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: 358 ACRES **County Road 314A Lee County - Texas**

#### LOCATION:

The property is located along the west side of CR 314A, 1.4 miles southwest of FM 112, about eight miles northwest of Lexington. The ranch is ¼ mile south of the junctions of Lee, Milam, & Williamson County lines.

#### **LEGAL:**

358 acres of land out of the V.W. Swearingen Survey and J.C. Hunter Survey in Lee County, Texas.

FRONTAGE: The subject contains approximately 2 miles of frontage along the west & north side of CR 314A (also shown as CR 313 on Google Maps).

#### **UTILITIES:**

Water well on property and future improvements will require private septic system.

#### **SCHOOL DISTRICT:**

Lexington ISD

#### **TAXES:**

2018 taxes – Approximately \$398 based on Lee CAD. The subject property is under Ag Valuation.

#### **MINERALS:**

Seller reserving ½ oil & gas rights. Owners believed to own all rights subject to title review.

#### LEASE:

On month-to-month grazing and hunting lease with tenant out of Lexington.

#### FLOOD PLAIN:

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

#### **RESTRICTIONS:**

None

#### **COMMENTS:**

**Contact: TEXAG Real Estate Services, Inc.** www.texag.com

Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717 Ron Leps Ph: 512-930-5258 Cell# 512-869-6766

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This 358 acre tract offers tremendous potential and truly is a "one-of-a-kind" property.

First, the tract offers recreational value based on location, topography, & native cover of mostly post oak trees with scatterings of elm and pecan, along with native brush in combination with a variety of forbes species. The property is isolated – basically surrounded by Aluminum Co. of America (ALCOA), which is no longer active and being offered for sale. The tract benefits from the neighboring property and improved deer management/specie improvement. The property can be utilized as a low fence tract or converted into an excellent high fenced & intensively managed recreational endeavor.

Second, with CR 314A frontage on two sides, the tract offers potential to be subdivided into ±50 acre prime rural recreational/home sites. These rural sites again "one-of-a-kind" are unmatched in quality, privacy, and location for the area.

In addition, the property offers livestock production potential and is currently under a grazing lease for cattle. With proximity to the urban areas – this "one-of-a-kind" property offers privacy, topography, quality soils, native tree & brush cover, location, seclusion, and an investment opportunity seldom found in a ± 358 acre tract in Texas.

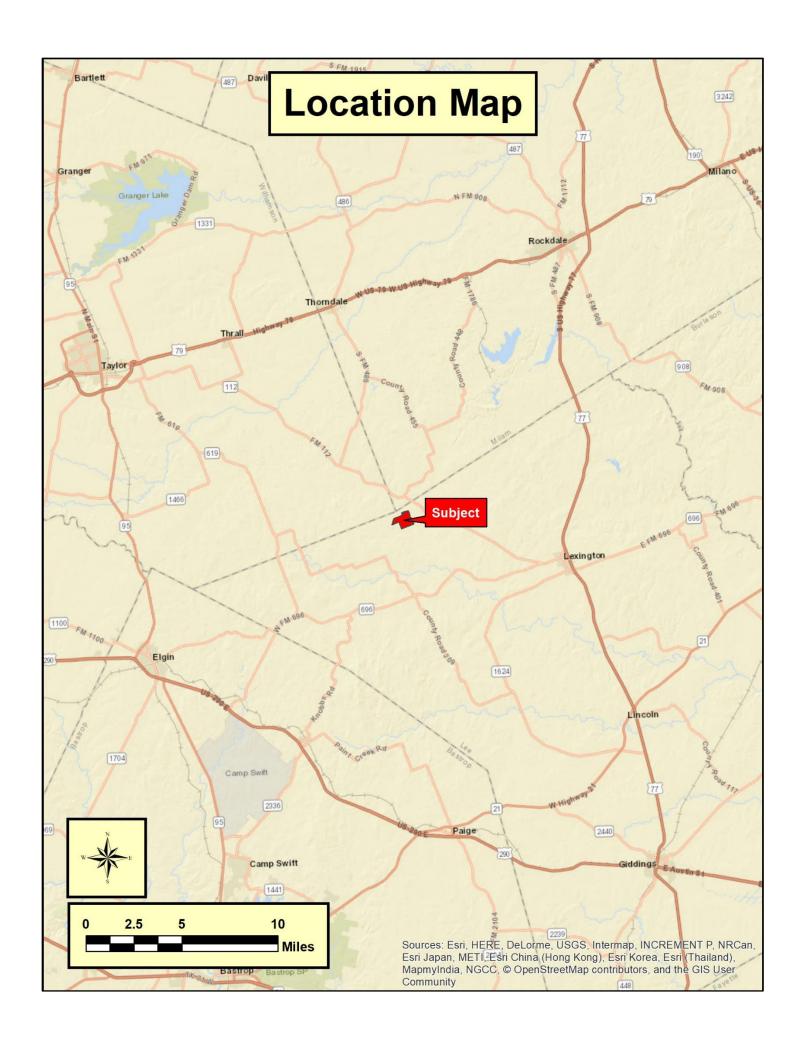
This tract is in northern Lee County near the intersection of Lee, Milam, and Williamson County lines. Property has long history of leasing for livestock & hunting and is available for immediate possession.

