

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-930-5348
www.texag.com



BROKER:

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

SALESMAN:

Ron Leps – Cell 512-869-6766
ron@texag.com

**PROPERTY FOR SALE: ± 185 ACRES
CR 355
Williamson County - Granger, Texas**

LOCATION:

Tract is located east of Hwy 95 and north of FM 971, northeast side of Granger, on the east side of County Road 355.

LEGAL:

AW0072 Botello, C. Sur., Acres 152.01; AW0571 Stratton, G.S. Sur., Acres 43.0.

FRONTAGE: The subject contains approximately 3,000 feet of road frontage along the east side of County Road 355.

UTILITIES:

Approximately 60% of the tract is in the City of Granger CCN Water Service Area and most likely, upon request, the entire tract could be served with water by the City of Granger.

SCHOOL DISTRICT:

Granger ISD

TAXES:

2016 taxes – According to WCAD are \$1,285.85.

MINERALS:

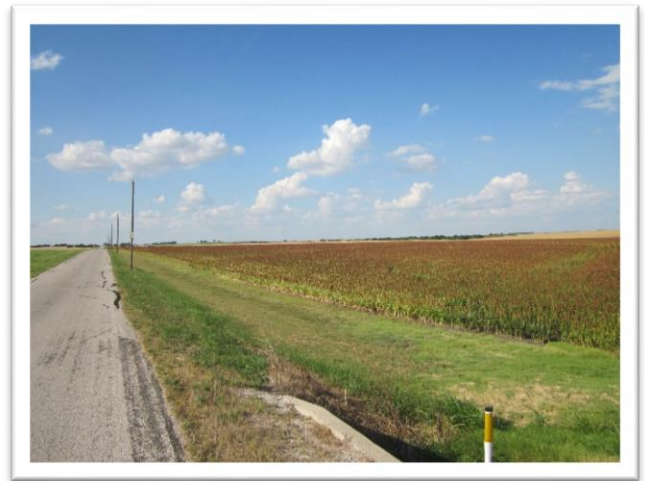
Owner appears to control all minerals subject to title review and transfer of minerals at time of sale is negotiable.

FLOOD PLAIN:

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

RESTRICTIONS:

None noted.



Contact: TEXAG Real Estate Services, Inc. www.texag.com **Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717**
Ron Leps Ph: 512-930-5258 Cell# 512-869-6766

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.

COMMENTS:

The tract is $\pm$ 195 acres in size. A family member plans to purchase $\pm$ 10.5 acres, to be included with the house and $\pm$ 1.5 acres. Therefore, we are offering $\pm$ 185 acres for sale.

The tract is in a very productive row crop section of the county and offers a rolling terrain. The property has $\pm$ 3,000 feet of frontage on CR 355 and is in close proximity to Granger and State Hwy 95.

This tract provides several opportunities for an investor. First, it can be divided into smaller tracts offering rural home settings with enough acreage to be productive (livestock production). Second, the tract could be purchased and utilized as a single home sight. Third, the tract offers solid investment potential with income coming from row crop production (rent) now and an increase in equity value in the future.

PRICE: \$924,075.00

(Based on \$4,995.00 per surveyed acre & 185 acres)

