

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: ± 89.4 ACRES
250 County Road 403
Taylor, Texas 76574

LOCATION:

From Hutto, at US 79 & FM 1660, take US 79 for 4.4 miles toward Taylor and turn right on CR 402 (Sons of Herman Road). Drive 1 mile and turn right (south) on CR 401. After crossing railroad, take left (east) on CR 403. Subject property is accessed via second drive on right (south) 0.25 miles east of CR 401/403 intersection.

From Taylor, at US 79 and Carlos Parker Blvd (SH 397) go 0.5 miles west on US 79 and turn left on CR 402 (Sons of Herman Road). Travel west along CR 402 for 0.7 miles to CR 401. Turn left (south) on CR 401, crossing railroad and shortly after railroad take left (east) onto CR 403. Subject property is accessed via second drive on right (south) 0.25 miles east of CR 401/403 intersection.



LEGAL:

89.4 acres of land out of the J.C. Eaves Survey, Abstract 214, Williamson County. WCAD Tax ID: R019187, R019656 and R054316. Most recent deed of record recorded in Document 2008077958 of Williamson County Deed Records.

FRONTAGE:

The subject contains approximately 710 feet of road frontage along the south side of CR 403, which is a paved Williamson County road.

UTILITIES:

Jonah Water SUD has 2-inch water line extending across adjacent ownership from CR 401 to subject with meter servicing dwelling. A shallow well once serviced farm house. House on private septic. Wastewater is required by private septic system.

SCHOOL DISTRICT:

Taylor ISD

TAXES:

2016 taxes – Approximately \$2,306.62. The subject property has 89 acres under Agricultural Tax Exemption with 0.5 acres taxed with old farm house.

MINERALS:

Seller is believed to own the minerals and is willing to convey all minerals owned at listing price.

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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.

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 plain of tributary of Mustang Creek (Note attached map).

RESTRICTIONS:

None of record. Restrictions to be negotiated between seller and buyer.

IMPROVEMENTS:

Old farm house currently rented with old farm improvements. House is an older two-story ±1,800 SF dwelling. The dwelling in current condition is not viewed by seller or broker as offering contributory value without buyer conducting repairs and restoration. The farmhouse is old and has potential for lead-based paint, being constructed before 1978, and/or asbestos. Seller has no knowledge of either material. **The improvements are offered "As-Is" without expressed or implied warranty of use or condition.**

COMMENTS:

This farm offers an attractive 89-acre farm and ranch property southeast of Taylor. The land has a diversified mix of creek and pasture, along with approximately 70 acres of cultivated farmland. The old farmstead could be utilized in its current condition for weekend use or could be renovated based on buyer's desire. House, pasture, and farmland have been rented in past to three different tenants. House tenant plans to relocate.

PRICE: \$491,700.00 or \$5,500 per surveyed acre.