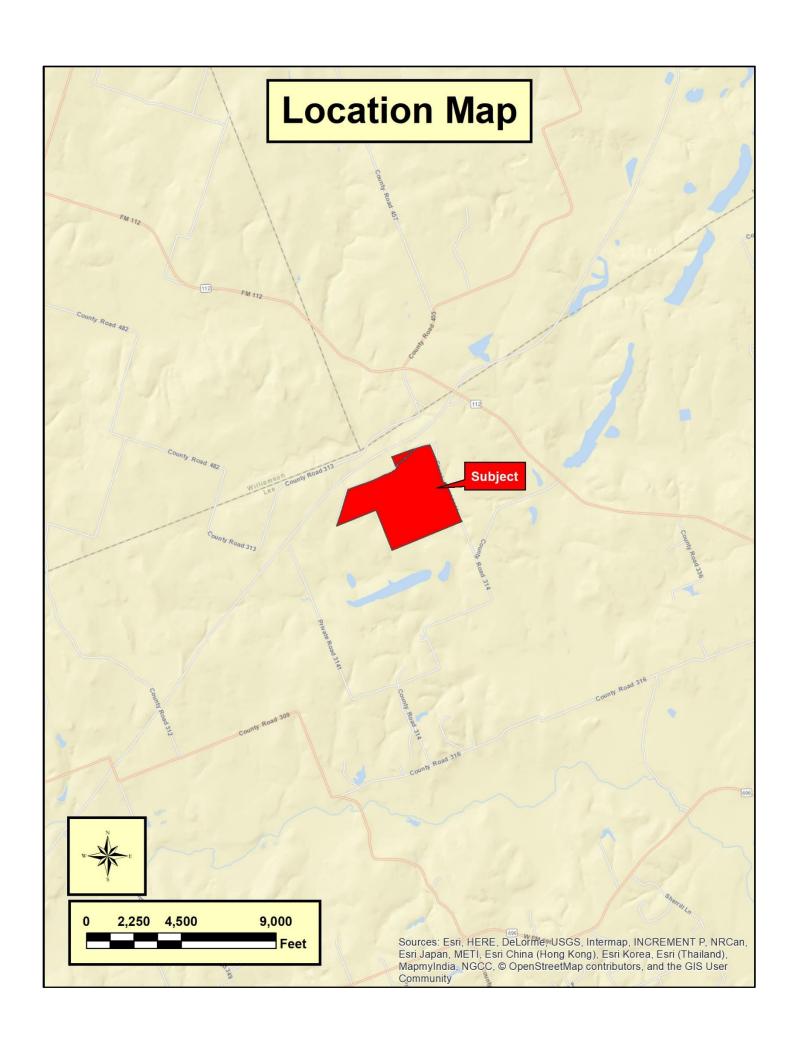
PRICE: \$1,700,500 or \$4,750 per surveyed acre.