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

PHOTOS



Aerial Map

CR 385

± 3,000 Feet

CR 355

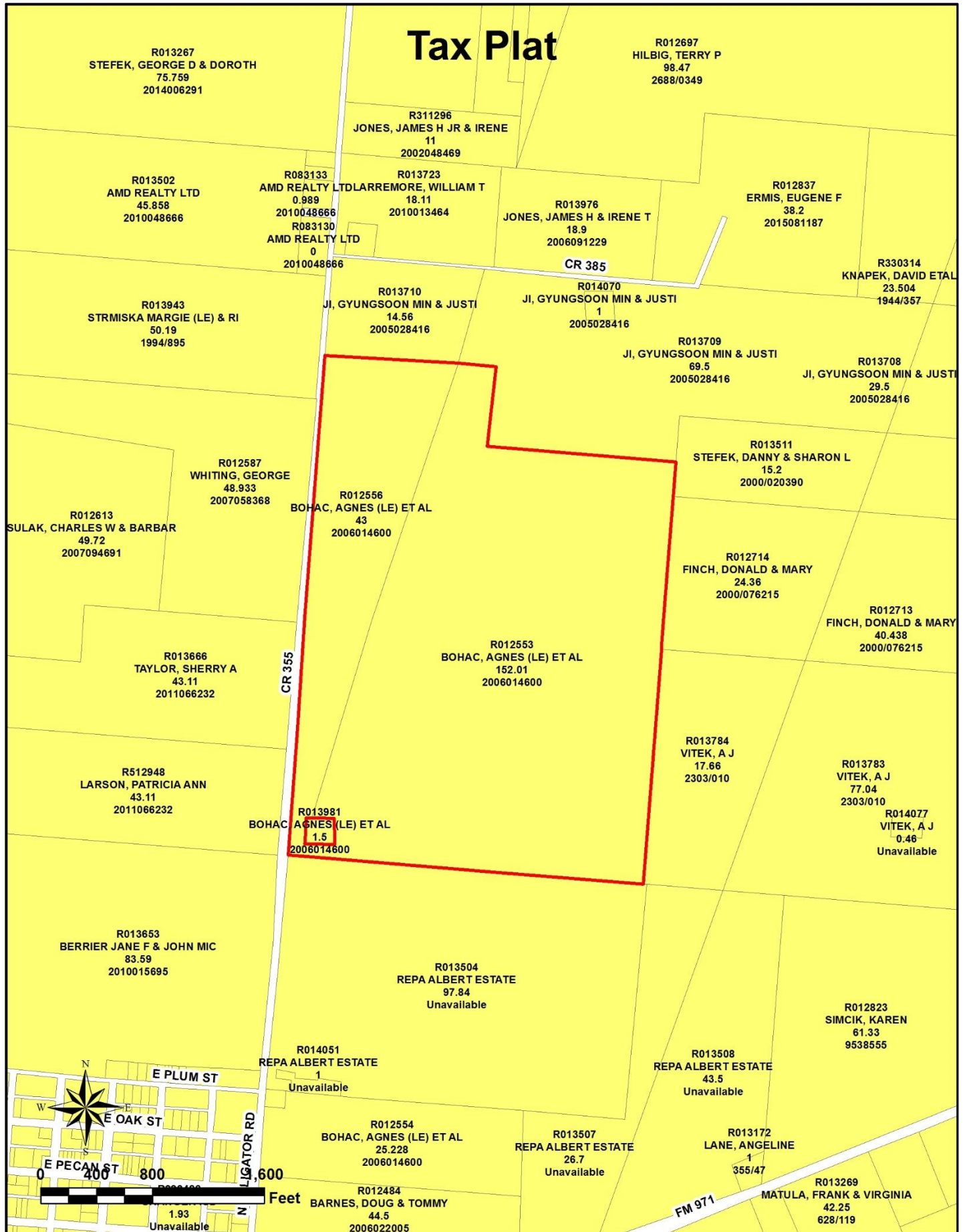
Approximately
± 10.5 Ac. Excluded
From Listing