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

CLOSED MAY 2017

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PHOTOS



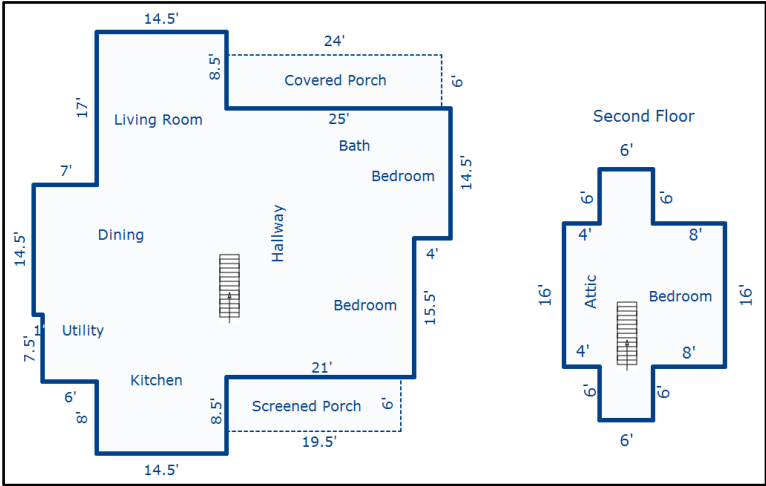
PHOTOS



