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**PROPERTY FOR SALE: 128.29 ACRES
SH 195, East of CR 227 Williamson County - Texas
(2.25 Miles North of Florence)**

LOCATION:

Property is located on east side of SH 195 with northwest corner and entrance to property across from intersection of CR 227 at SH 195 approximately 2.25 miles north of SH 138 and SH 195 at Florence, Texas.

LEGAL:

128.29 acres in the Harrison Johnston Survey, Abstract 344 as defined as "North Tract" in Partition Deed dated January 11, 2017 recorded in Document 2017006227 in Williamson County Deed Records.

FRONTAGE:

Property has ± 4,200 feet along east side of SH 195 with access rights allowed along north ±950 feet of SH 195. Gate to property is at northwest corner of 128 acres.

UTILITIES:

Water well supplies domestic and livestock water to property. Well is equipped with electric submersible pump, but has not been utilized in several years. Well is located on western side of land in central part of ranch. Chisholm Trail SUD (City of Georgetown) water line is located on west side SH 195 and 3,200 feet from southwest corner on north side of CR 228 or across on west side of SH 195. Wastewater will require individual septic.

SCHOOL DISTRICT:

Florence ISD

TAXES:

2017 taxes – According to WCAD 2017 ad valorem taxes are approximately \$75.00 under Agriculture Valuation.

MINERALS:

Owner appears to control all minerals subject to title review. Minerals 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 of record subject to title review and negotiations between seller and buyer.

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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.

COMMENTS:

The tract has long historic Brown family ownership with land leased to Brown family member for livestock grazing, who owns tract to the south. Land is fenced on three sides with south line requiring fencing. Stock pond provides water to livestock with past use of water well.

3,250 feet is controlled access along State Highway 195. The north \pm 950 feet of SH 195 has access rights permitting driveway to SH 195. Current access is near northwest corner across from CR 227.

Ranch has attractive mix of native wooded pasture mixed with oak, elm and cedar tree cover. Rolling topography with multiple potential homesites including land around existing water well. Chisholm Trail SUD (City of Georgetown) water could be accessed with road bore under SH 195.

PRICE: \$795,000.00

(October 1, 2014 survey indicates 128.29 acres which calculates to \$6,197/acre)

COMMISSION: 3% to Buyer's Broker provided Agent is identified by prospective Buyer and is present at all showings of land.

CLOSED JANUARY 2018

PHOTOS



Frontage Along SH 195 Across From CR 227.



Entrance To Ranch At Northwest Corner. 298.5 Acres Adjacent Available For Sale.

PHOTOS



Florence Exit In Mid Portion Of Subject SH 195 Frontage.



Water Well On Property (Well Not Used In Several Years – Well & Land Being Sold “As-Is”).

PHOTOS



Current Livestock Use.



Live Oak & Cedar Tree Cover On Ranch.

