

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: ±1,261.45 ACRES Caldwell County - Texas

LOCATION:

Property is located on Highway 21 (east of TX-130), CR 174 & CR 175, east of FM 1854.

Tract 1 = 694.44 Acres; Located on the south side of Highway 21, east side of CR 175 (Tomahawk Trl), and north side of CR 174 (Lytton Ln).

Tract 2 = 379.94 Acres; Located on the south and east side of CR 174 (Lytton Ln).

Tract 3 = 187.07 Acres; Located on the south side of CR 175 (Tomahawk Trl).

LEGAL:

1,261.45 acres out of the A.M. Leavy and J. Montgomery surveys, Caldwell County, Texas.

FRONTAGE:

Tract 1: ± 4,100 feet along Highway 21; ± 3,700 feet along CR 175 (Tomahawk Trl); ± 5,800 feet along CR 174 (Lytton Ln).

Tract 2: ± 8,000 feet along CR 174 (Lytton Ln).

Tract 3: ± 4,700 feet along CR 175 (Tomahawk Trl).

UTILITIES:

Electricity – Bluebonnet Electric & Pedernales Electric Corp

Tract 1: Water: Creedmoor Maha WSC- 6" water line along SH 21 and has plans to upgrade water with Acqua water connect.

Acqua is constructing a water connect with Polonia along the southeast side of Tract 1 connecting to Tract 2.

Tract 2: Water: Polonia WSC- in process of adding 12" line and storage site in northeast corner of Tract 2.

Tract 3: Water: Polonia WSC- in process of adding 12" line.

All tracts will require septic for wastewater or formation of MUD.

SCHOOL DISTRICT:

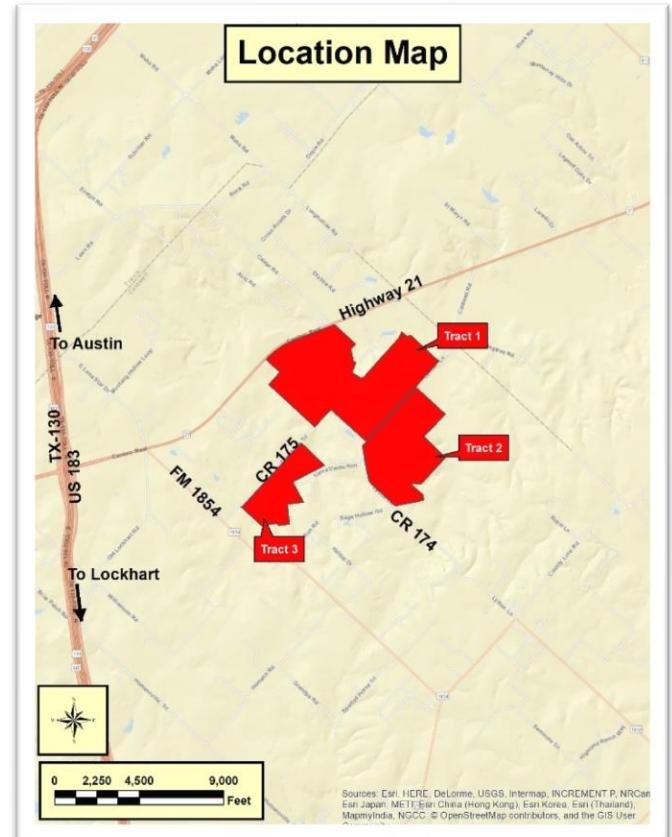
Lockhart ISD

TAXES:

2017 taxes – Approximately \$5,030 based on Caldwell County Appraisal District. The subject property is under Ag Valuation.

MINERALS:

All owned can be acquired subject to negotiations. No known mineral lease in effect.



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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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FLOOD PLAIN:

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

RESTRICTIONS:

No zoning restrictions – there are applicable land development requirements of Caldwell County.

COMMENTS:

The ± 1,261.45 acre tract located in the suburban area of SE Austin offers transitional development potential with intermittent livestock use in a rapidly expanding urban growth of Southeast Austin. The tract is large enough to support a potential Municipal Utility District to serve the needs of development. Property has good door onto SH 21, and CR 174 & CR 175 frontage. Strawn Elementary is within ± 2 miles of Tract #3.

The acreage has long history of livestock production.

The general neighborhood is near Travis, Bastrop, and Caldwell county lines in the southeastern segment of Austin. Land is near communities of Mustang Ridge, Creedmoor, and Lytton Springs between Austin and Lockhart.

The terrain is gently rolling grassland with numerous stock tanks located in multiple pastures. The drainage runoff generally flows in a southeasterly direction.

Potential uses include but not limited to commercial (highway frontage), residential development, agriculture, and long-term investment considering the future growth of Austin.