**Acreage is measured based on
ArcView software, not surveyed.

Date of Imagery 2015



Tax Plat



CCN Map - Water

CR 385

BELL MILAM FALLS WSC

CR 355

CITY OF GRANGER

Approximately
 ± 10.5 Ac. Excluded
From Listing

**Acreage is measured based on
ArcView software, not surveyed.



0 350 700 1,400
Feet
E PLUM ST

Date of Imagery 2015

Location Map

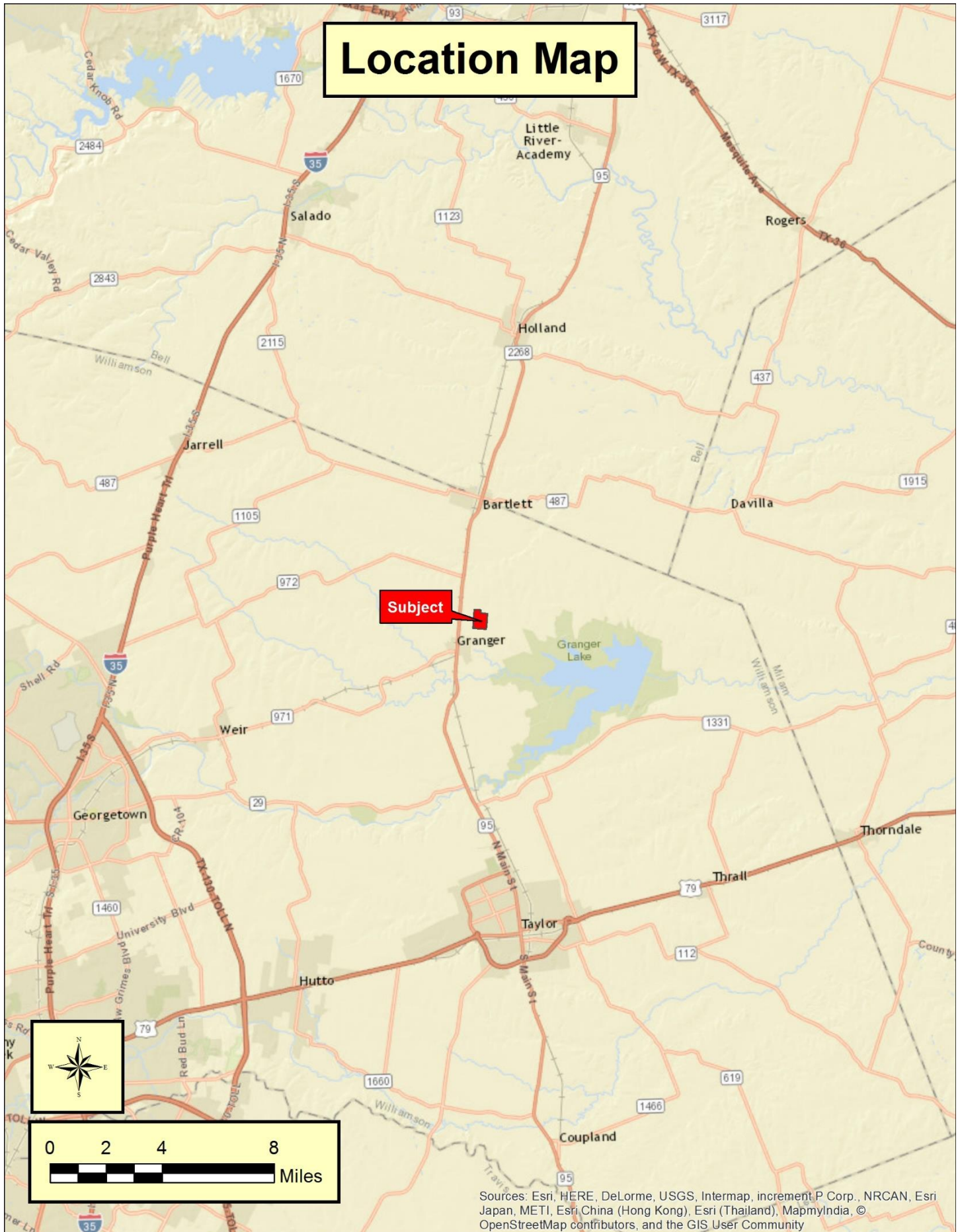
Subject



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

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

Soils Map

CR 385

CR 355

BrB

HuC2

HuC2

BrB

HuB

Tn

HuB

Approximately
± 10.5 Ac. Excluded
From Listing

BrB- Branyon Clay, 1-3% Slopes
HuB- Houston Black Clay, 1-3% Slopes
HuC2- Houston Black Clay, 3-5% Slopes, Moderately Eroded
Tn- Tinn Clay, 0-1% Slopes, Frequently Flooded

