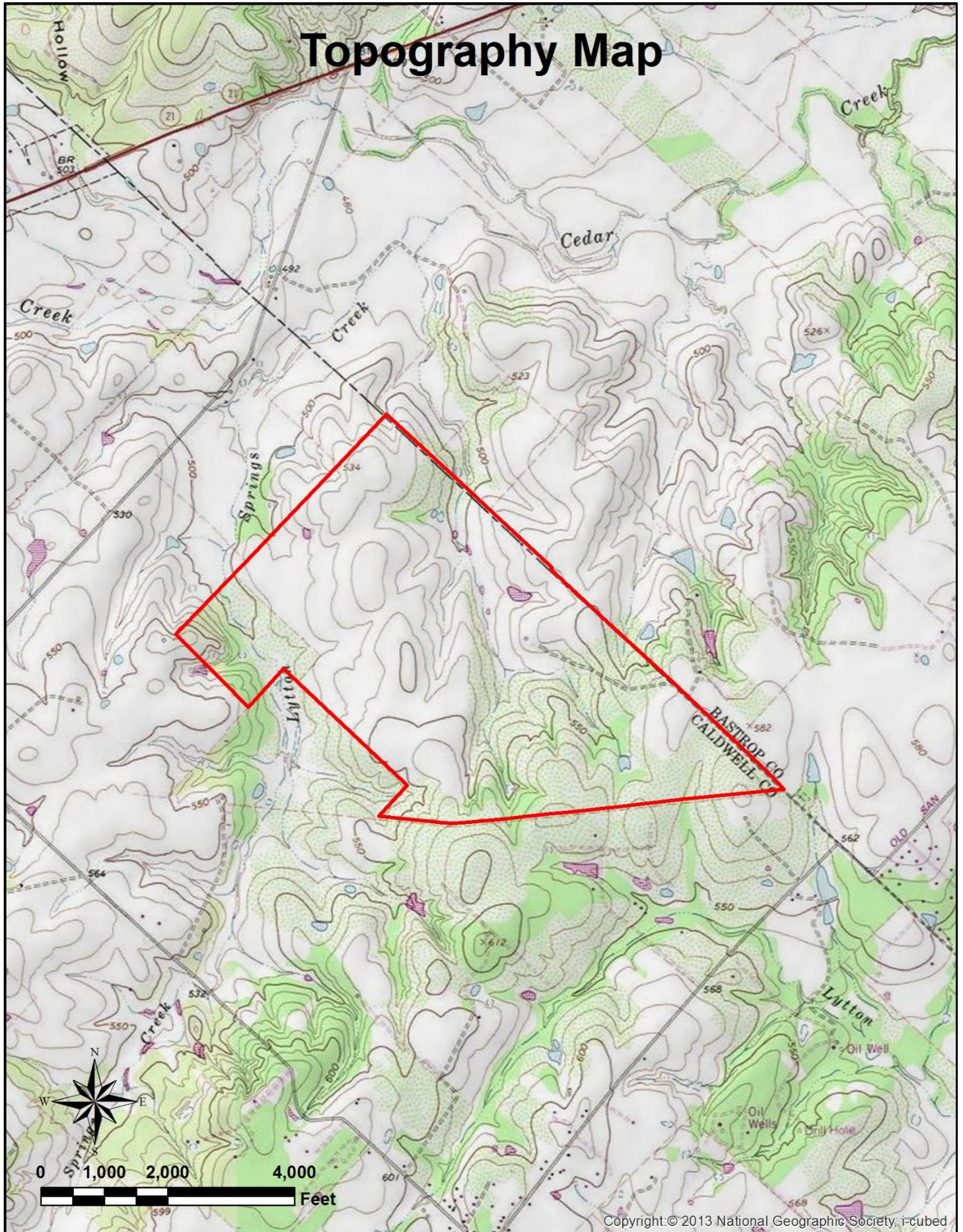
0 750 1,500 3,000 Feet

Date Of Imagery 2014