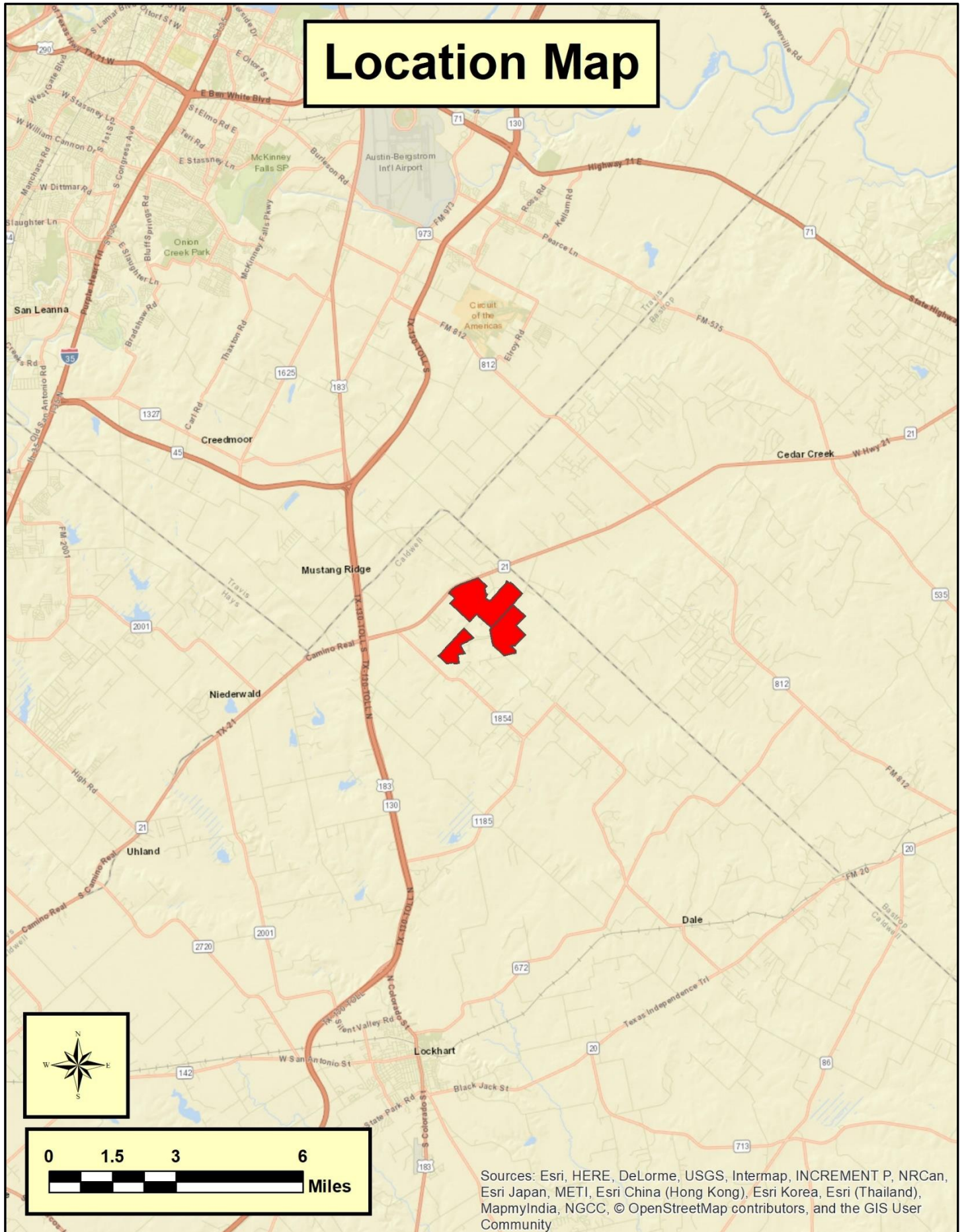
PRICE: \$8,704,005 or \$6,900 per surveyed acre.