**Acreage is measured based on
ArcView software, not surveyed.

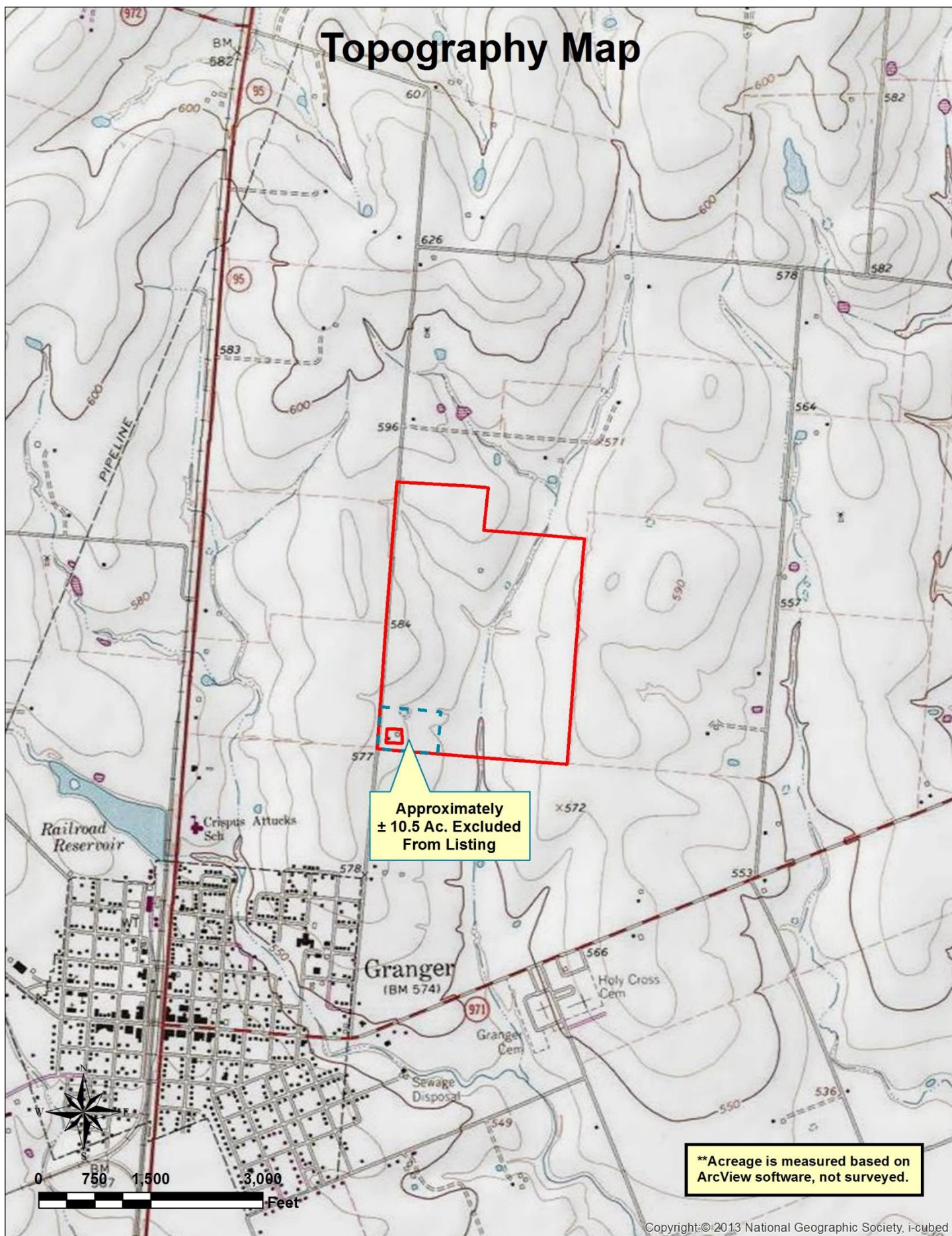


0 350 700 1,400
Feet

E PLUM ST

Date of Imagery 2015

Topography Map



Flood Map

CR 385

CR 355

Approximately
± 10.5 Ac. Excluded
From Listing

**Acreage is measured based on
ArcView software, not surveyed.

Date of Imagery 2015



0 350 700 1,400 Feet

E PLUM ST



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