

TEXAG Real Estate Services, Inc.  
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**BROKER:**

Larry D. Kokel – Cell 512-924-5717  
[info@texag.com](mailto:info@texag.com)

**SALESMAN:**

Ron Leps – Cell 512-869-6766  
[ron@texag.com](mailto:ron@texag.com)

## **PROPERTY FOR SALE: 83.904 Acres Travis County, Texas**

**LOCATION:**

Tract is located on east side of Lund Road North, just west of Highway 95 between Coupland and Elgin.

**LEGAL:**

83.904 acres of land out of the Pedro Rodriguez Survey 66, Abstract 655 in Travis County, Texas.

**FRONTAGE:**

The subject contains approximately  $\pm$  2,666 feet of road frontage along the east side of Lund Road North.

**UTILITIES:**

Aqua WSC lines are in the area.

**SCHOOL DISTRICT:**

Elgin ISD

**TAXES:**

2017 taxes – According to TCAD are approximately \$430 (Agriculture Valuation).

**MINERALS:**

Owner appears to control all minerals subject to title review.

**FLOOD PLAIN:**

Based on data obtained from the FEMA National Flood Insurance Program Digital Flood Insurance Rate maps for Travis County, the tract does not contain land area within the 100-year flood plain area. (Note attached map)

**RESTRICTIONS:**

No mobile or modular homes.



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**Contact:** TEXAG Real Estate Services, Inc. [www.texag.com](http://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:**

Awesome tract with tremendous frontage on Lund Road North and in a pristine area of the county. Property offers a rolling topography with excellent views. Tract is ideal for rural homesite(s) in the historic Lund Community.

