

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: ± 198 ACRES
County Road 366
Williamson County - Taylor, Texas

LOCATION:

Tract is located south of Highway 29, east & north of Chandler Road on the east side of CR 366.

LEGAL:

26.24 acres, William Ashworth Survey, Abstract 24, Williamson County, Texas. WCAD #: R382257
9.057 acres, William Ashworth Survey, Abstract 24, Williamson County, Texas. WCAD #: R375846
139.89 acres, William Ashworth Survey, Abstract 24, Williamson County, Texas. WCAD #: R018570
22.99 acres, Lots 1-17 Block A, Lots 1-8 Block B, Lots 1-5 Block C, Rowe Valley Heights.



FRONTAGE:

The subject contains approximately ± 2,400 feet of road frontage along the east side of County Road 366.

UTILITIES:

Tract is served by Jonah Water SUD. Sewer is septic.

SCHOOL DISTRICT:

Taylor ISD

TAXES:

2018 taxes – Approximately \$3,332 based on WCAD. The subject property is under Ag Valuation.

MINERALS:

Owner appears to control the minerals, subject to title review.

FLOOD PLAIN:

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

RESTRICTIONS:

No mobile homes or modular homes will be placed in the property deed at closing.

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

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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COMMENTS:

The tract offers 30 lots along the east side of CR 366 with restrictions that were platted and recorded in Williamson County Records – Volume 1606; Page 207, November 24, 1987.

This tract of land is located between Highway 29 to the north, Chandler Road to the south, Highway 95 to the east, and SH 130 to the west. It is in a ranching/farming community yet conveniently located to retail outlets and transportation.

The property offers quality tree cover plus productive pasture land for cattle and horses. The tract has 2 small lakes plus ± 2,585 feet of San Gabriel River frontage. The tract is populated with deer, dove, duck, and wild hog, plus fishing.

The property has a building and pavilion formerly used as a restaurant and wedding venue. The entire tract is currently under a short-term grazing lease.

Special & unique are words that come to mind in describing this property. The water, 2 lakes, ± 2,585 feet of San Gabriel River frontage, topography, tree cover, wildlife, fishing, productive pasture land, ± 2,400 feet of paved road frontage, and location all make this tract extremely valuable.

The tract offers potential for subdivision development, ranchette development, or a single ownership.

PRICE: \$1,980,000.00 or \$10,000 per surveyed acre.