PHOTOS



HOUSE



KITCHEN/LIVING



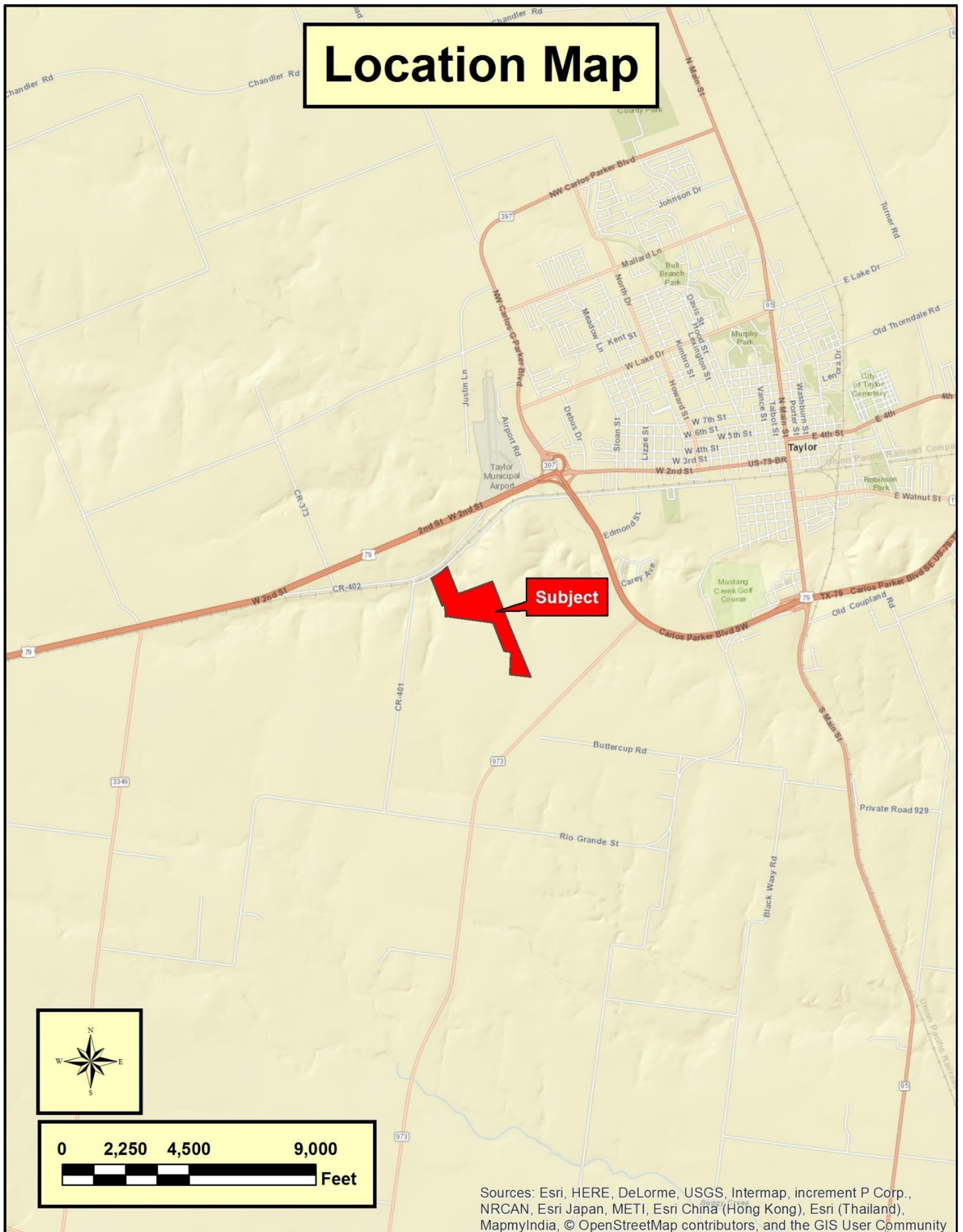
LIVESTOCK SHED



OUTBUILDINGS



Location Map



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Aerial Map