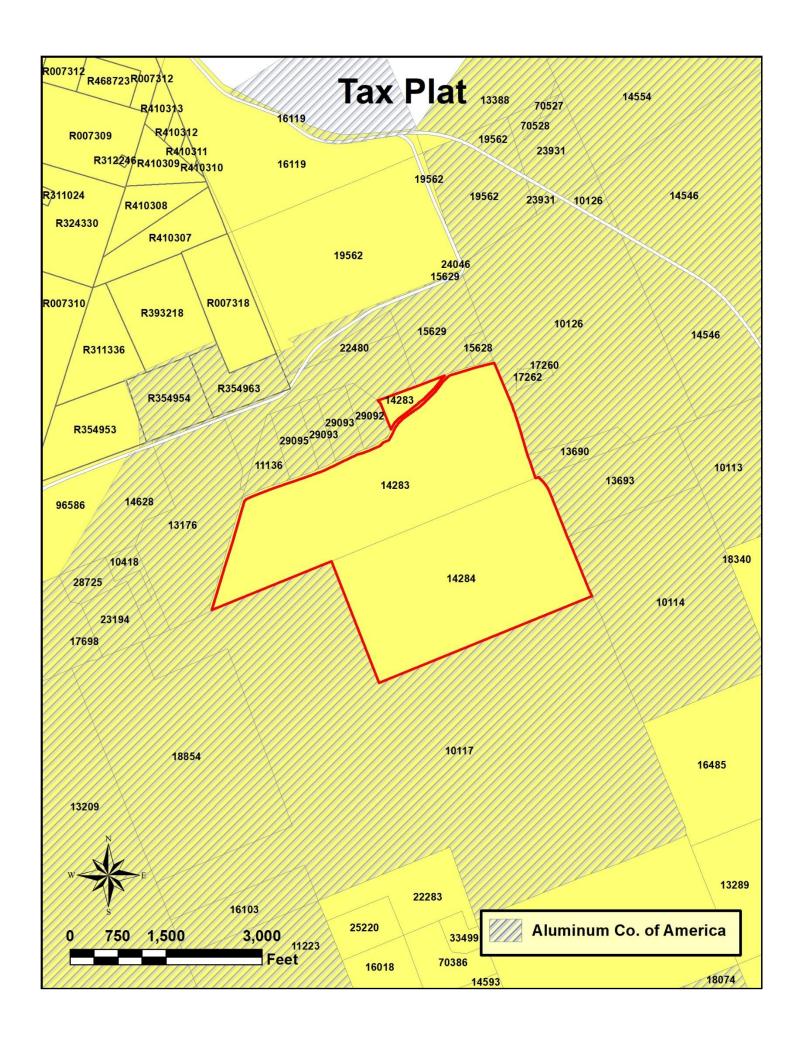
COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.

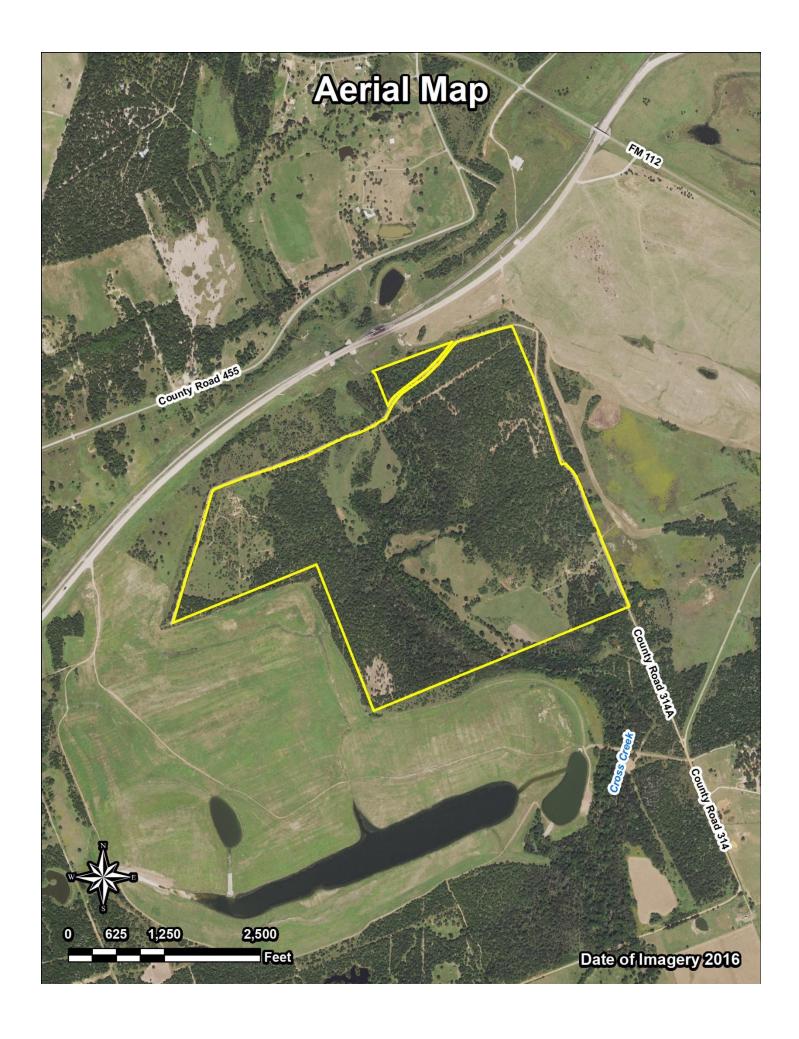
Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

