

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



BROKER:

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SALESMAN:

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**PROPERTY FOR SALE: ± 42 ACRES (West)
County Road 466
Williamson County - Coupland, Texas 78615**

LOCATION:

Property is located approximately 5 miles from Coupland and 7 miles from Highway 95. Property is on the north side of CR 466 just east of CR 463 in Type Community.

LEGAL:

Being a 84.06 acre tract of land out of the Robert B. Bisset Survey, Abstract No. 58, Williamson County, Texas, and being part of that certain 111.4 acre tract of land described in a deed to Marvin Ray Schroeder and Luvalle S. Hanson, recorded in Volume 2238, Page 358, of the Deed Records of Williamson County, Texas. Parcel being offered for sale is ± 42 acres of 84.06 acre tract on the west side.

UTILITIES:

There is a Manville Water Meter and electric poles to approximate center of property. Wastewater is required by private septic system.

SCHOOL DISTRICT:

Coupland and Taylor ISD

TAXES:

2016 taxes – Approximately \$73.64 based on WCAD. (\$147.27 total tax for the 84.06 acres; the subject property is under Ag Exemption).

MINERALS:

Seller is believed to own the minerals and transfer with sale is negotiable.

FLOOD PLAIN:

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

RESTRICTIONS:

None

IMPROVEMENTS:

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.

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COMMENTS:

The ± 42 acre tract is out of an 84.06 acre tract. The tract fronts on County Road 466 and in close proximity to Highway 95, Elgin, and Taylor. The tract offers an excellent rural setting for either a weekend home or a permanent rural home sight. Both electric and water utilities are on sight. The property reflects the personality of the farming/rural area with a gentle slope, spare underbrush & trees in the back, and open pasture land in the front (for horses and cattle). Dry Brushy Creek traverses the northwest side of the property and offers potential habitat for deer, dove, and hogs. The property does have a stock tank.

PRICE: \$247,800.00 or \$5,900 per surveyed acre.

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

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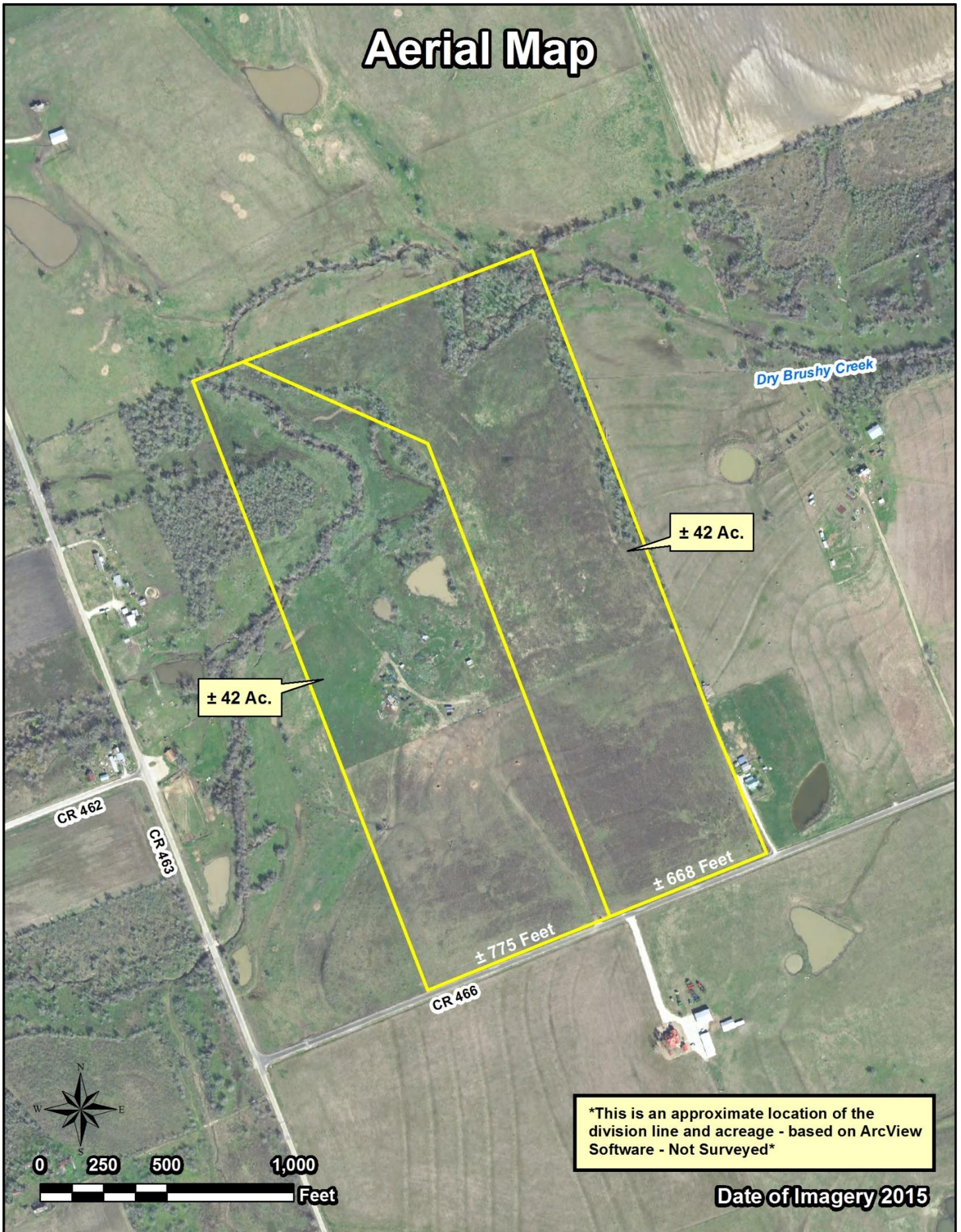
PHOTOS