**PRICE: \$583,133.00**  
**(Based on \$6,950.00 per surveyed acre)**

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

**CLOSED JANUARY 2018**

## PHOTOS





## PHOTOS



## PHOTOS





# Aerial Map

Skog

Lund

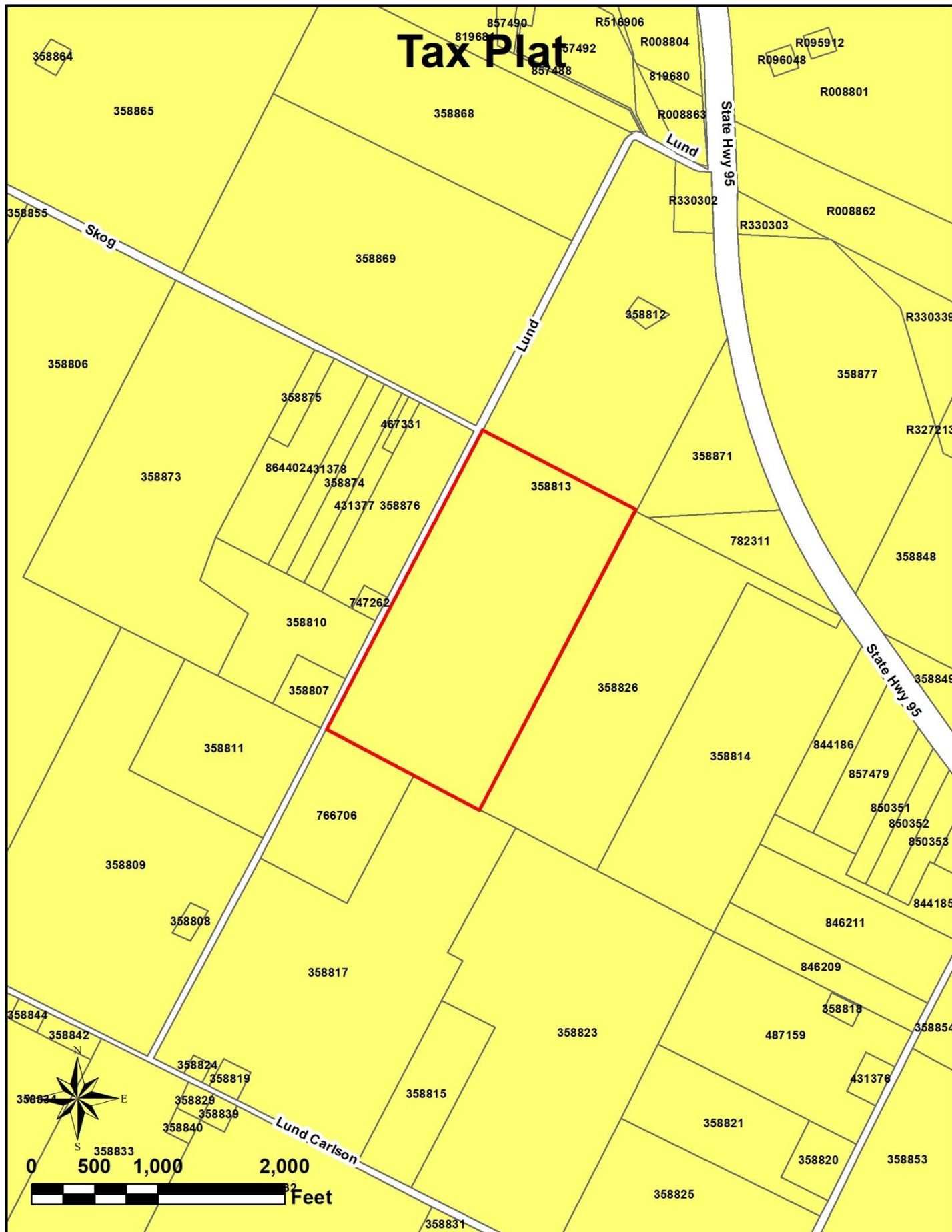


0 250 500 1,000  
Feet

Date Of Imagery 2016

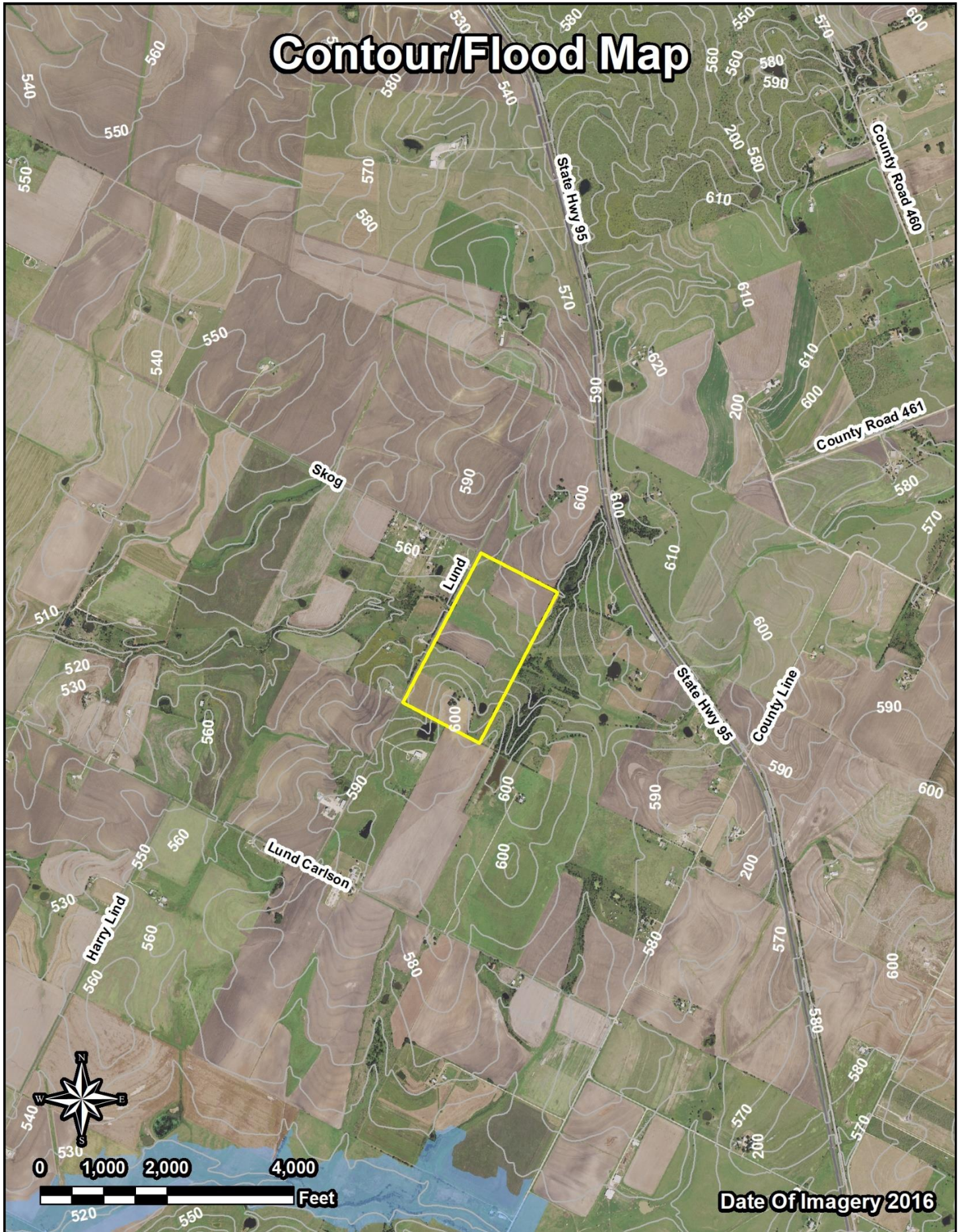


# Tax Plat



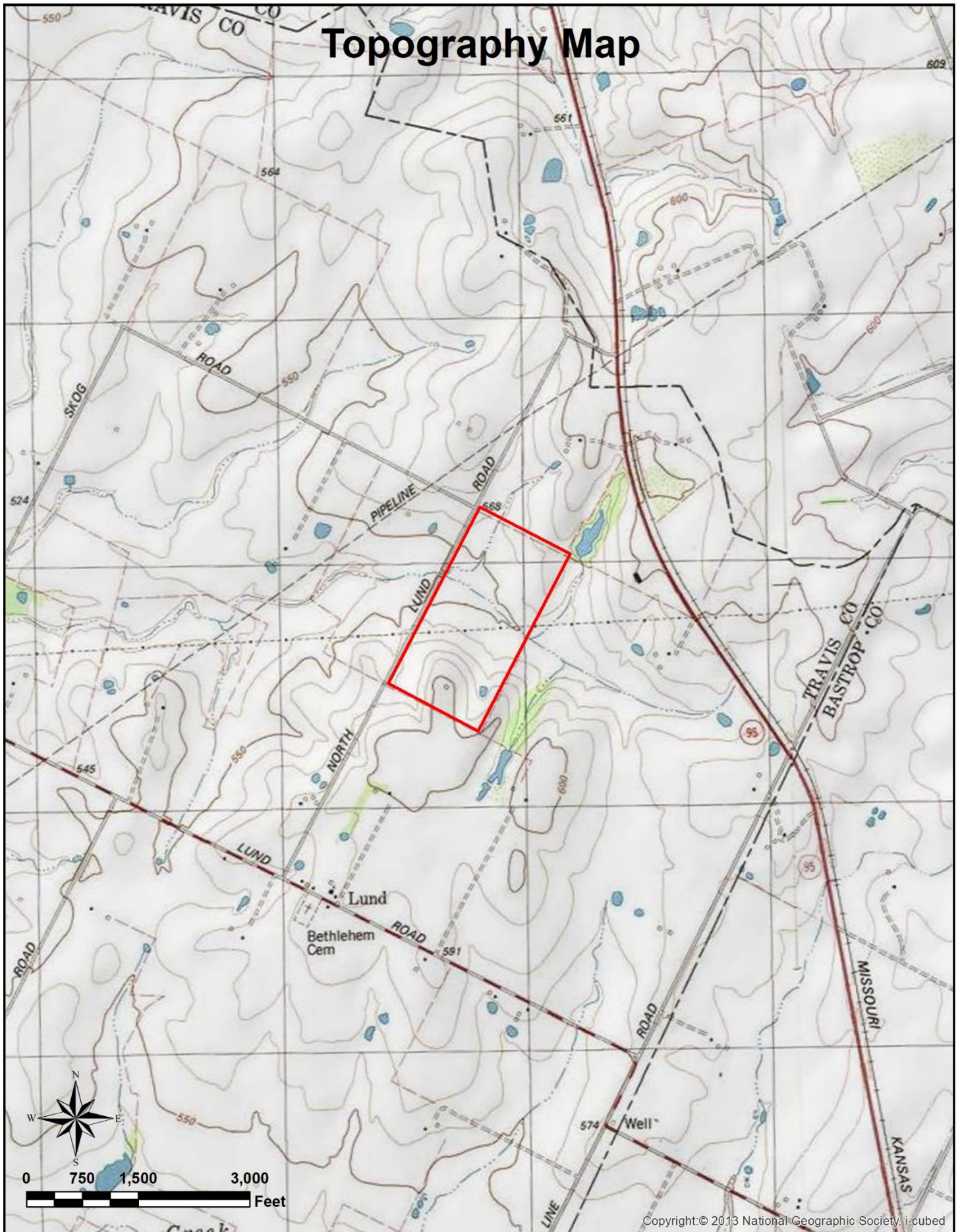