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

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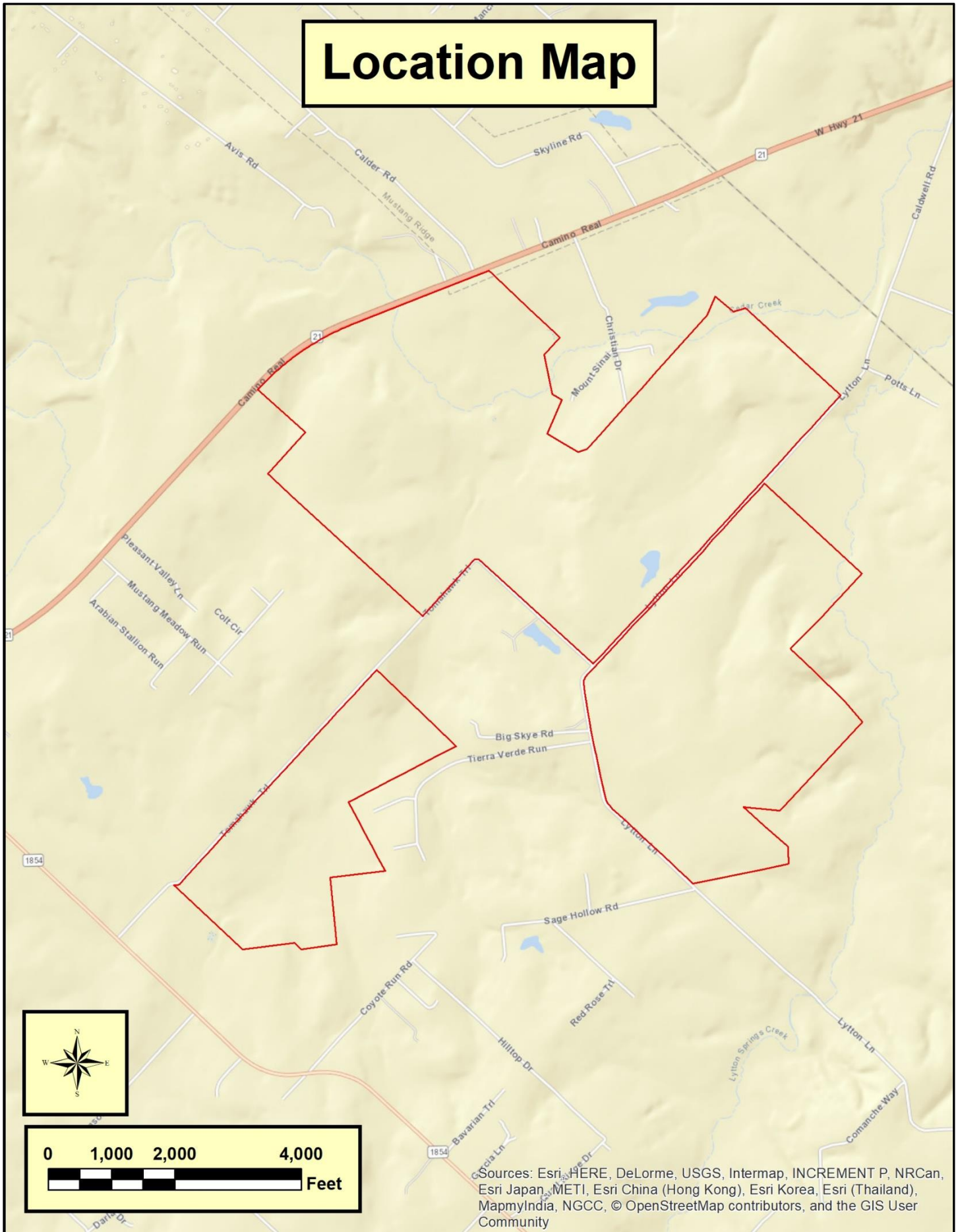