PHOTOS



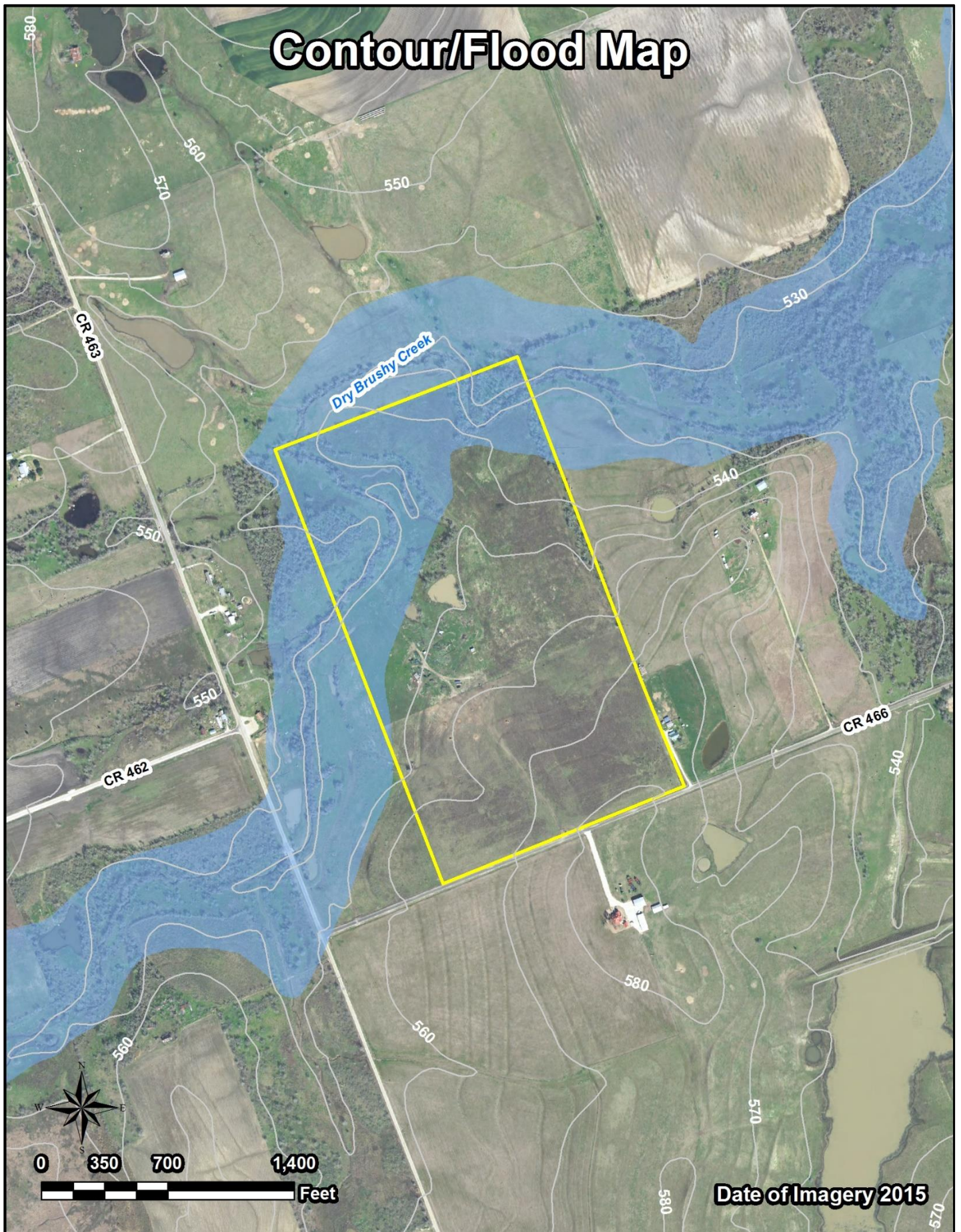
Aerial Map



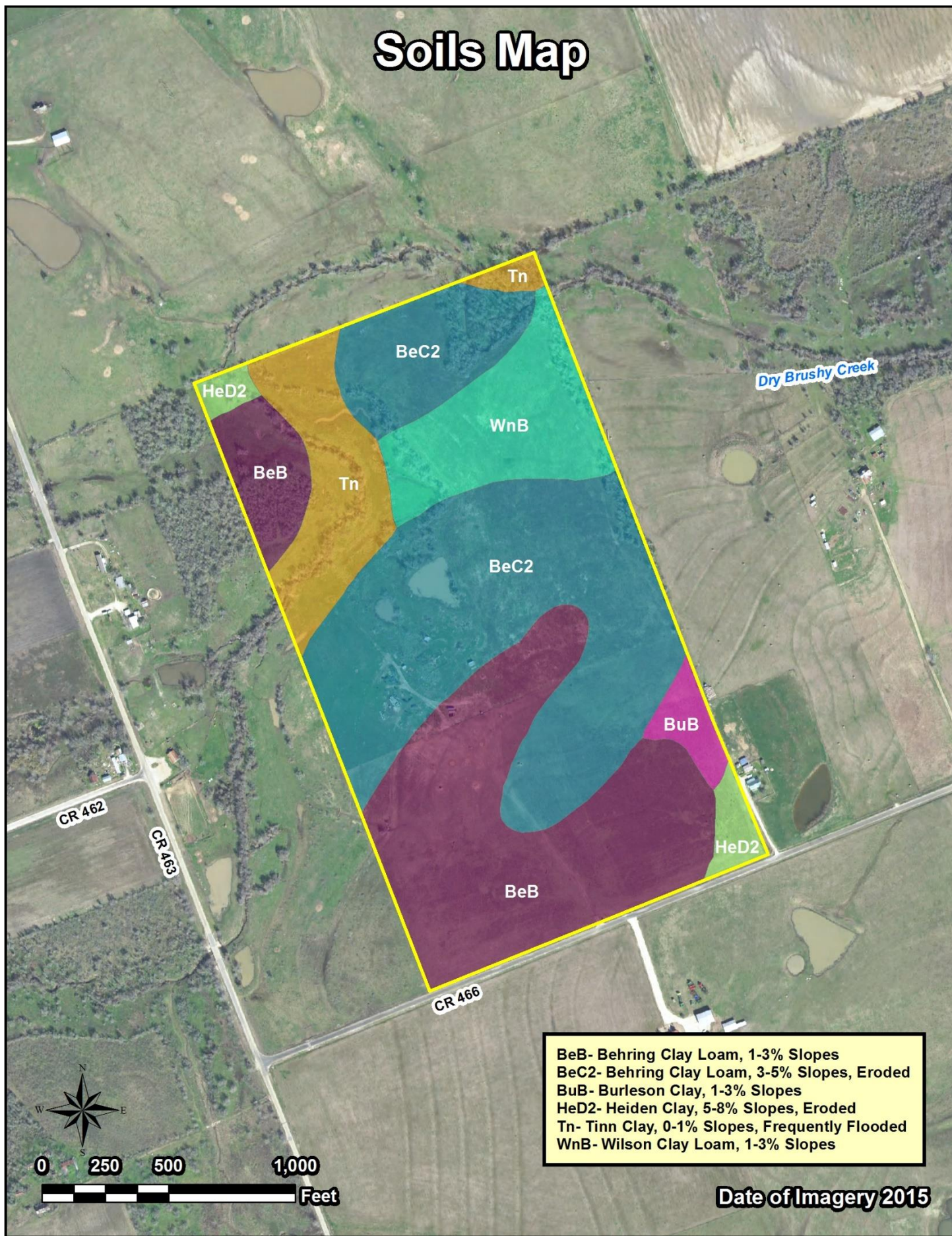
This is an approximate location of the division line and acreage - based on ArcView Software - Not Surveyed