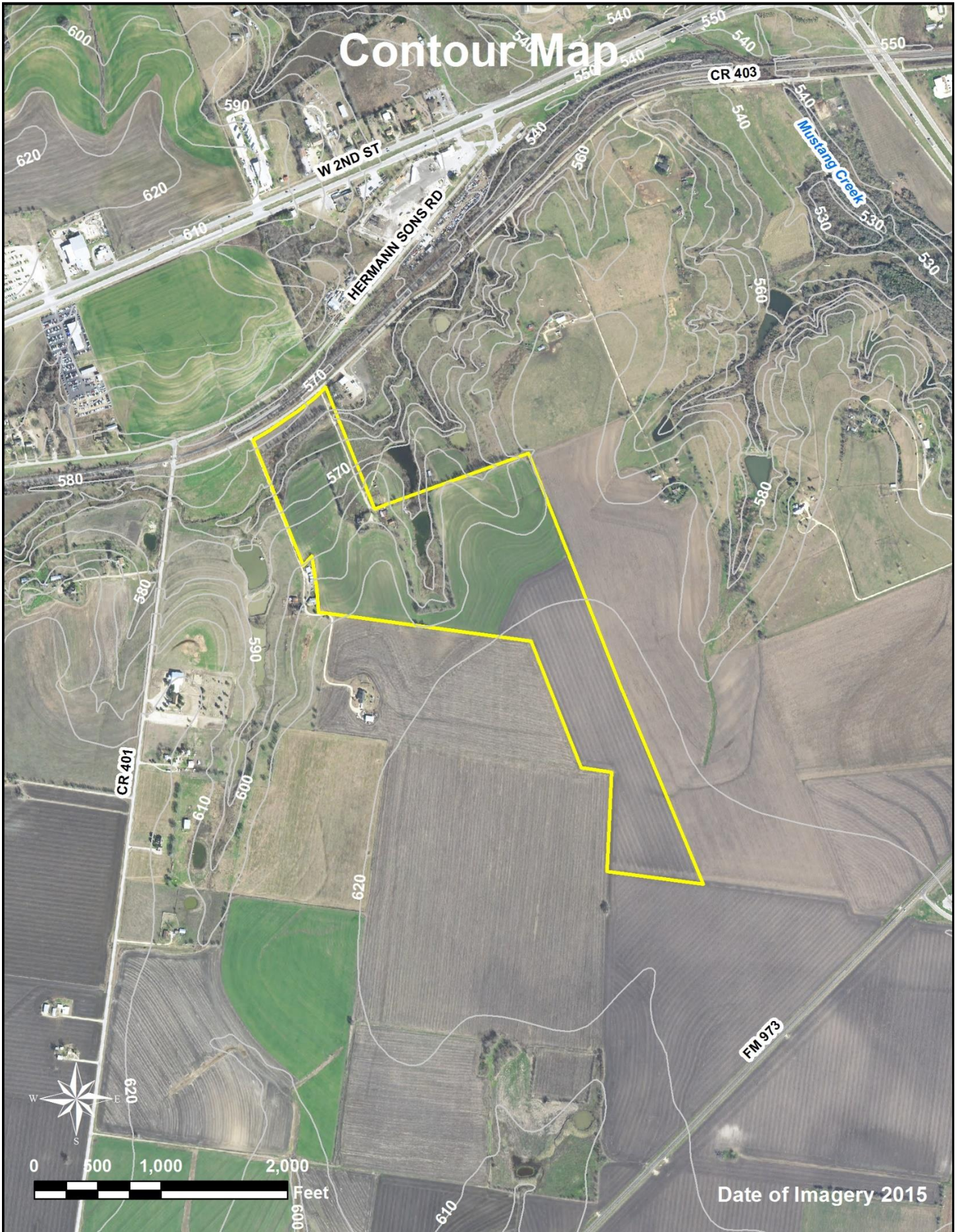
HERMANN SONS RD
CR 403



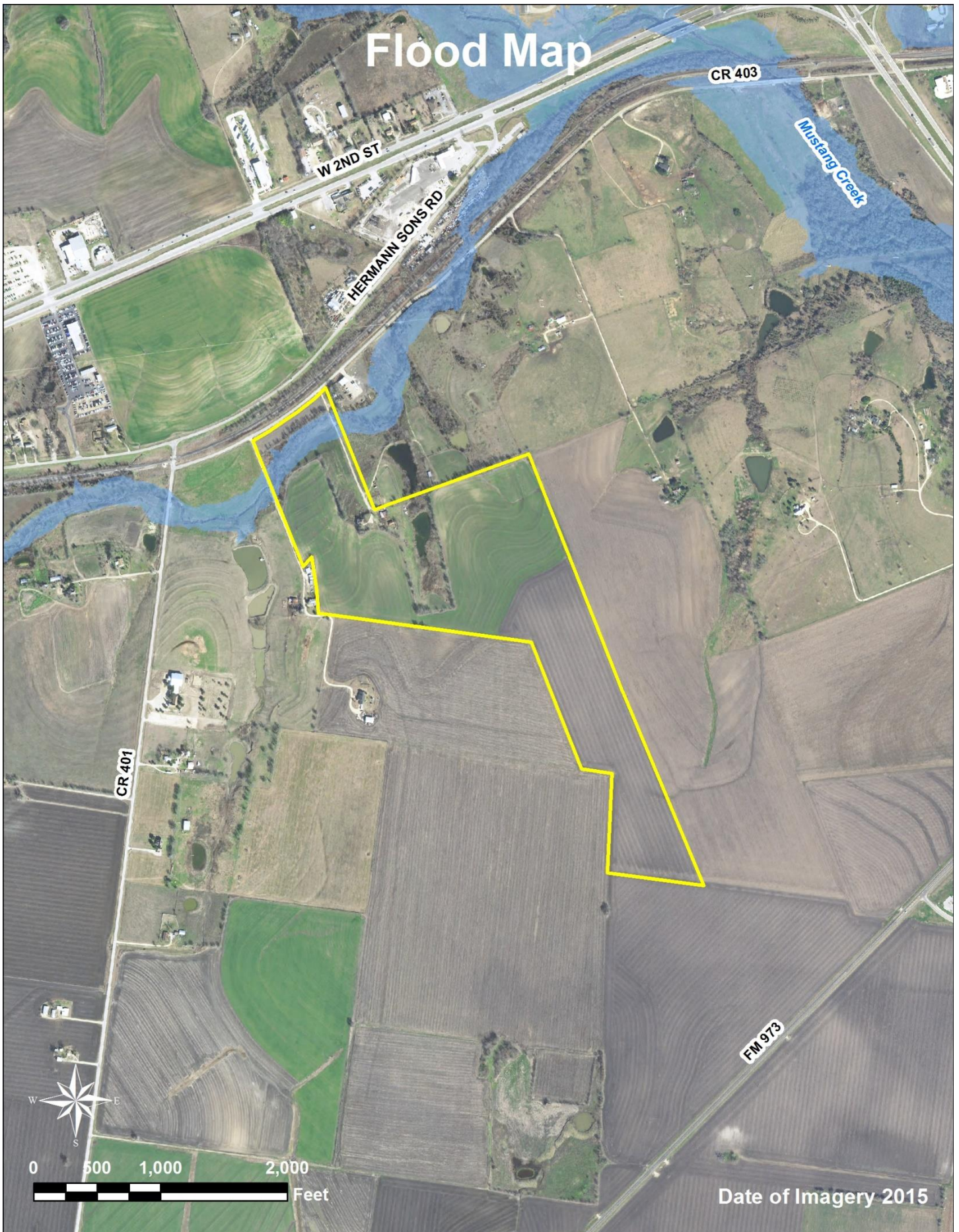
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Date of Imagery 2015