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

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Location Map

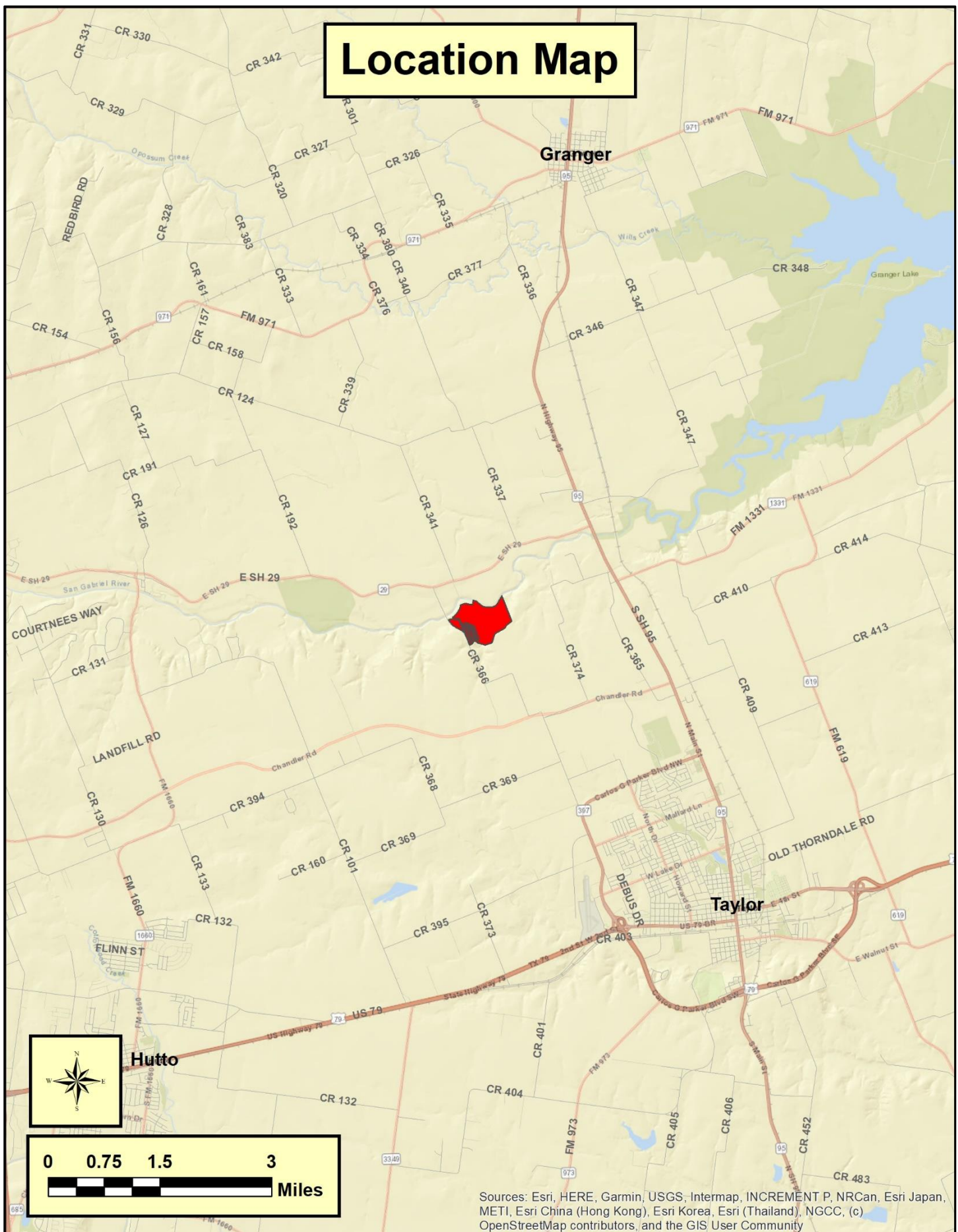