# Contour/Flood Map





# Topography Map





# CCN Map - Water

MANVILLE WSC

AQUA WSC

Skog

Lund

State Hwy 95

AQUA WSC

Lund Carlson

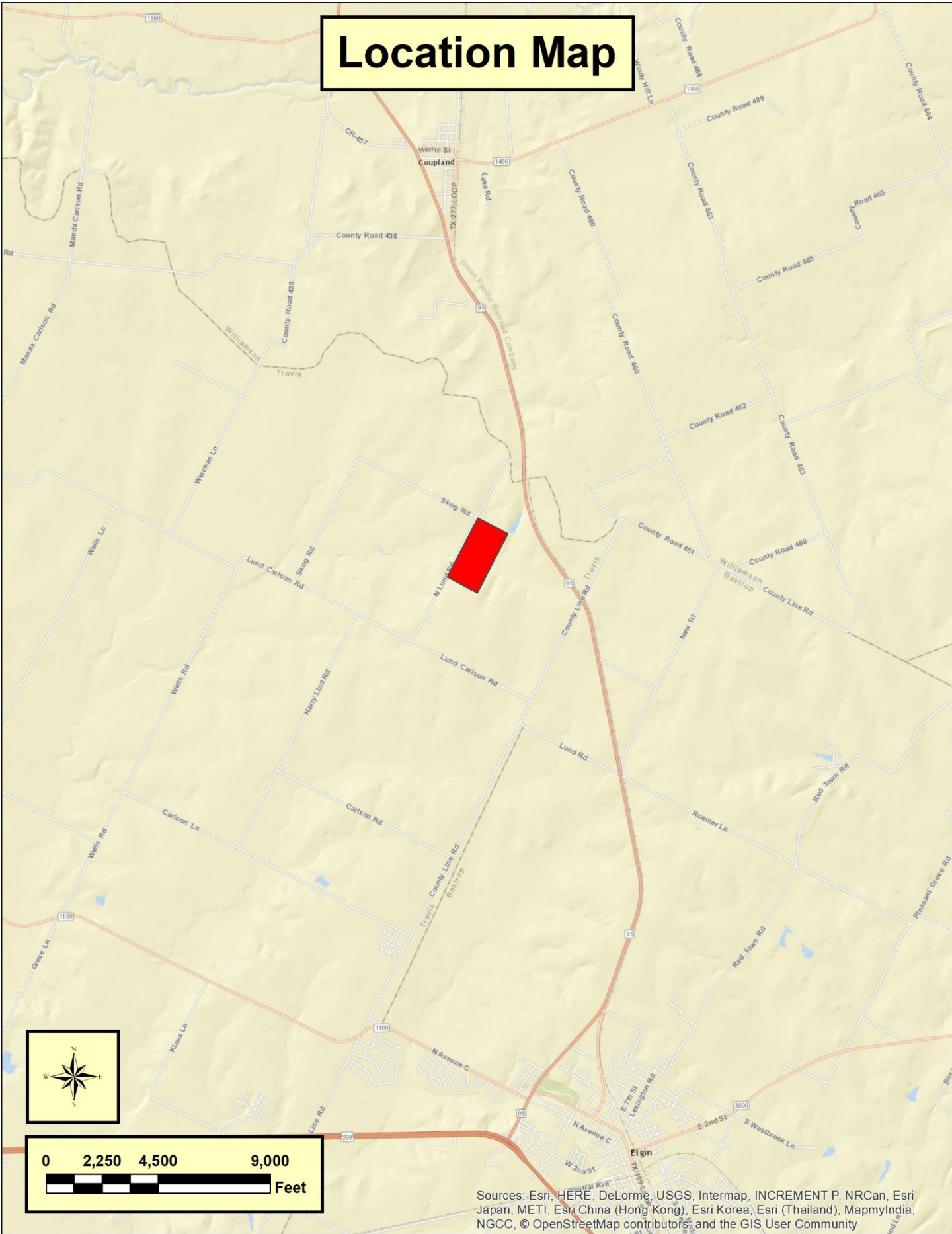


0 500 1,000 2,000 Feet

Date Of Imagery 2016