PHOTOS

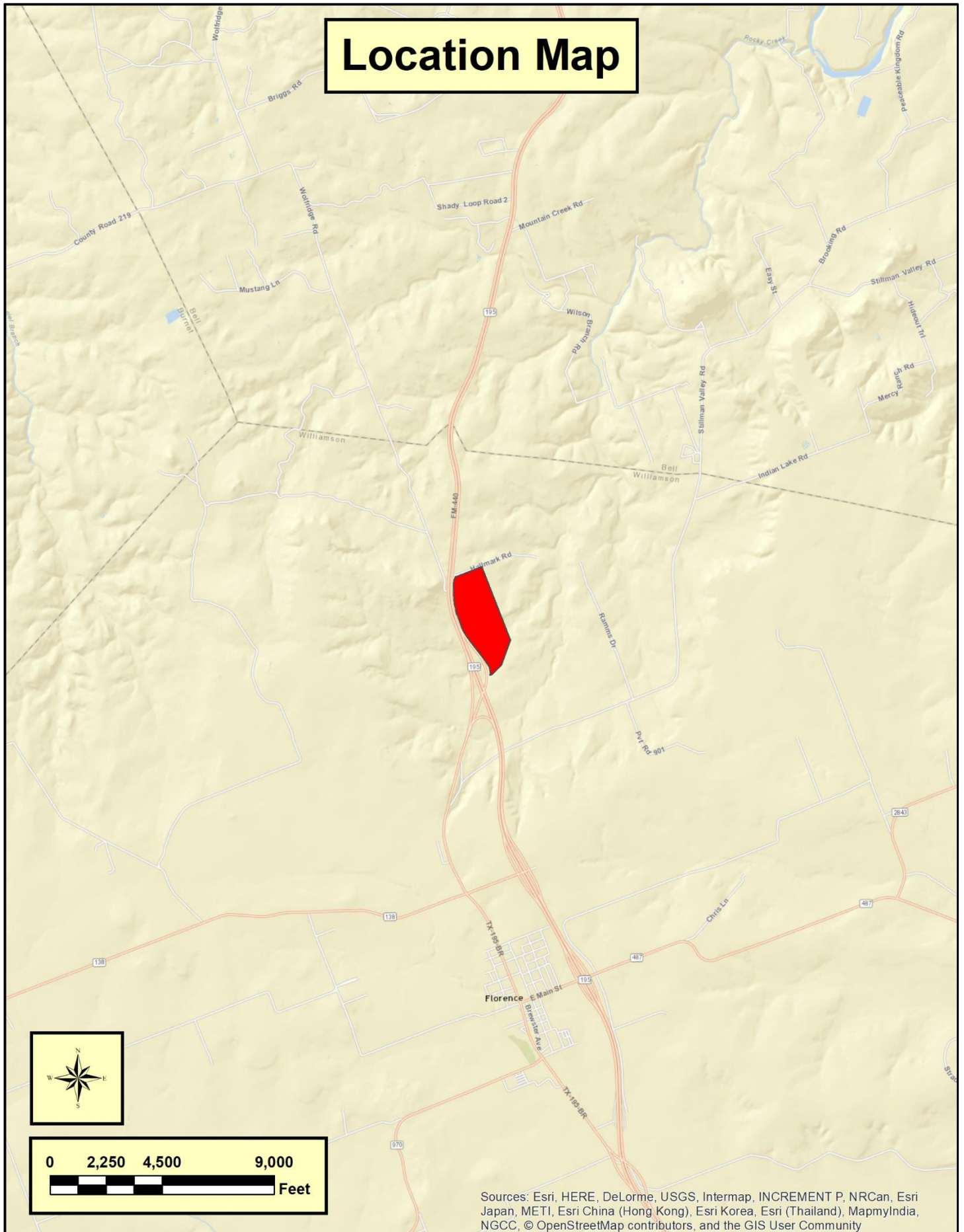


Live Oak & Cedar Tree Cover On Ranch.