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Location Map



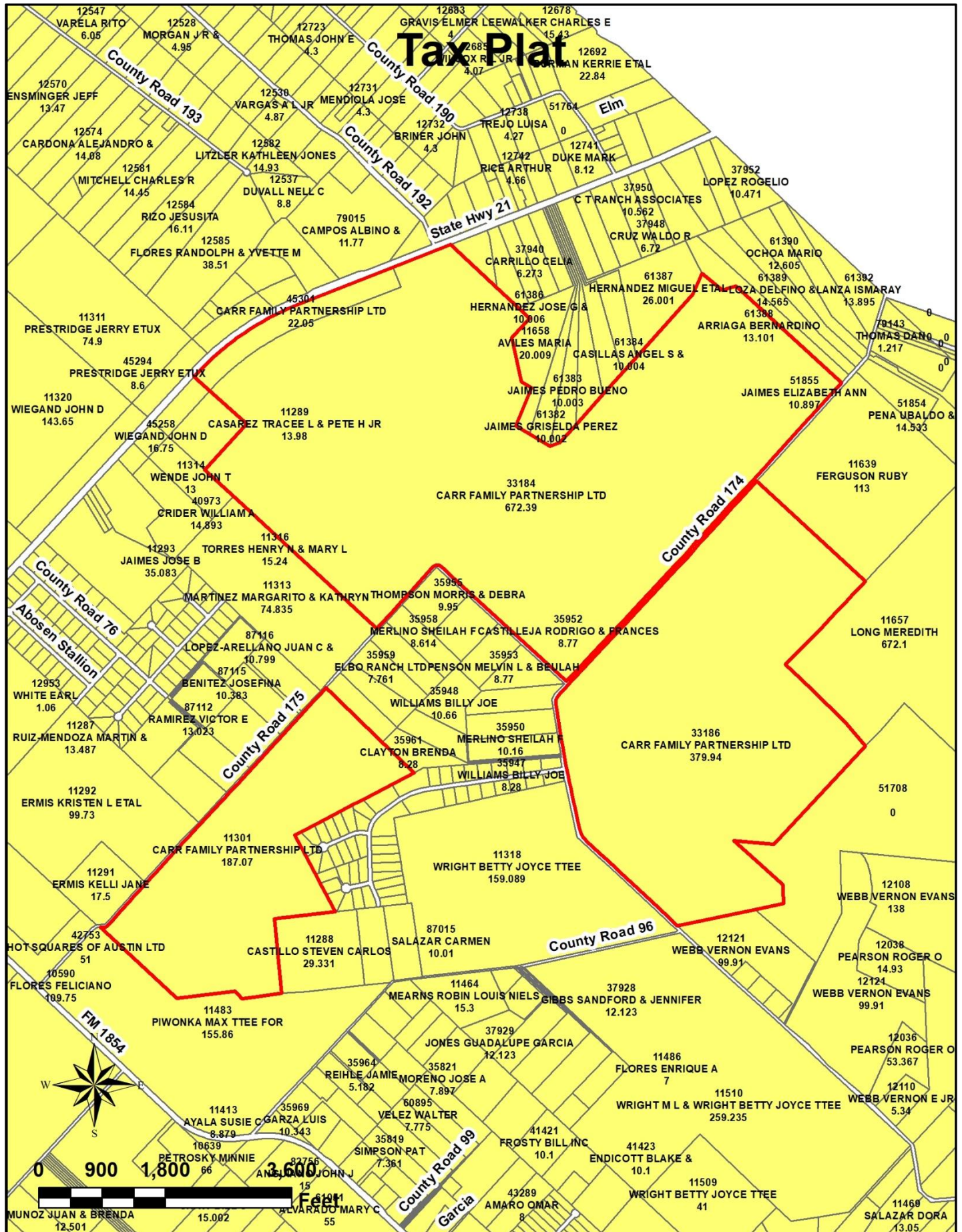
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Location Map