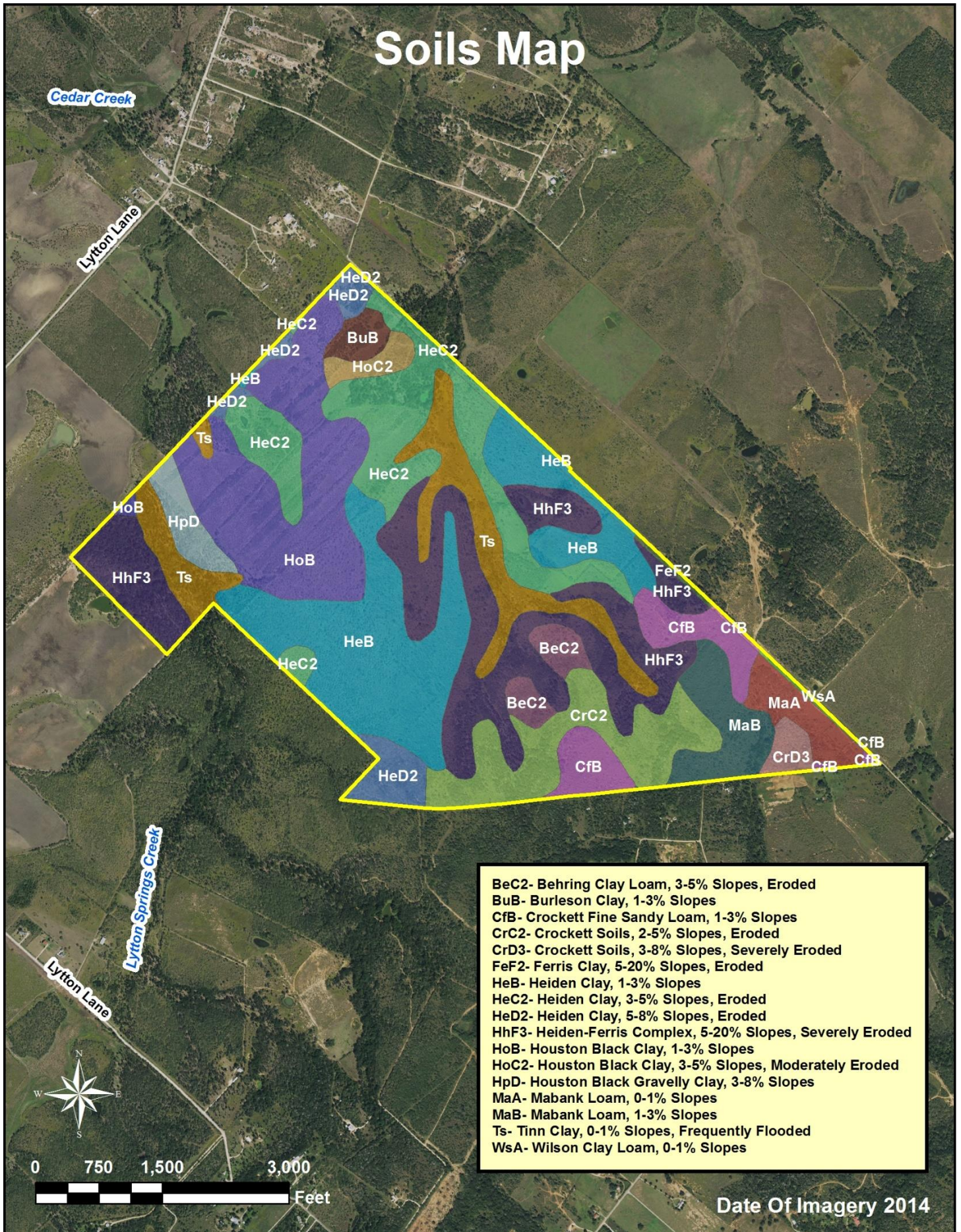
Contour/Flood Map



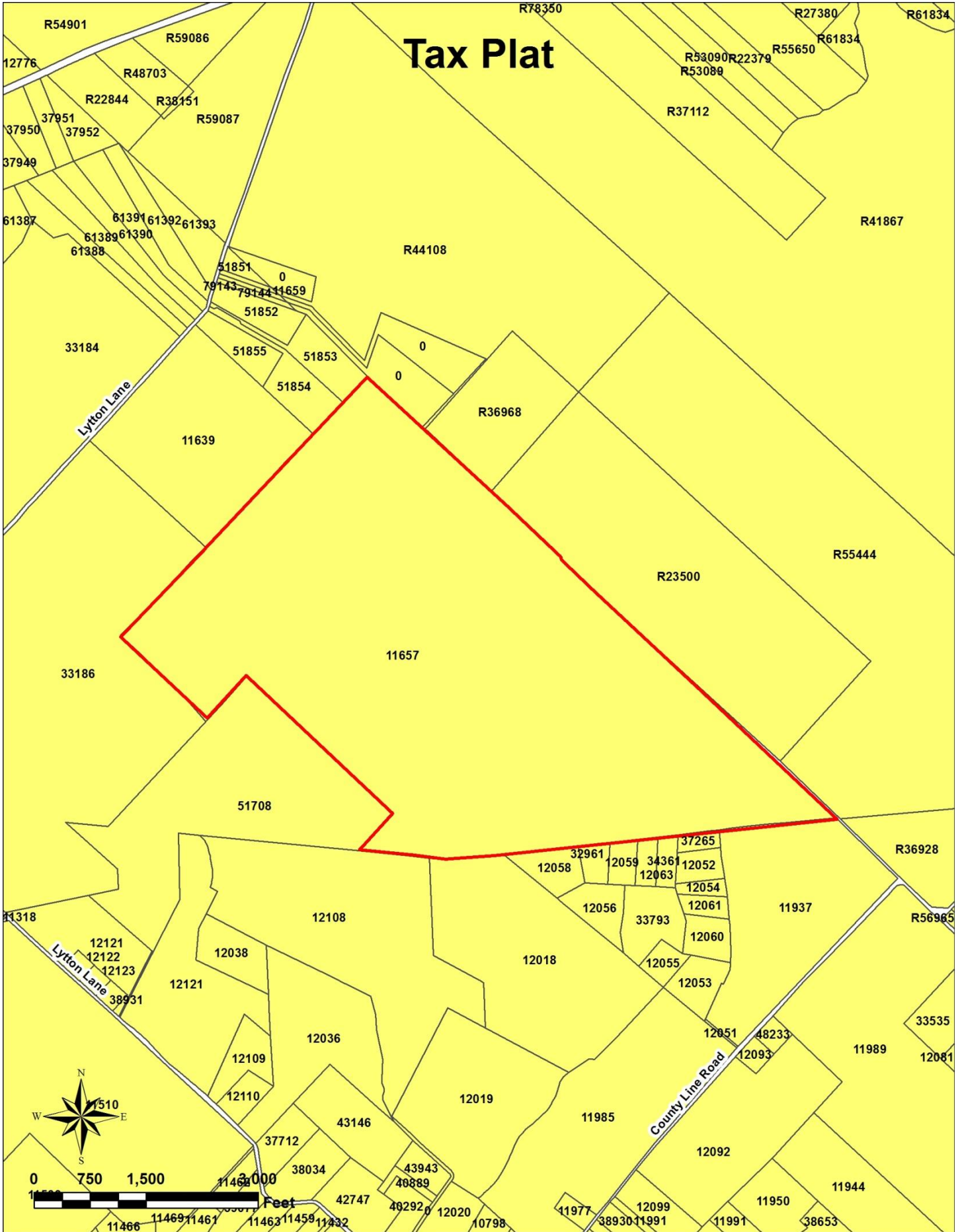
Topography Map



Soils Map



Tax Plat



PHOTOS



PHOTOS



PHOTOS





Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K