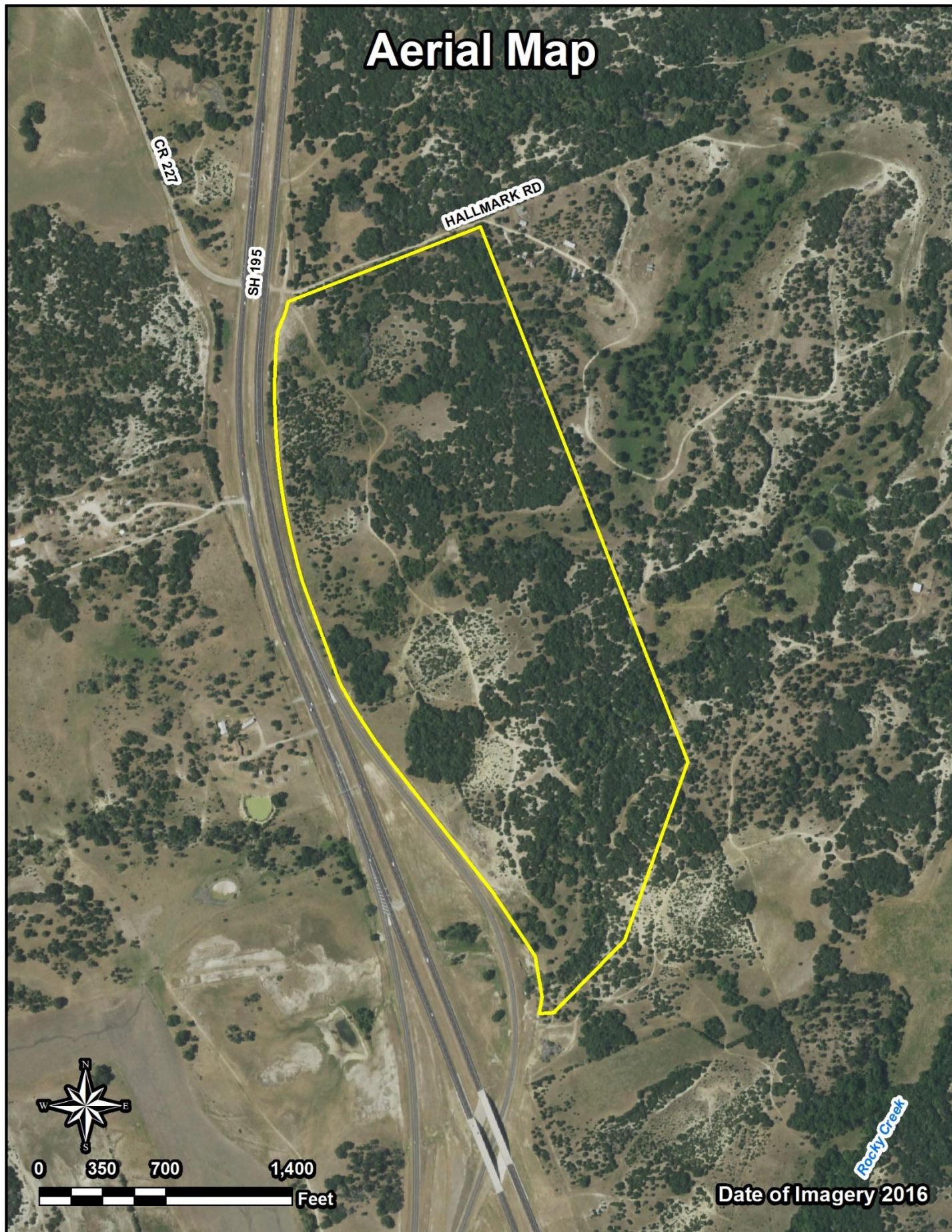
Tributary Of Rocky Creek Running Along South Part Of Ranch.