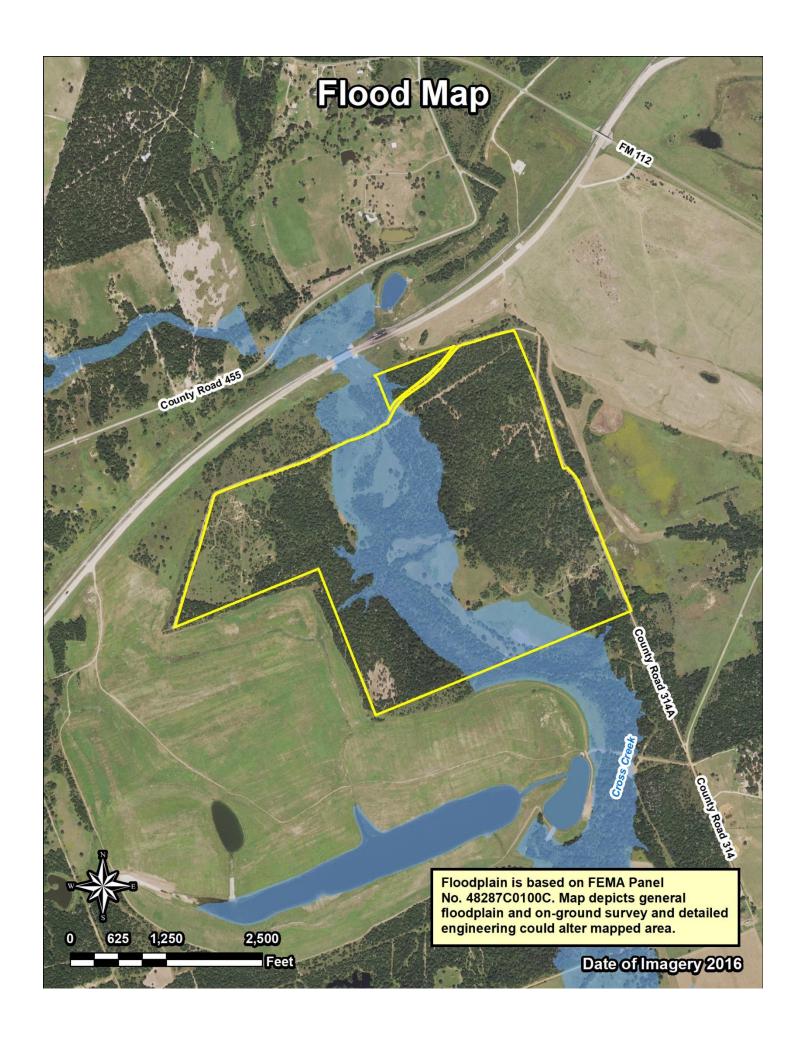
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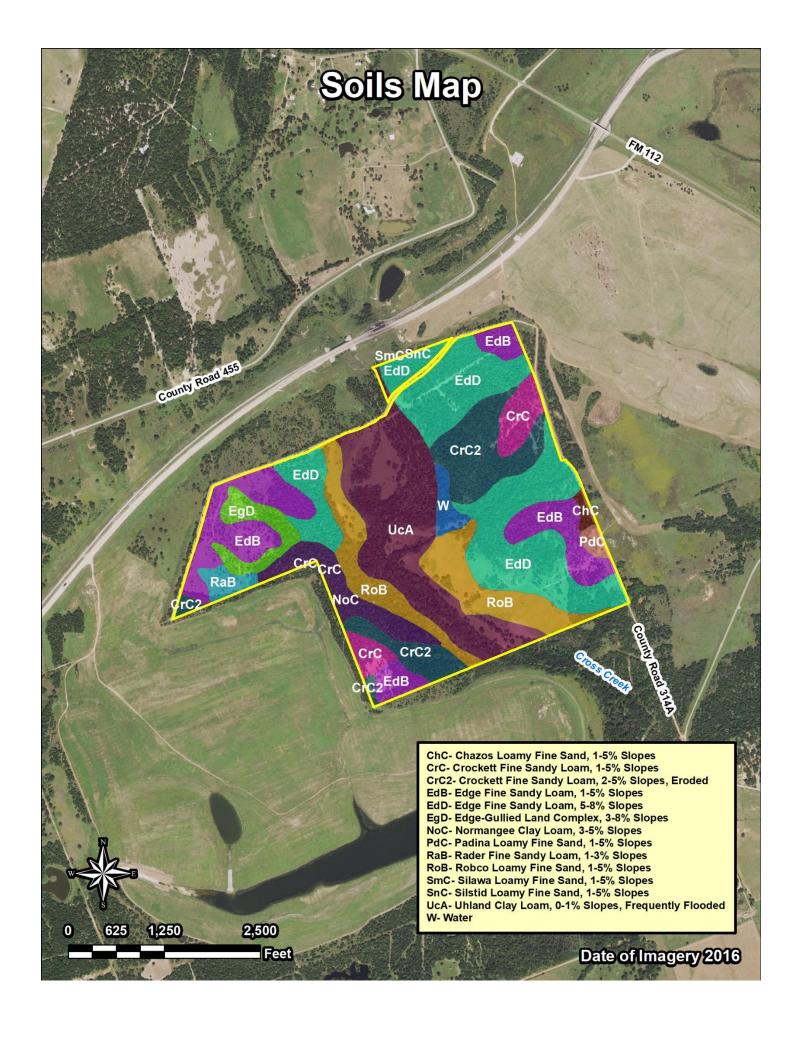