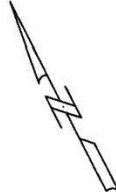


## Location Map



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

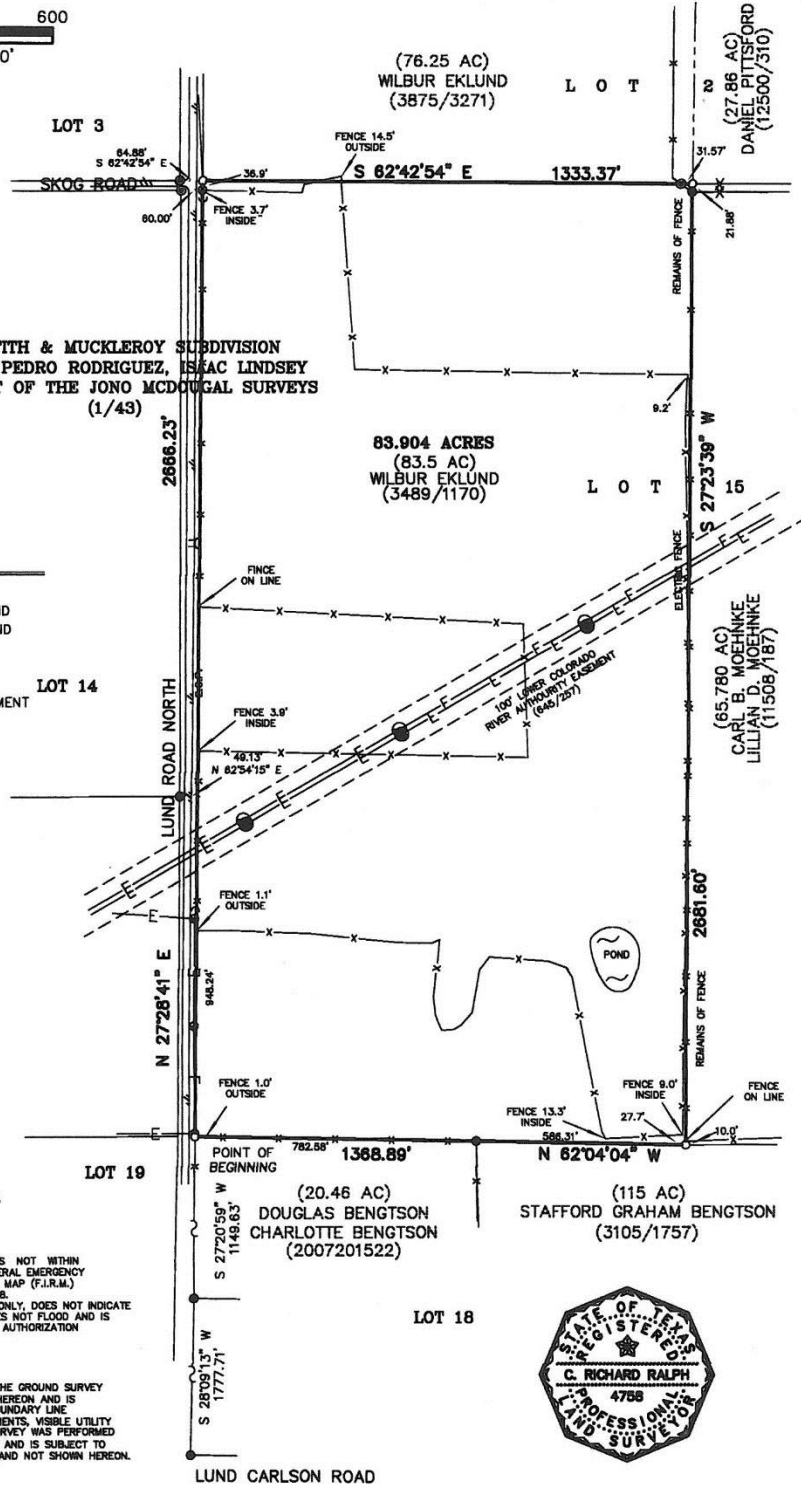
300 0 300 600  
ORIGINAL SCALE: 1" = 300'