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

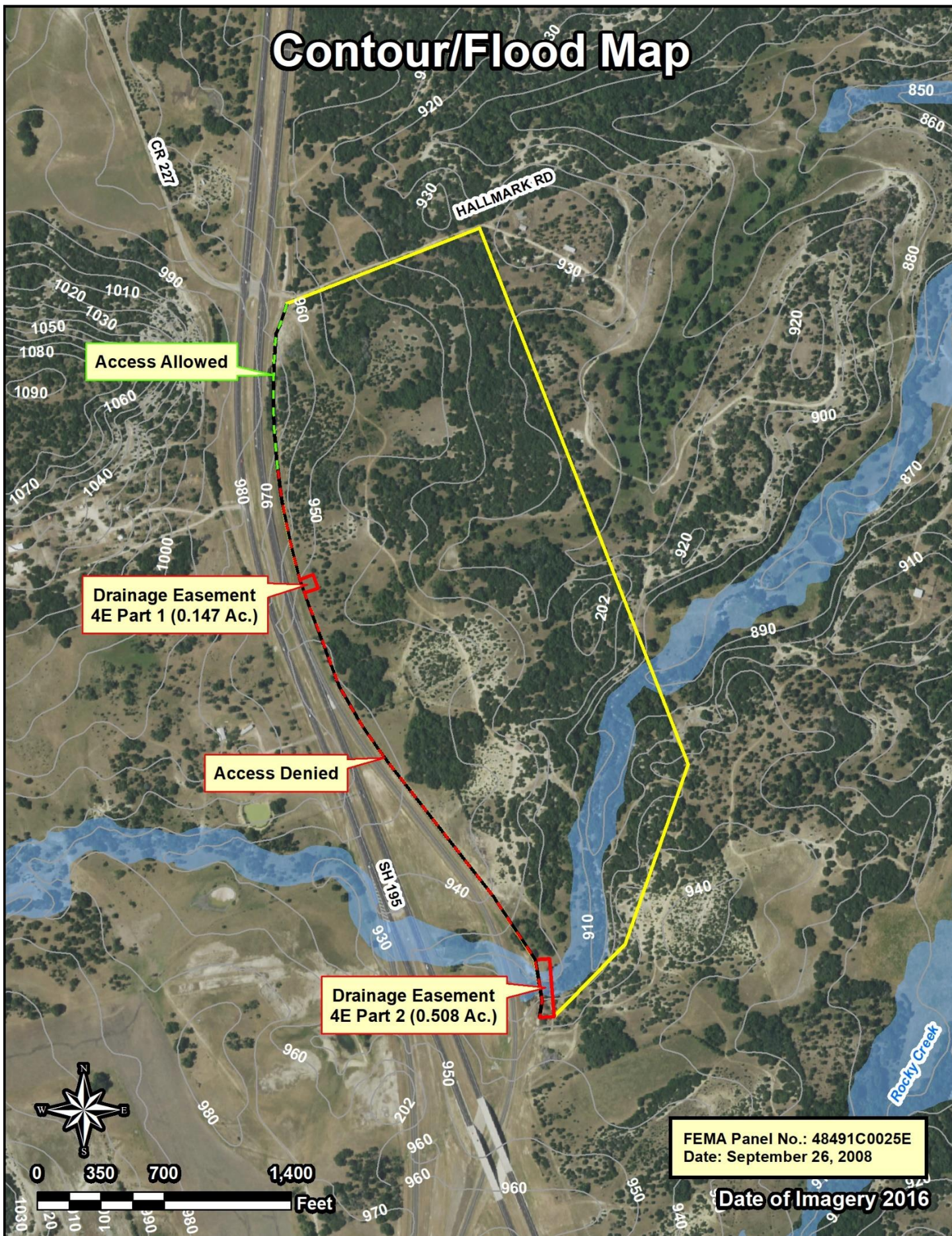
Aerial Map



Tax Plat



Contour/Flood Map

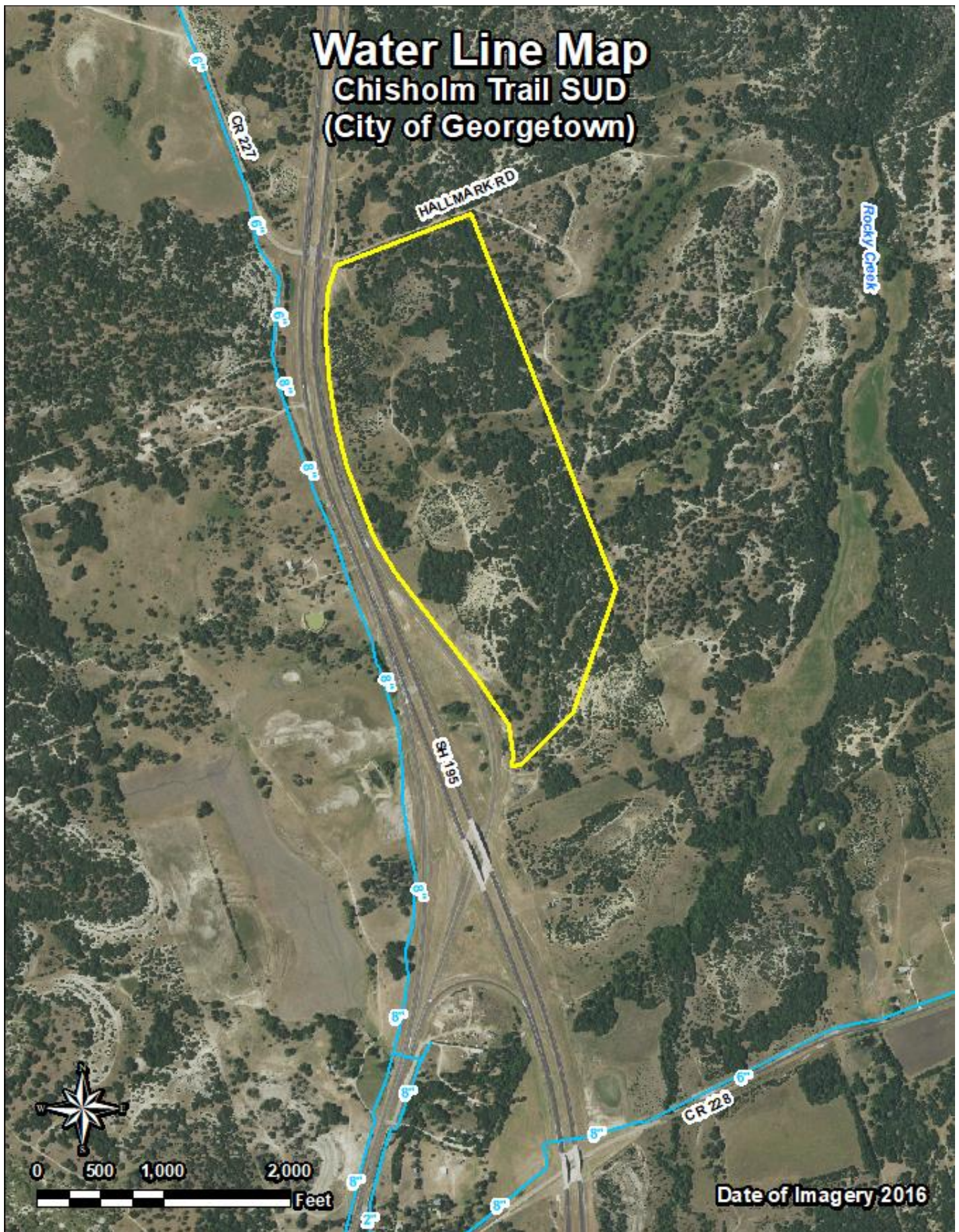


FEMA Panel No.: 48491C0025E
Date: September 26, 2008

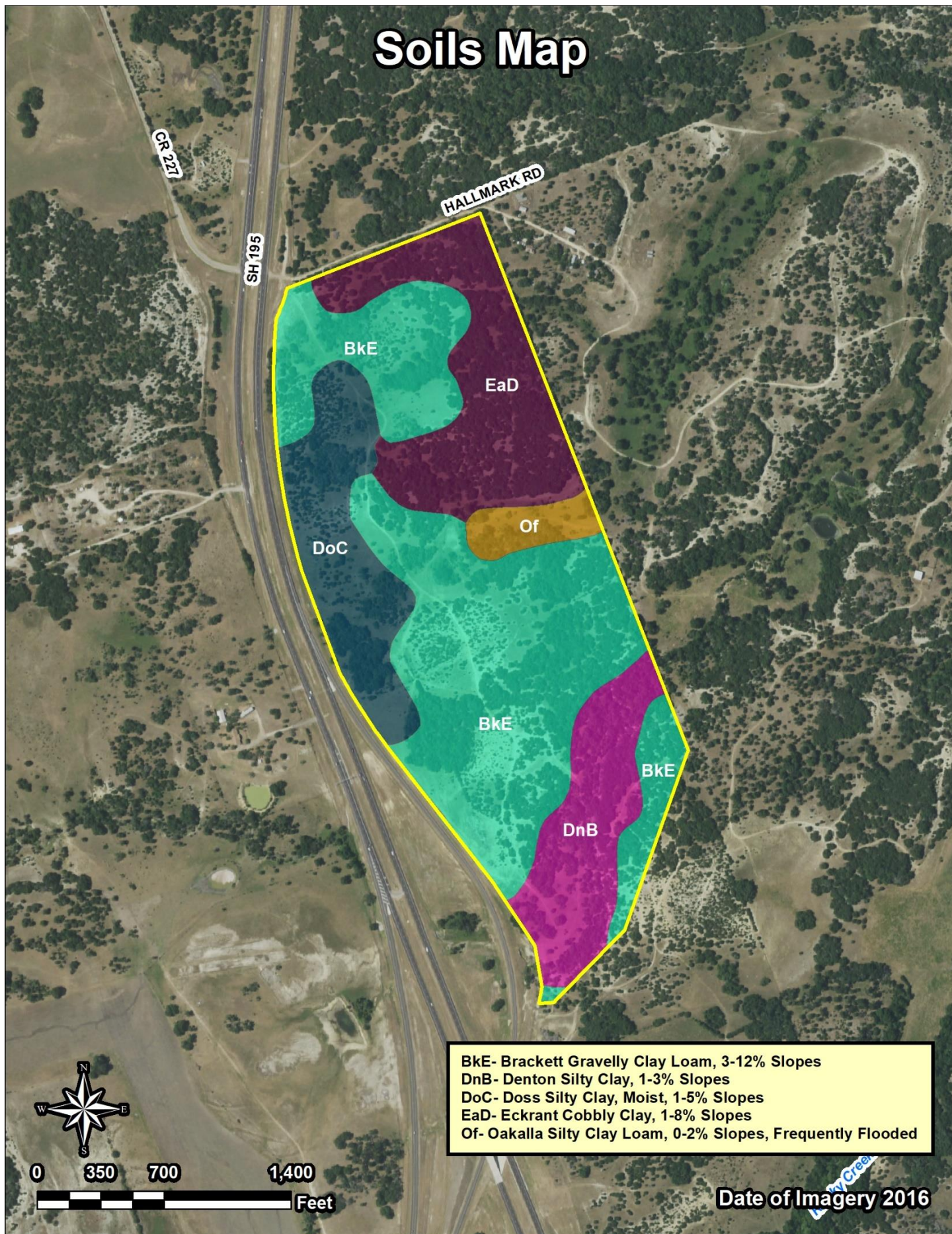
Date of Imagery 2016

Water Line Map