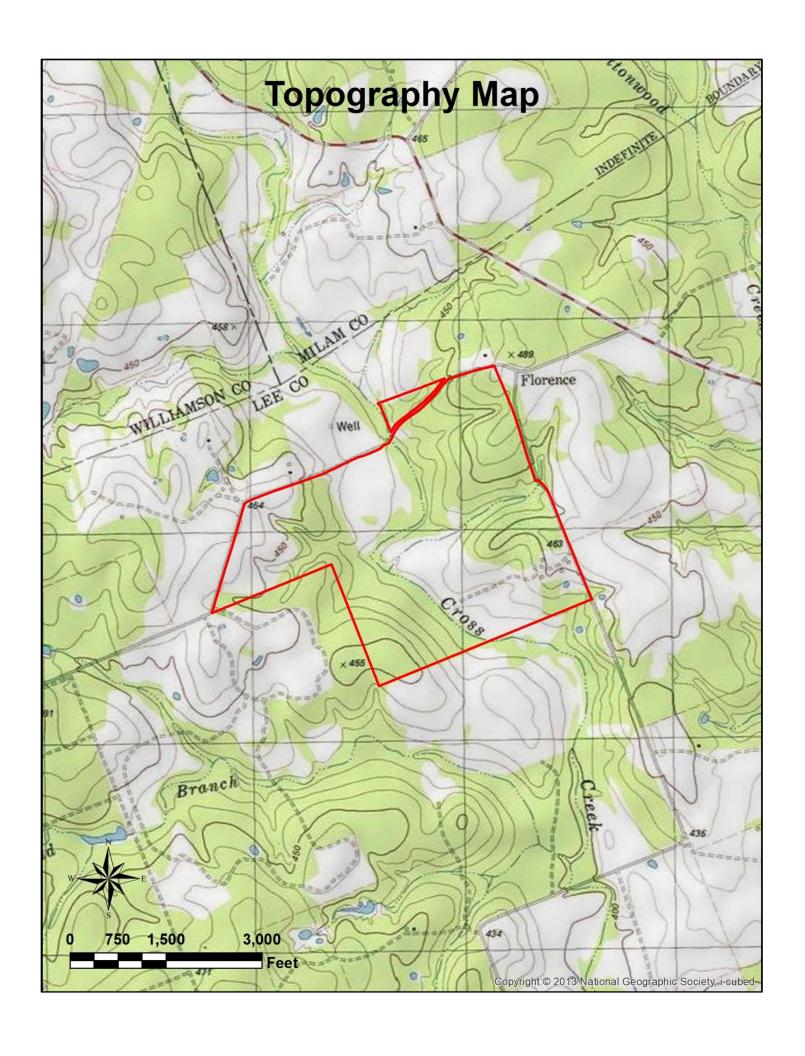






































### **Information About Brokerage Services**

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:
  - o 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

IABS 1-0 Date

# Lee CAD Property Search

# Property ID: 14283 For Year 2018

### **9** Map



# ■ Property Details

Account

Property ID: 14283

Legal Description: A290 SWEARENGEN, V. W., TRACT 013, ACRES 194.0

Geographic ID:

**Agent Code:** 

Type: Real

Location

Address: CR 314A TX

Map ID: 4-0620

Neighborhood CD: 3L2

Owner

Owner ID: 196728

Name: SHAFFER GARY ALAN ET AL

Mailing Address: 8375 WEST ILIFF AVENUE

LAKEWOOD, CO 80227

% Ownership: 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

■ Property Values	
Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$726,330
Market Value:	\$726,330
Ag Use Value:	\$5,860
Appraised Value:	\$5,860
Homestead Cap Loss: 2	\$0
Assessed Value:	\$5,860

**DISCLAIMER** Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

# ■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	LEE COUNTY APPRAISAL DISTRICT	0.000000	\$726,330	\$5,860	\$0.00	
G144	LEE COUNTY GENERAL FUND	0.541200	\$726,330	\$5,860	\$31.71	