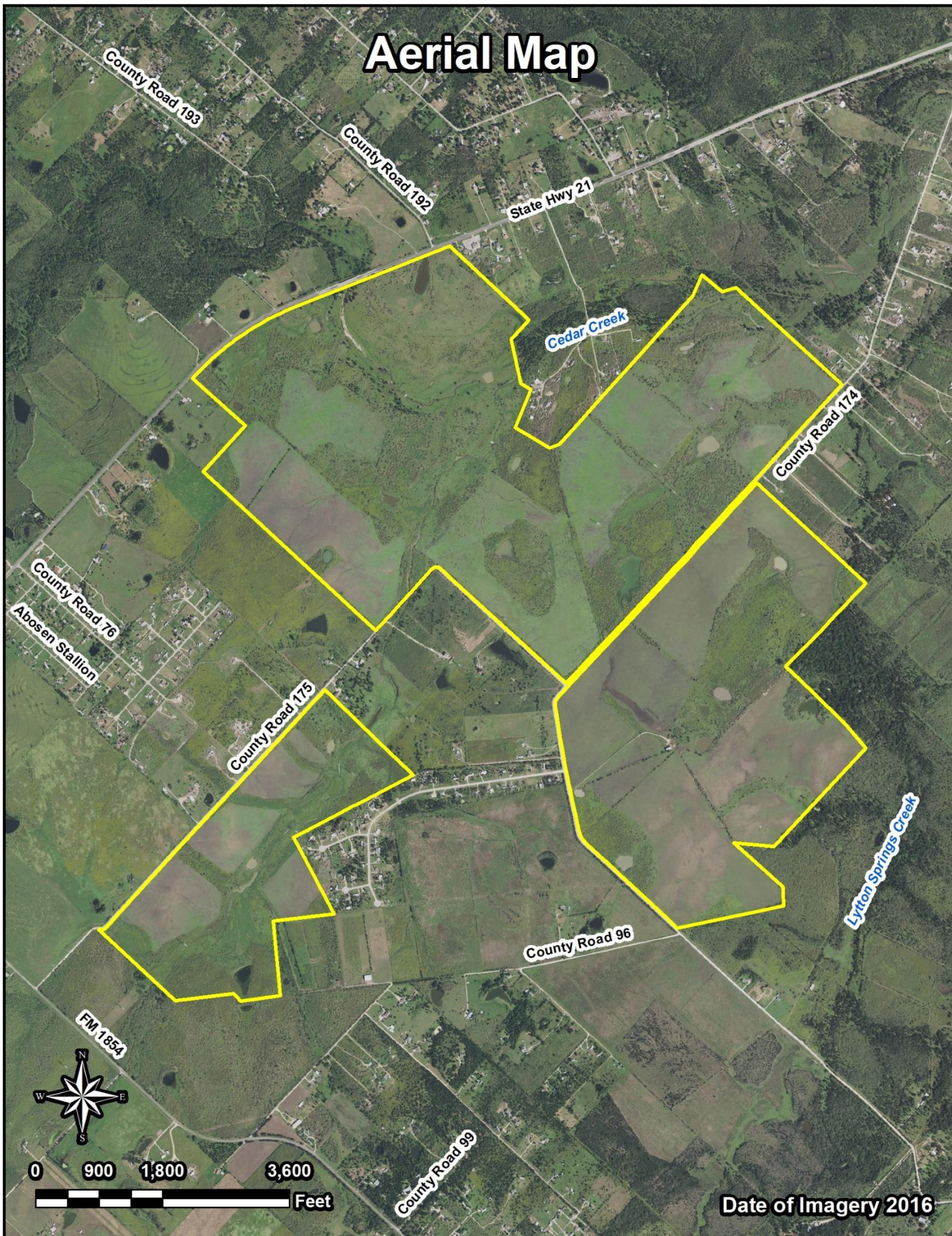


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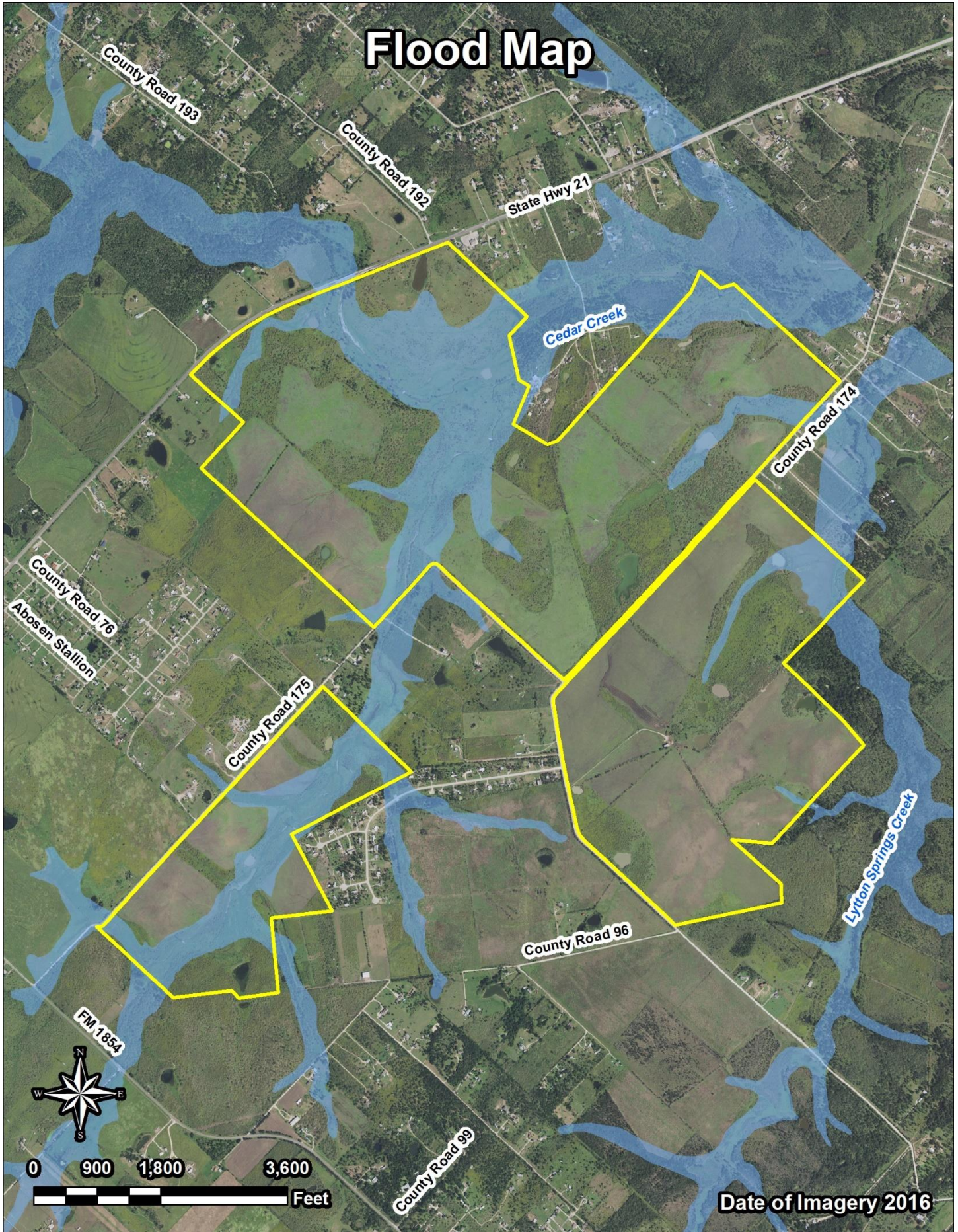
Tax Plat