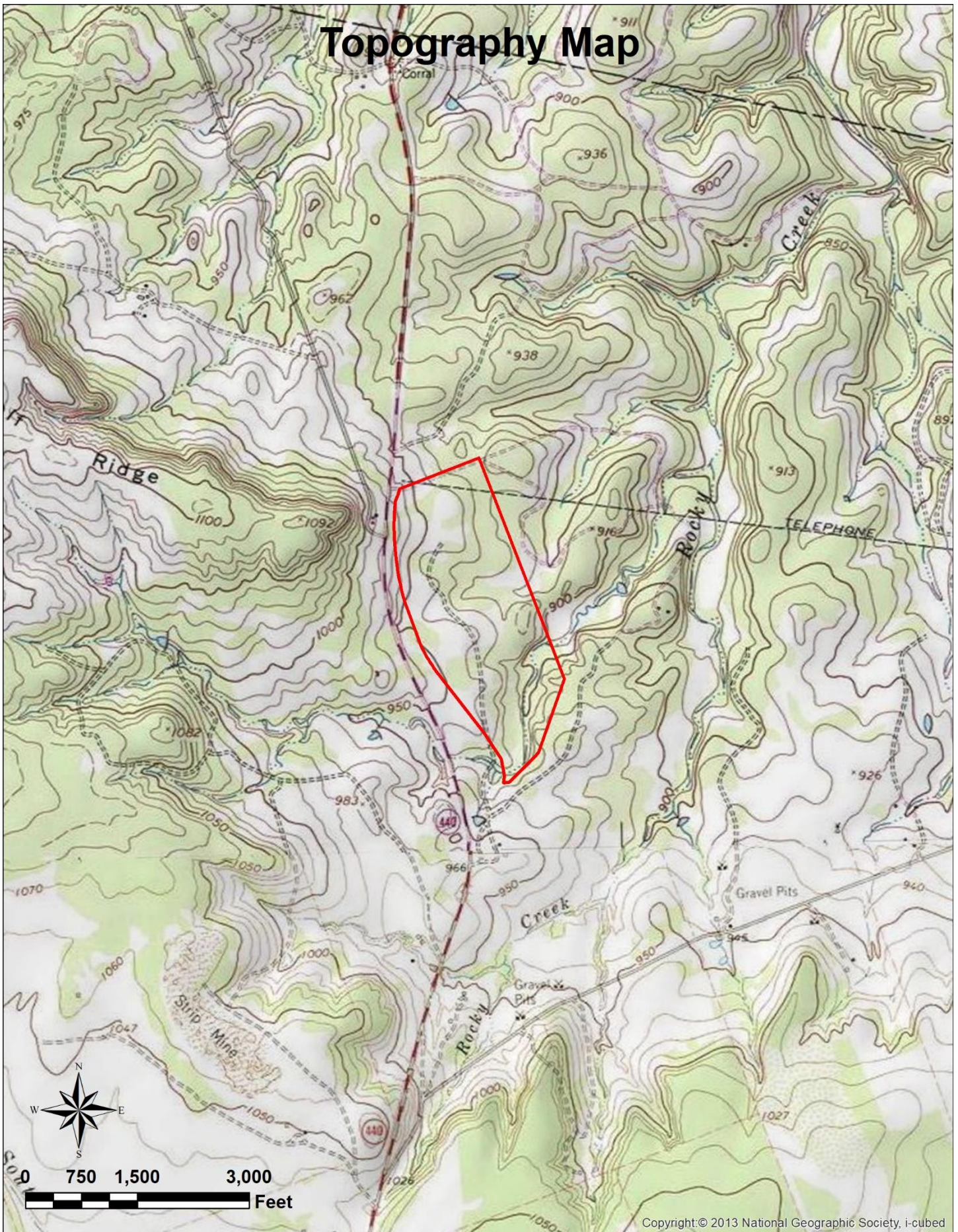
Chisholm Trail SUD (City of Georgetown)



Soils Map



Topography Map



Field notes for a 128.29 acres out of the remnant of 460 acres in Williamson County, Texas, in the Harrison Johnston Survey, Abstract No. 344, described in deed to Helen Brown McEvoy, Thomas W. Brown and J.C. Brown, Jr., Volume 487, Page 320.

Beginning at a fence corner for the northeast corner of said 460 acres for the northeast corner of this, being a corner of a tract deeded to the Bemar Family Partners, LTD, Document No. 1998075957;

Thence S19°32'48"E 2371.37' and S19°35'30"E 804.93' to a 1/2" iron rod set in the east line of said 460 acres and the west line of said Bemar Family Partners tract, for a corner of this;

Thence through the 460 acre tract S21°05'31"W 1048.80', a 1/2" iron rod set, S45°56'58"W 560.41', a 2" pipe fence corner and S87°05'45"W 80.00' to a fence corner in the east R.O.W. of the Texas Highway 195 Loop, Document No. 2012059229, for the southwest corner of this;