Subject



0 1.5 3 6
Miles

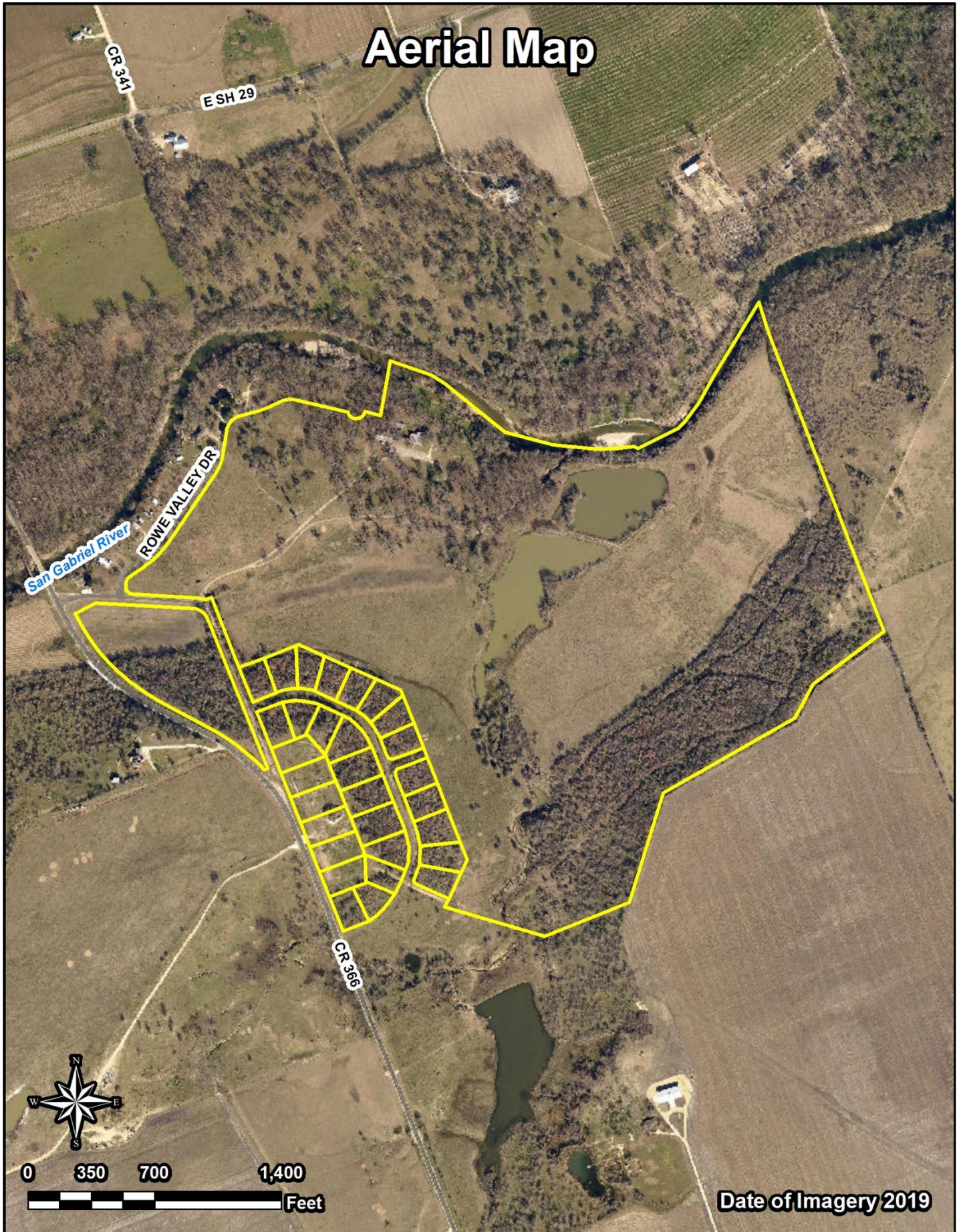
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map