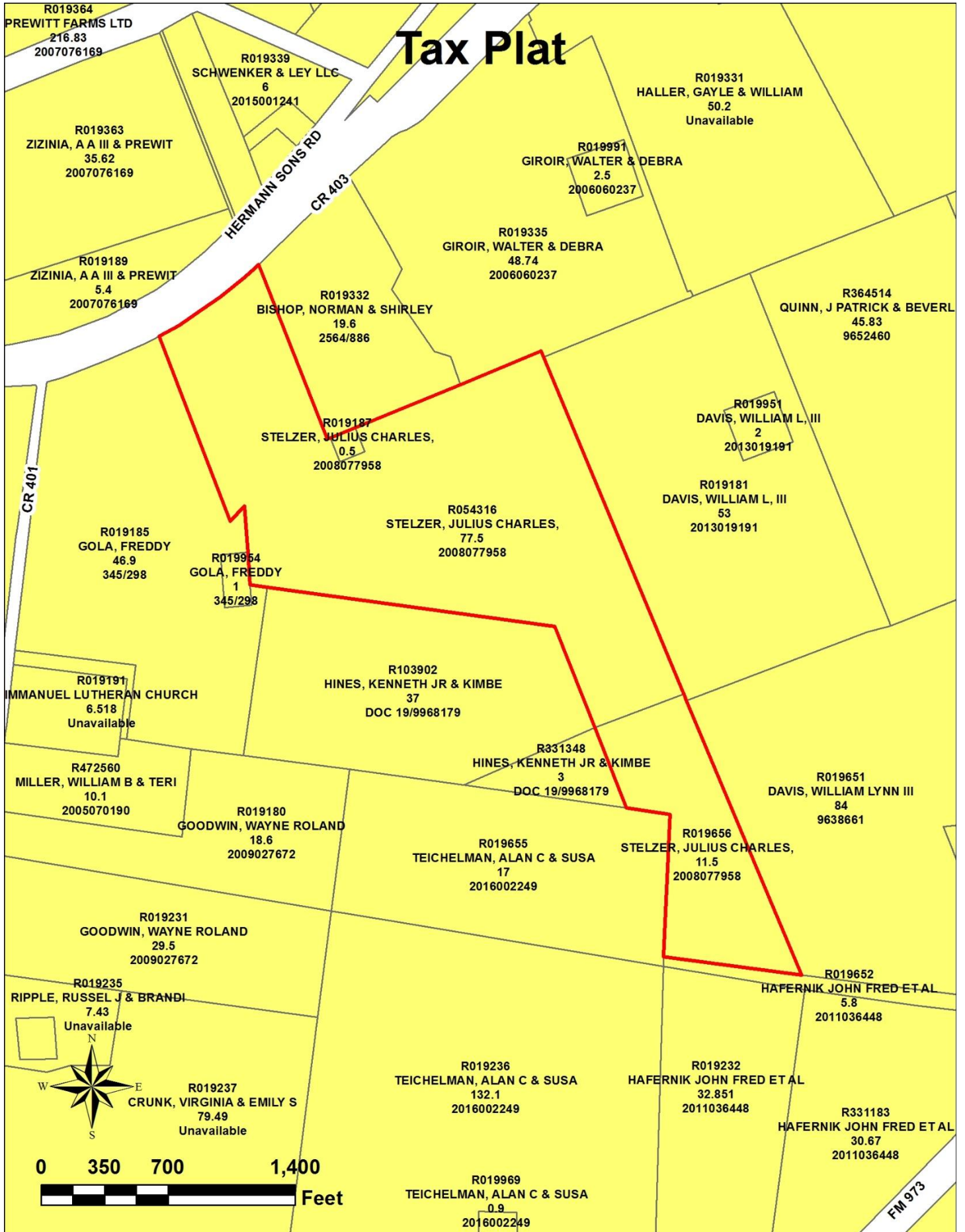
Contour Map



Flood Map

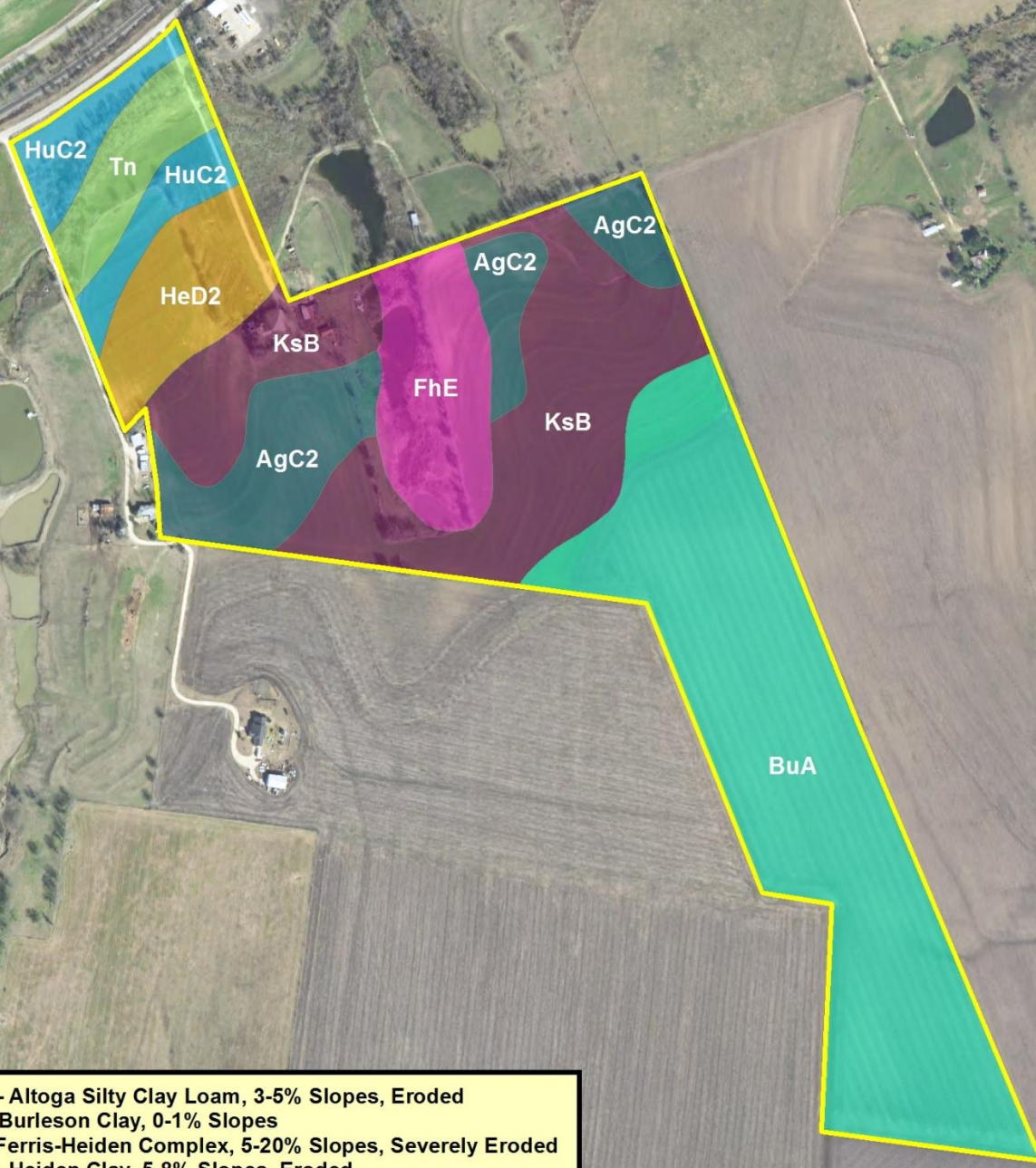


Tax Plat



Soils Map

HERMANN SONS RD
CR 403



AgC2- Altoga Silty Clay Loam, 3-5% Slopes, Eroded
BuA- Burleson Clay, 0-1% Slopes
FhE- Ferris-Heiden Complex, 5-20% Slopes, Severely Eroded
HeD2- Heiden Clay, 5-8% Slopes, Eroded
HuC2- Houston Black Clay, 3-5% Slopes, Moderately Eroded
KsB- Krum Silty Clay, 1-3% Slopes
Tn- Tinn Clay, 0-1% Slopes, Frequently Flooded



0 300 600 1,200
Feet

Date of Imagery 2015



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