GRIFFITH & MUCKLEROY SUBDIVISION  
OF THE PEDRO RODRIGUEZ, ISAAC LINDSEY  
AND PART OF THE JONO MCDONOUGH SURVEYS  
(1/43)

# LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⊕ POWER POLE
- ⊙ GUY ANCHOR
- X- WIRE FENCE
- (XXX) RECORD DATA
- - - E.O.P.



HORIZONTAL CONTROL (BEARING BASIS) PER GRID NORTH,  
TEXAS CENTRAL COORDINATE ZONE, NAD83.

**FLOOD NOTE:**  
THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN  
THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY  
MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.)  
PANEL NO. 48453C 0320H DATED SEPT. 26, 2006.  
WARNING: THIS NOTE IS FOR INFORMATIONAL PURPOSES ONLY, DOES NOT INDICATE  
WHETHER OR NOT THE SUBJECT PROPERTY DOES OR DOES NOT FLOOD AND IS  
NOT TO BE CONSIDERED AS ANY TYPE OF DEVELOPMENT AUTHORIZATION  
OR FLOOD TYPE STUDY.

TO THE OWNERS AND LIENHOLDERS:  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY  
WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS  
CORRECT, WITH DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE  
CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY  
LINES OR ROADS IN PLACE, AS SHOWN HEREON. THIS SURVEY WAS PERFORMED  
WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO  
ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.

*C. Richard Ralph* 07/07/2017  
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

**RICHARD RALPH**  
PROFESSIONAL LAND SURVEYOR

REG. PROFESSIONAL LAND SURVEYOR 4758  
PH: (512) 303-0952 118 TAHITIAN DRIVE  
PROFLNDSUR@aol.com BASTROP, TEXAS 78602

REFERENCE: ED MONSON  
PROJECT: 83.904 ACRES OF LAND OUT OF THE PEDRO RODRIGUEZ  
SURVEY 66, ABSTRACT 655, BASTROP COUNTY, TEXAS  
-METES AND BOUNDS DESCRIPTION PREPARED HERewith-  
DRAWN: PMH DATE: 07/07/2017 PROJECT NO.: 18084  
CHECKED: ORR REVISED: FIELD BOOK: 154/27  
© 2017, RICHARD RALPH, PROFESSIONAL LAND SURVEYOR