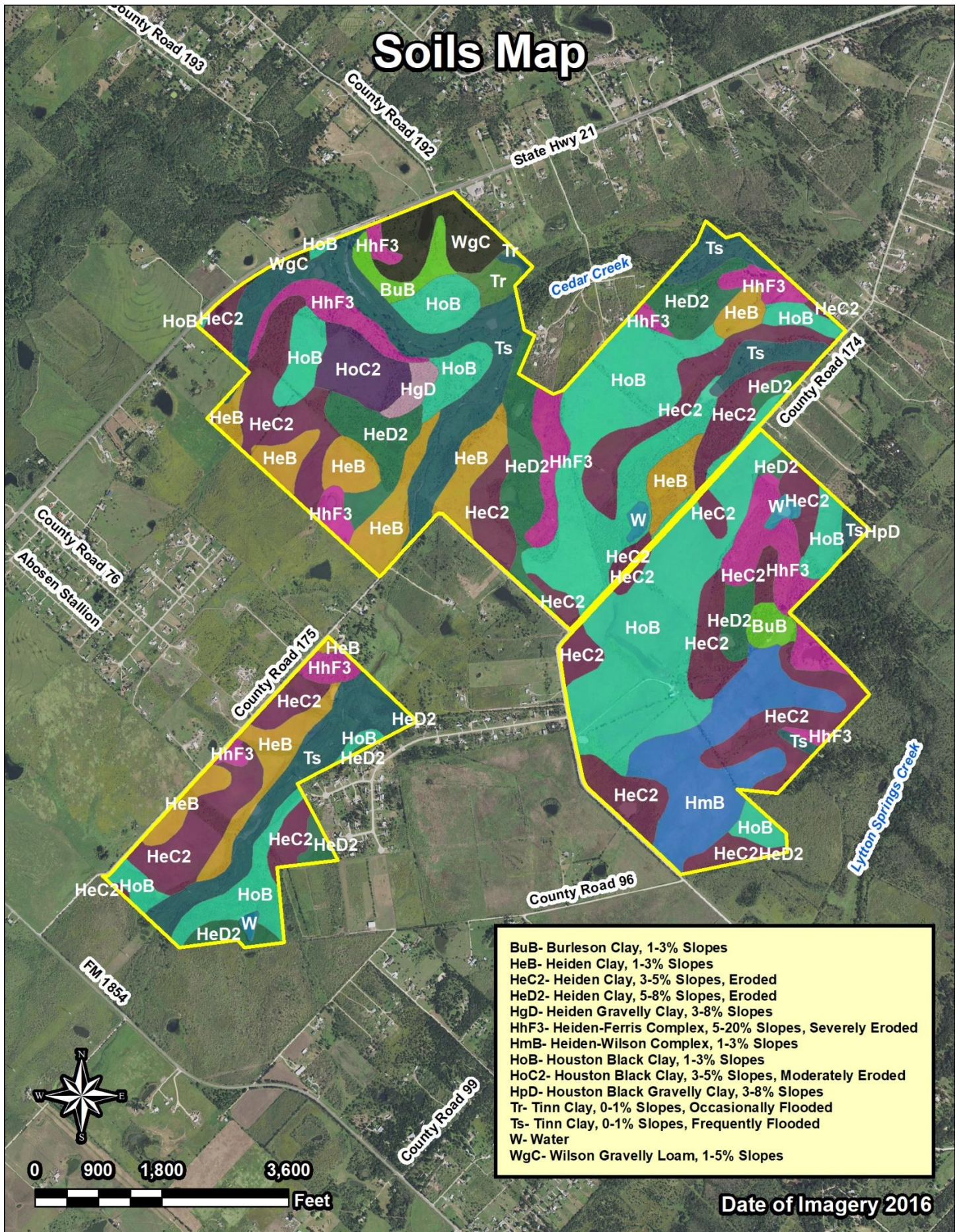
Aerial Map



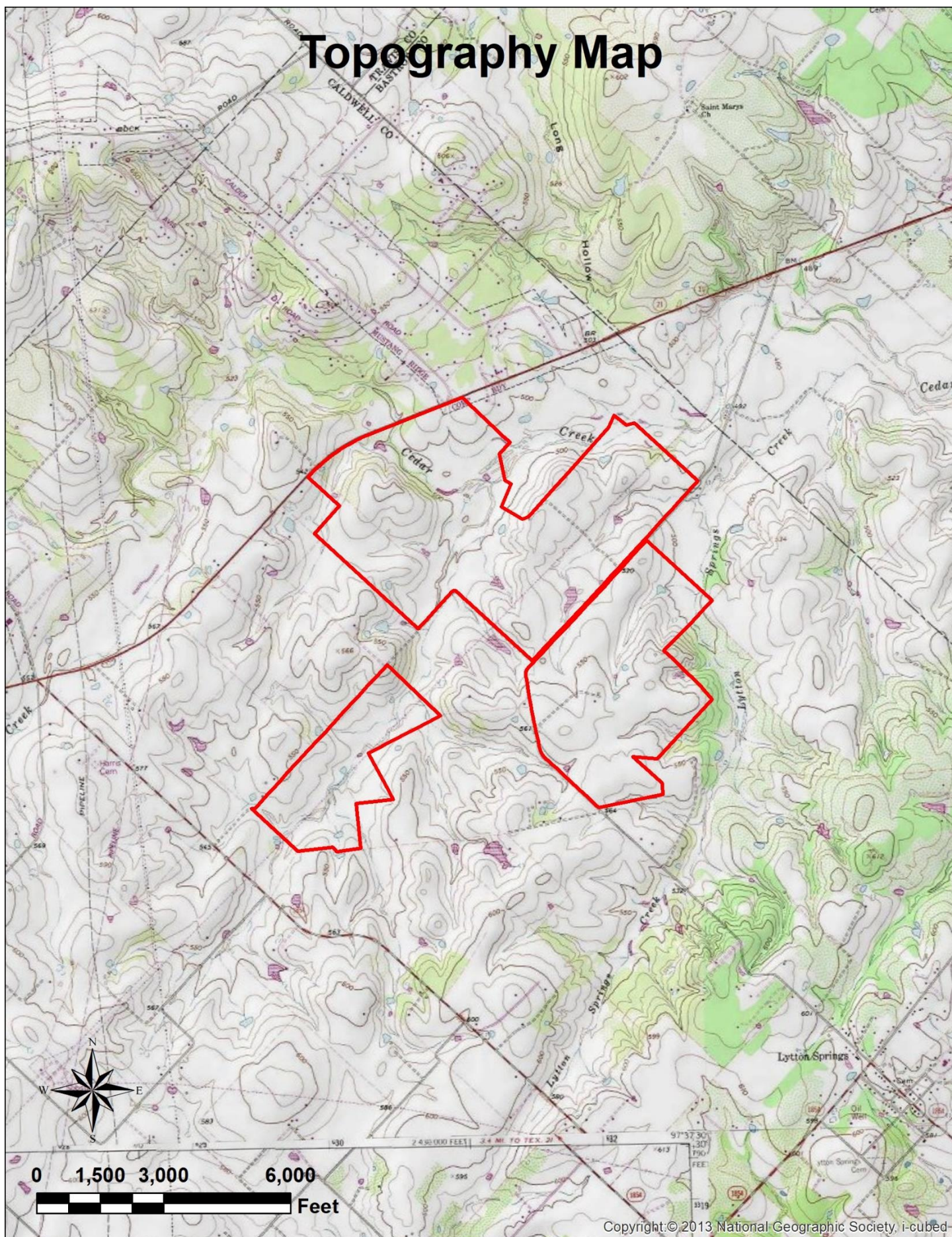
Flood Map



Soils Map



Topography Map



ETJ Map

MUSTANG RIDGE ETJ

AUSTIN 2 MILE ETJ

County Road 193

County Road 192

State Hwy 21

MUSTANG RIDGE ETJ

Cedar Creek

MUSTANG RIDGE
FULL PURPOSE

County Road 174

County Road 76
Abosen Stallion

County Road 175