Thence with the east R.O.W. of said Texas Highway 195 Loop N10°33'42"E 93.62', a concrete R.O.W. monument, N08°14'11"W 229.96', a pipe fence corner, N31°44'51"W 418.72', a pipe fence corner, N36°21'41"W 925.62', a pipe fence corner at the start of a curve to the right;

Thence with the arc of a curve to the right an arc distance of 517.18', having a radius of 2805.81', the long chord bears N31°10'38"W 516.45', a pipe fence corner;

Thence N18°45'32"W 587.11', a pipe fence corner at the start of a curve to the right;

Thence with the arc of a curve to the right an arc distance of 1391.98', having a radius of 3669.72', the long chord bears N04°19'48"W 1383.65' to a pipe fence corner;

Thence N06°32'12"E 16.70' to a point for the start of a curve to the left;

Thence with the arc of a curve to the left an arc distance of 176.30', having a radius of 954.93', the long chord bears N21°20'59"E 176.04' to a 1/2" iron rod set for the northwest corner of this, in the east R.O.W. of Texas Highway 195 loop;

Thence N70°15'29"E (Reference Bearing) at 27.71', passing a fence corner and continuing for a total of 1143.40' to the place of beginning and containing 128.29 acres.

DATE: 01 October, 2014



Elwyn D. Richmon
Texas R.P.L.S. No. 4641

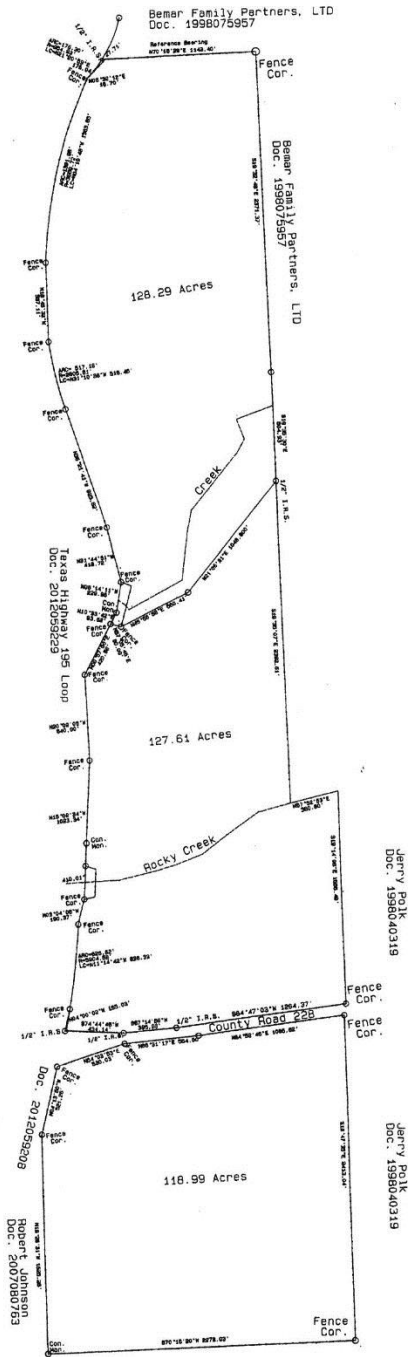




SCALE 1"=500'

0 500 1000

Division of remnant of 460 acres, described
in deed to Helen Brown McEvoy, Thomas
W. Brown and J.C. Brown, Jr.
Volume 487, Page 320
Harrison Johnson Survey, Abstract No. 344
Williamson County, Texas



DATE: 01 October, 2014

Elwyn D. Richman
Elwyn D. Richman
Texas R.P.L.S. No. 4541



Robert Johnson
Doc. 2003090675

Elwyn D. Richman
P.O. Box 917
304 N. Patterson
Florence, TX 75527
409-793-4339



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