



**Ranch
Investments**



Williamson County

Brandt Ranch Tract 1

74.59± Acres

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This rectangular tract with excellent exposure at the intersection of Highway 138 and Business 195 in Florence is a generally open, level tract utilized for grazing and some farming in the past. Some scattered tree cover exists being primarily Live Oak and Cedar. An ideal property for livestock activities such as cattle and horses, home sites and investment for future development. There is a 12" water main along Business 195 offering many possibilities for the investor/developer.

Access: 1,100 feet of frontage along the west side of Business 195 and approximately 2,850 feet of frontage along the north side of SH 138 in Florence.

Water: Chisholm Trail SUD 12" water main along property boundary.

Land Features: South Salado Creek bisects the property flowing water during rainy periods. A portion of the land adjacent to the creek are indicated to be in the FEMA 100 year flood plain. Clean pastures with scattered tree cover make this a great place for the hobby rancher or horseman to reside.

Salient Facts: A great investment tract that could be easily developed and subdivided due to the presence of the water main and ample road frontage. Strong soils lend the tract to a variety of agricultural uses and with the current 1-d-1 exemption in place, the hold costs on this investment tract are very low.

Location: n/w corner of SH 138 and Business 195

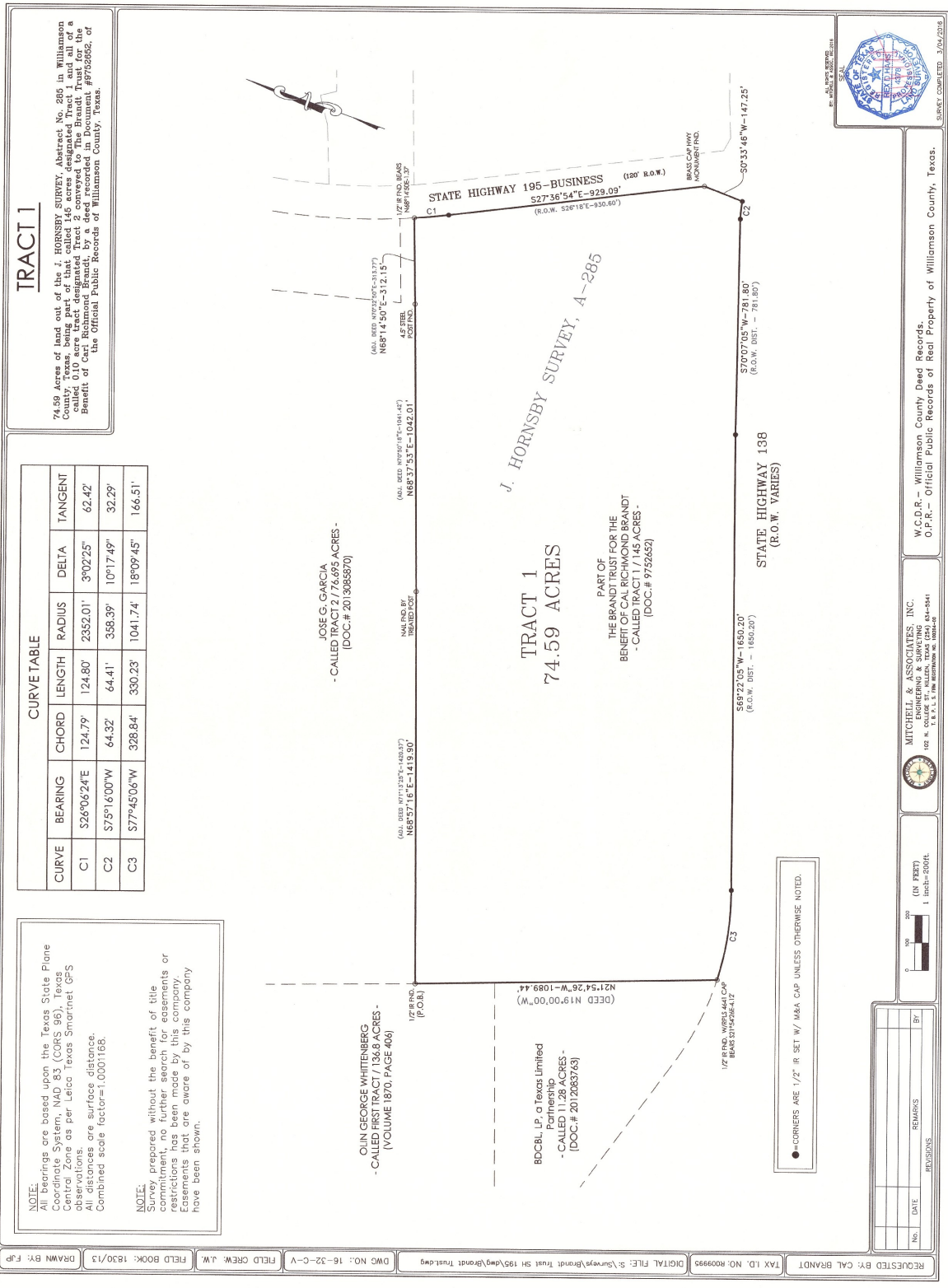
Listed for \$447,540





Land Ranch Tract 1 Aerial
Williamson County, Texas, 75.87 AC +/-





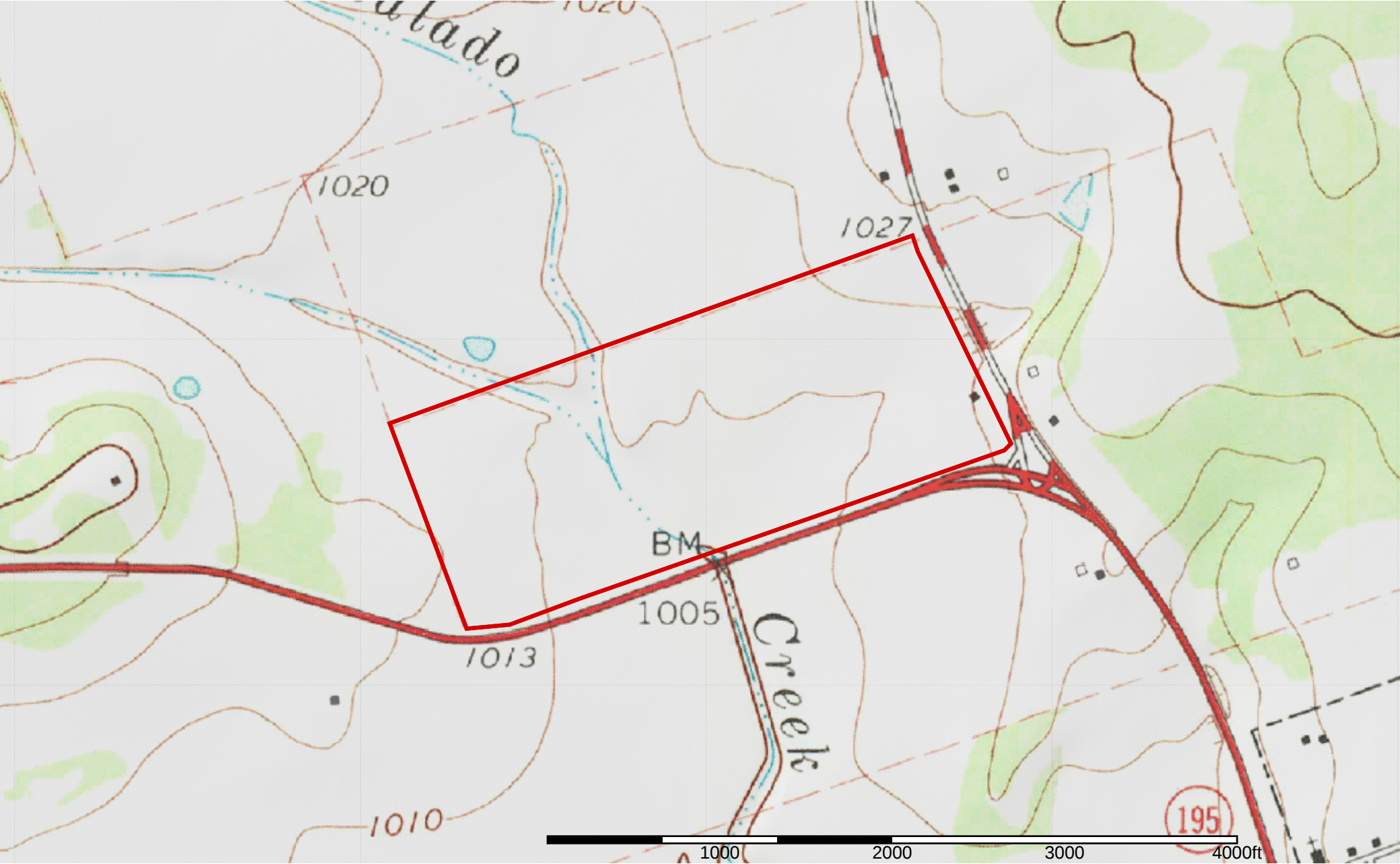
TRACT 1

74.59 Acres of land out of the J. HORNSBY SURVEY, Abstract No. 285 in Williamson County, Texas, being part of that called 146 acres designated Tract 1 and all of a certain tract of land conveyed to the heirs of Carl Richmond Brandt, Trust for the Benefit of Carl Richmond Brandt, by deed recorded in Book #976866, of the Official Public Records of Williamson County, Texas.

CURVE TABLE					
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA
C1	S26°06'24"E	124.79'	124.80'	2352.01'	3702'25"
C2	S75°16'00"W	64.32'	64.41'	358.39'	10°17'49"
C3	S77°45'02"W	328.84'	330.23'	1041.74'	18°09'45"

NOTE:
All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations.
Distances are surface distance.
Combined scale factor=1.0001166.

NOTE:
Survey prepared without the benefit of title commitment, no further search for easements or restrictions has been made by this company. Easements that are aware of by this company have been shown.





Information About Brokerage Services

Texas law requires all real estate license holders 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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