MUSTANG RIDGE ETJ

County Road 96

Lytton Springs Creek

FM 1854

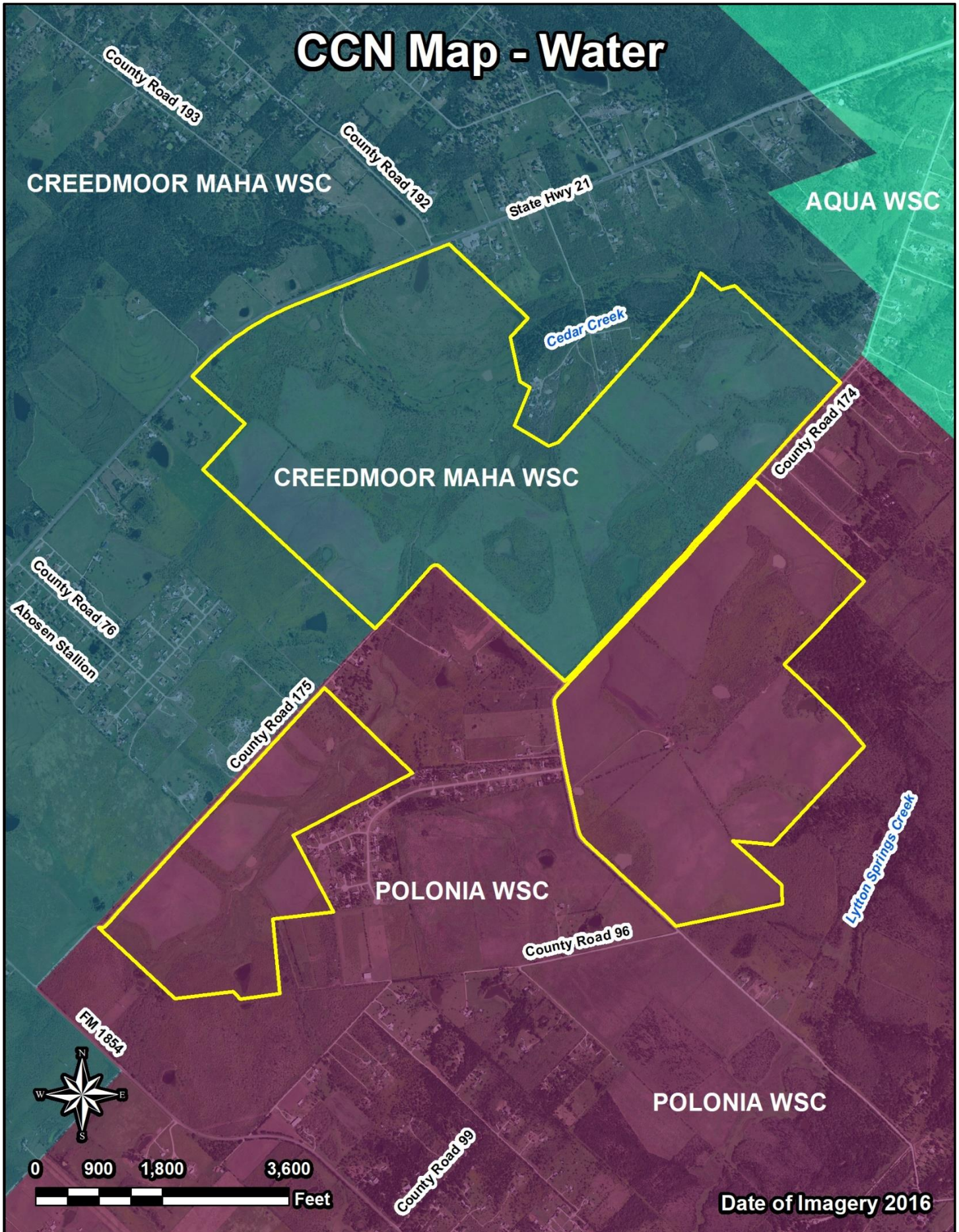
County Road 99



0 1,000 2,000 4,000 Feet

Date of Imagery 2016

CCN Map - Water



Aerial Map



STRAWN
ELEMENTARY

Lockhart ISD

Date of Imagery 2016



0 1 2 4
Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PHOTOS (TRACT #1)