Date of Imagery 2015

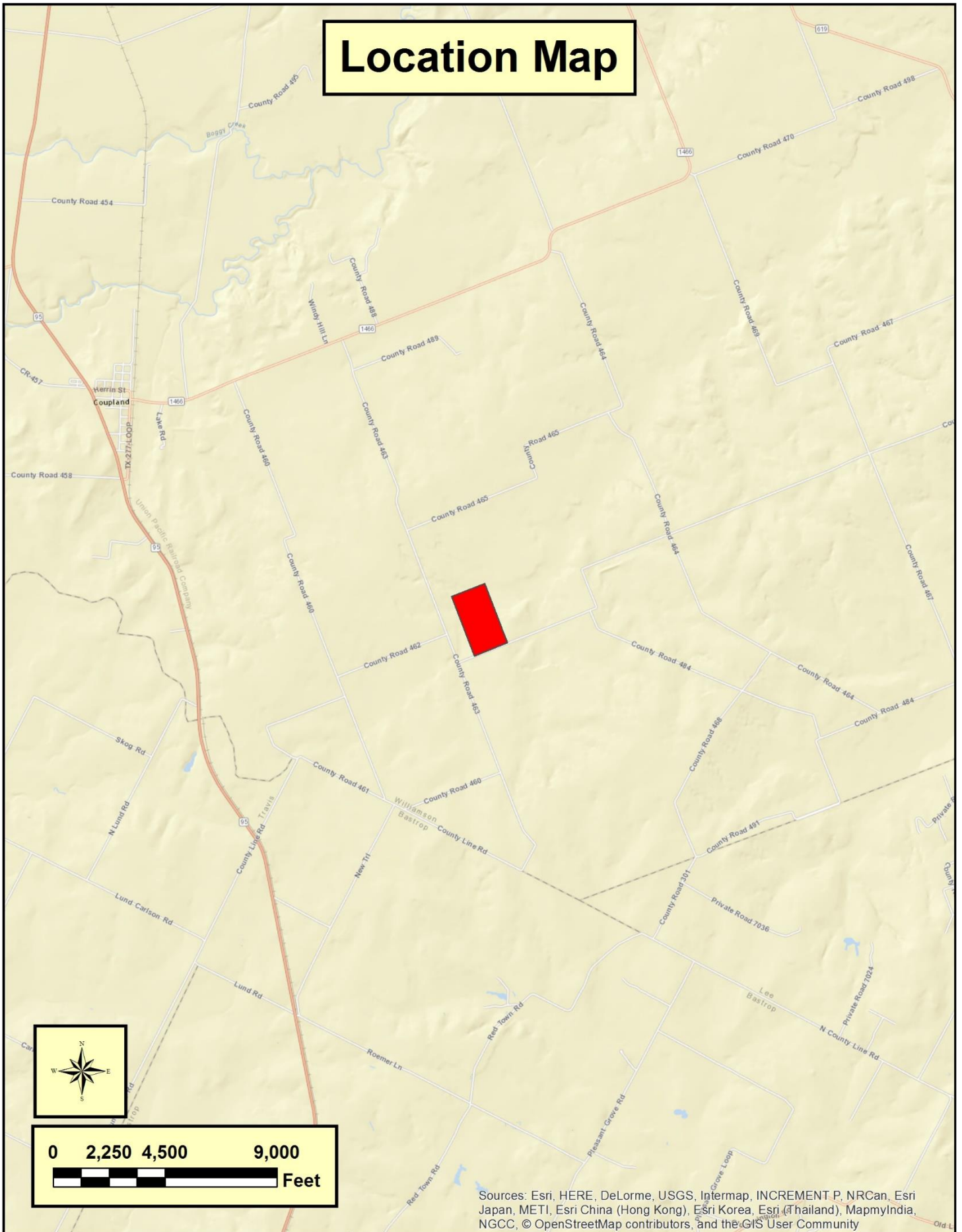
Contour/Flood Map



Soils Map



Location Map





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