LRD	LEE COUNTY ROAD & BRIDGE	0.139900	\$726,330	\$5,860	\$8.20	
SLX	LEXINGTON ISD	1.300000	\$726,330	\$5,860	\$76.18	

Total Tax Rate: 1.981100 Estimated Taxes With Exemptions: \$116.09 Estimated Taxes Without

**Exemptions:** \$14,389.32

■ Property Improvement - Building

# ■ Property Land

Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AGB	AG-BRUSH PASTURE	128.93	5,575,680.00	0.00	0.00	\$482,710	\$3,350
AGN	AG-NATIVE PASTURE	24	1,045,440.00	0.00	0.00	\$89,860	\$1,440
AGQ	AG-MESQUITE	10	435,600.00	0.00	0.00	\$37,440	\$260
AGB	AG-BRUSH PASTURE	25.57	1,089,000.00	0.00	0.00	\$95,730	\$670
AGB	AG-BRUSH PASTURE	5.5	217,800.00	0.00	0.00	\$20,590	\$140

# ■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N\A	N\A	N\A	N\A	N\A	N\A
2018	\$0	\$726,330	\$5,860	\$5,860	\$0	\$5,860
2017	\$0	\$712,370	\$5,910	\$5,910	\$0	\$5,910
2016	\$0	\$691,460	\$6,080	\$6,080	\$0	\$6,080
2015	\$0	\$621,770	\$6,100	\$6,100	\$0	\$6,100
2014	\$0	\$604,820	\$5,640	\$5,640	\$0	\$5,640
2013	\$0	\$621,770	\$5,860	\$5,860	\$0	\$5,860
2012	\$0	\$610,880	\$5,740	\$23,060	\$0	\$23,060
2011	\$0	\$616,970	\$5,740	\$23,230	\$0	\$23,230