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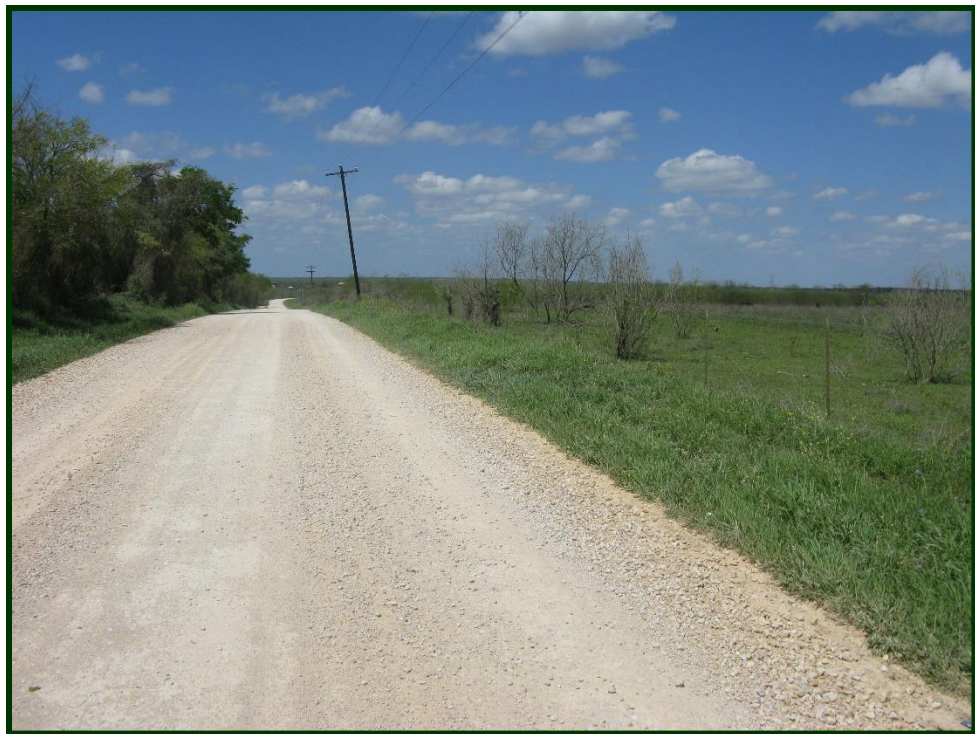
PHOTOS (TRACT #1)



PHOTOS (TRACT #2)



PHOTOS (TRACT #2)



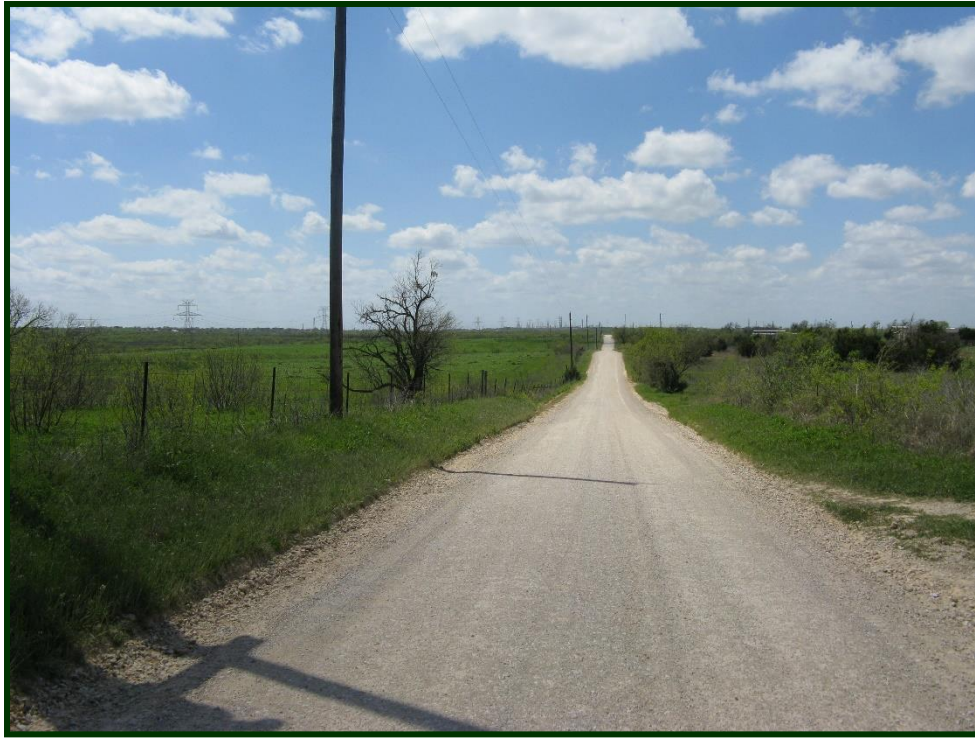
PHOTOS (TRACT #2)



PHOTOS (TRACTS #1 & #2)



PHOTOS (TRACT #3)



PHOTOS (TRACT #3)





11/2/2015

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 coincidental 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 Don Kokel	216754		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
RON LEPS	483848	RON@TEXAG.COM	(512)869-6766
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

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Larry Kokel

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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IABS 1-0 Date
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