## METES AND BOUNDS DESCRIPTION

**83.904 ACRES OF LAND OUT OF THE PEDRO RODRIGUEZ SURVEY 66, ABSTRACT 655 IN BASTROP COUNTY, TEXAS, BEING A PORTION OF LOT 15, GRIFFITH & MUCKELROY SUBDIVISION OF THE PEDRO RODRIGUEZ, ISAAC LINIDSEY AND A PART OF THE JONO. MCDUGAL SURVEYS, A SUBDIVISION PER VOLUME 1, PAGE 43, PLAT RECORDS OF TRAVIS COUNTY, SAME BEING THAT TRACT CONVEYED AS 83.5 ACRES TO WILBUR EKLUND PER VOLUME 3849, PAGE 1170, DEED RECORDS OF TRAVIS COUNTY AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS OF SURVEY DURING JULY, 2017:**

BEGINNING at an iron rod set for the southwest corner hereof, the common west corner of said 83.5 acres and that tract conveyed as 20.46 acres to Douglas Bengtson and Charlotte Bengtson per Document 2007201522, Official Public Records of Travis County, a point on the common line of Lots 15 and 18 of said Subdivision and a point on the east line of Lund Road North (variable r.o.w.), from which, for reference, an iron rod found for a point on the south line of said Lot 18 bears S 27°20'59" W, (horizontal control (bearing basis) per Grid North, Texas Central Coordinate Zone, NAD83) 1149.63 feet to an iron rod found for the southwest corner of said 20.46 acres and S 28°09'13" W, 1777.71 feet along the east line of said Lund Road North;

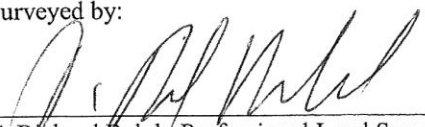
THENCE N 27°28'41" E, pass at 948.24 feet a point from which an iron pipe found for a point on the east line of said Lund Road North bears N 62°05'41" W, 49.13 feet, in all 2666.67 feet to an iron rod set for the northwest corner hereof, a point on the common line of Lots 15 and 2 of said Subdivision and the common west corner of said 83.5 acres and that tract conveyed as 76.25 acres to Walter Eklund per Volume 3875, Page 3271 of said Deed Records, which bears, for reference, S 62°42'54" E, 64.88 feet from an iron pipe found for the common south corner of Lots 2 and 3 of said Subdivision, same being the intersection of the north line of Skog Road with the west line of said Lund Road North;

THENCE S 62°42'54" E, pass at 1301.80 feet an iron pipe found for the southwest corner of that tract conveyed as 27.86 acres to Daniel Pittsford per Volume 12500, Page 310, Real Property Records of Travis County, in all 1333.37 feet along the common line of said 83.5 acres and said 76.25 acres, same being the common line of said Lots 15 and 2 to an iron rod set for the northeast corner hereof, the common east corner of said 83.5 acres and said 76.25 acres;

THENCE S 27°23'39" W, pass at 21.88 feet an iron rod found for the northwest corner of that tract conveyed as 85.780 acres to Carl B. Moehnke and Lillian D. Moehnke per Volume 11508, Page 187 of said Real Property Records, in all 2861.60 feet to an iron rod set for the southeast corner hereof, the common south corner of said 83.5 acres and said 85.780 acres, a point on the north line of that tract conveyed as 115 acres to Stafford Graham Bengtson per Volume 3105, Page 1757 of said Deed Records and a point on the common line of said Lots 15 and 18;

THENCE N 62°04'04" W, pass at 586.31 feet an iron rod found for the northeast corner of said 20.46 acres and an ell corner along the northerly line of the remainder of said 115 acres, in all 1368.89 feet along the common line of said Lots 15 and 18 to the POINT OF BEGINNING, containing 83.904 acres of land, more or less and shown on the survey map prepared to accompany herewith.

Surveyed by:

  
C. Richard Ralph, Professional Land Surveyor  
Registered Professional Land Surveyor No. 4758  
Project No. 16084 - 154/27



July 07, 2017



## Information About Brokerage Services

**B**efore 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