### ■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
9/29/2015	WI	Will	SHAFFER ELSIE EVAUGHN	SHAFFER GARY ALAN ET AL	1191	416	
	ОТ	Other	LOESER EDNA ESTATE	SHAFFER ELSIE EVAUGHN			
	ОТ	Other	LOESER EDNA	LOESER EDNA ESTATE			

#### **DISCLAIMER**

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# Lee CAD Property Search

# Property ID: 14284 For Year 2018

### **₽** Map



## **■** Property Details

Account

Property ID: 14284

Legal Description: A159 HUNTER, J. C., TRACT 003, ACRES 164.0

Geographic ID:

**Agent Code:** 

Type: Real

Location

Address: CR 314A TX

**Map ID:** 4-0620

Neighborhood CD: 3L2

Owner

Owner ID: 196728

Name: SHAFFER GARY ALAN ET AL

Mailing Address: 8375 WEST ILIFF AVENUE

LAKEWOOD, CO 80227

% Ownership: 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

■ Property Values	
Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$7,870
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$940
Agricultural Market Valuation:	\$613,080
Market Value:	\$621,890
Ag Use Value:	\$5,440
Appraised Value:	\$14,250
Homestead Cap Loss: @	\$0
Assessed Value:	\$14,250

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### ■ Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	LEE COUNTY APPRAISAL DISTRICT	0.000000	\$621,890	\$14,250	\$0.00	
G144	LEE COUNTY GENERAL FUND	0.541200	\$621,890	\$14,250	\$77.12	
LRD	LEE COUNTY ROAD & BRIDGE	0.139900	\$621,890	\$14,250	\$19.94	
SLX	LEXINGTON ISD	1.300000	\$621,890	\$14,250	\$185.25	

Total Tax Rate: 1.981100 Estimated Taxes With Exemptions: \$282.31 Estimated Taxes Without

Exemptions: \$12,320.26

### ■ Property Improvement - Building

# **Description:** CABIN **Type:** RESIDENTIAL **State Code:** E1 **Living Area:** 432.00sqft **Value:** \$7,870

Type Description		Class CD	Year Built	SQFT		
MA	MAIN AREA	CBN3		2010	432.00	

# ■ Property Land

Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AGQ	AG-MESQUITE	25	1,089,000.00	0.00	0.00	\$93,600	\$650
AGB	AG-BRUSH PASTURE	104.13	4,530,240.00	0.00	0.00	\$389,860	\$2,710
AGN	AG-NATIVE PASTURE	34.62	1,508,047.20	0.00	0.00	\$129,620	\$2,080
HSN	HOMESITE-NATIVE	0.25	10,890.00	0.00	0.00	\$940	\$0

### ■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N\A	N\A	N\A	N\A	N\A	N\A
2018	\$7,870	\$614,020	\$5,440	\$14,250	\$0	\$14,250
2017	\$7,380	\$602,220	\$5,510	\$13,810	\$0	\$13,810
2016	\$6,330	\$584,550	\$5,640	\$12,860	\$0	\$12,860
2015	\$6,430	\$525,610	\$5,670	\$12,900	\$0	\$12,900
2014	\$6,430	\$511,280	\$5,240	\$12,450	\$0	\$12,450
2013	\$6,230	\$525,610	\$5,440	\$12,470	\$0	\$12,470
2012	\$520	\$516,410	\$4,270	\$4,790	\$0	\$4,790
2011	\$520	\$521,570	\$4,270	\$4,790	\$0	\$4,790

# ■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
9/29/2015	WI	Will	SHAFFER ELSIE EVAUGHN	SHAFFER GARY ALAN ET AL	1191	416	
	ОТ	Other	LOESER EDNA ESTATE	SHAFFER ELSIE EVAUGHN			
	ОТ	Other	LOESER EDNA	LOESER EDNA ESTATE			

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