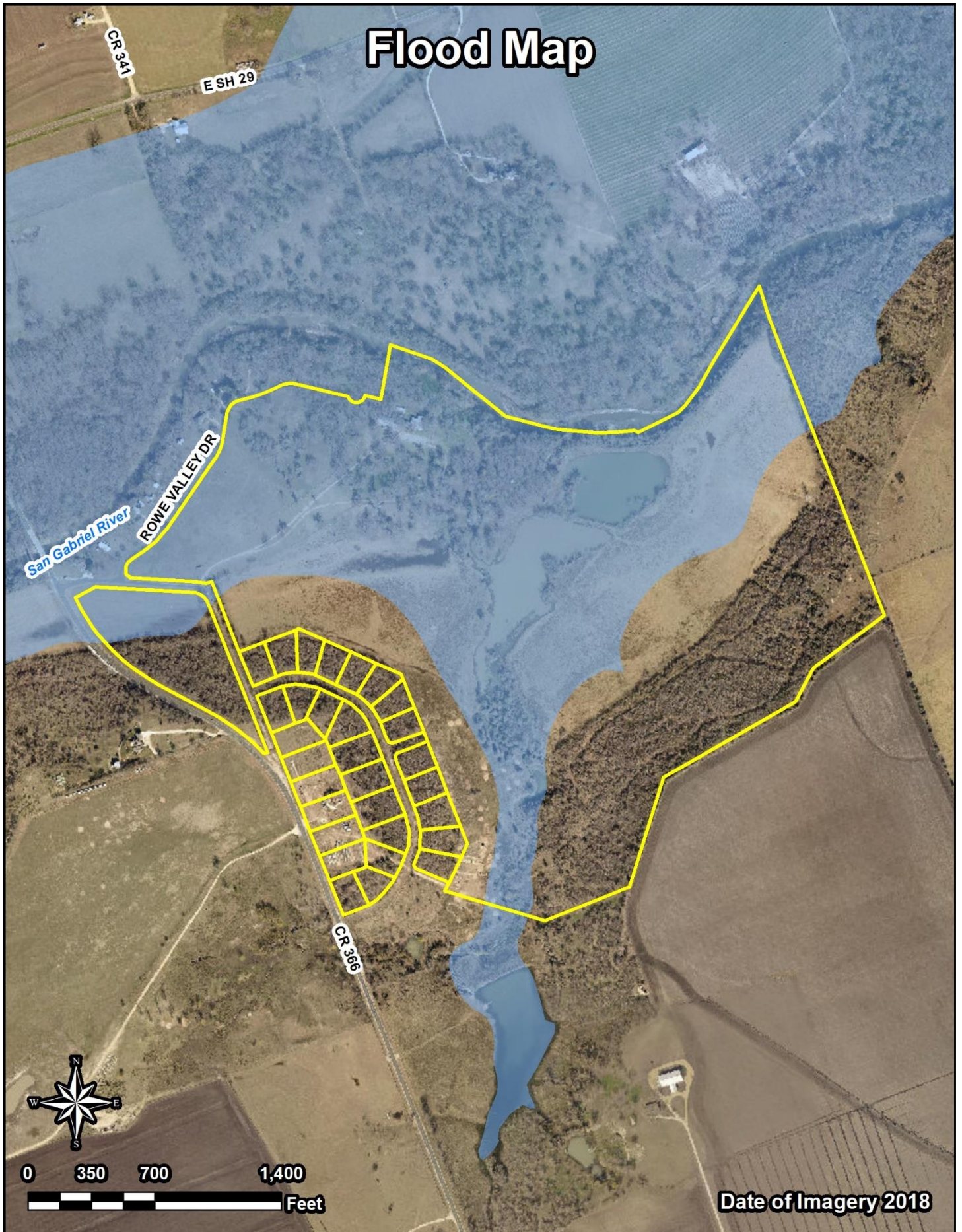


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Aerial Map

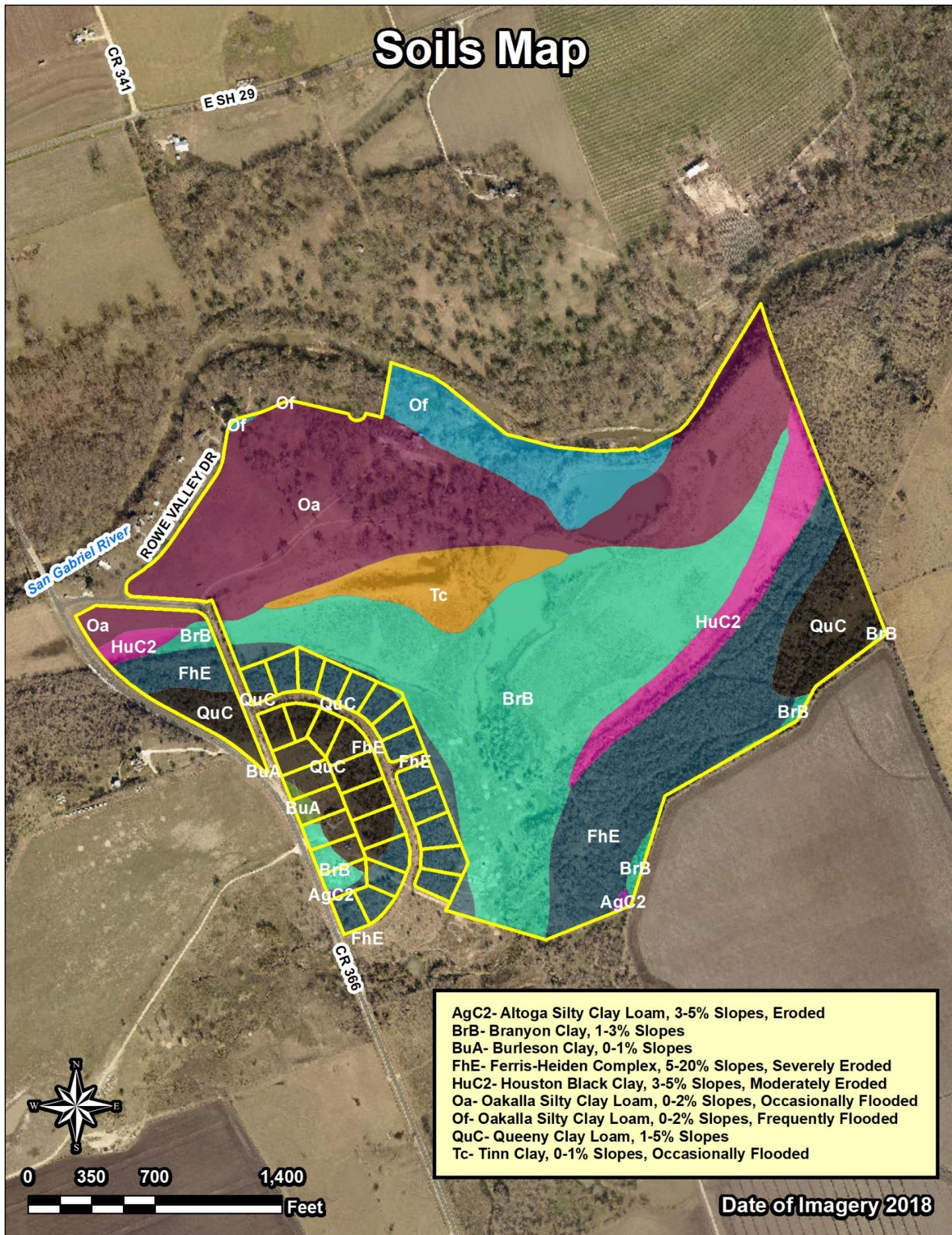


Flood Map

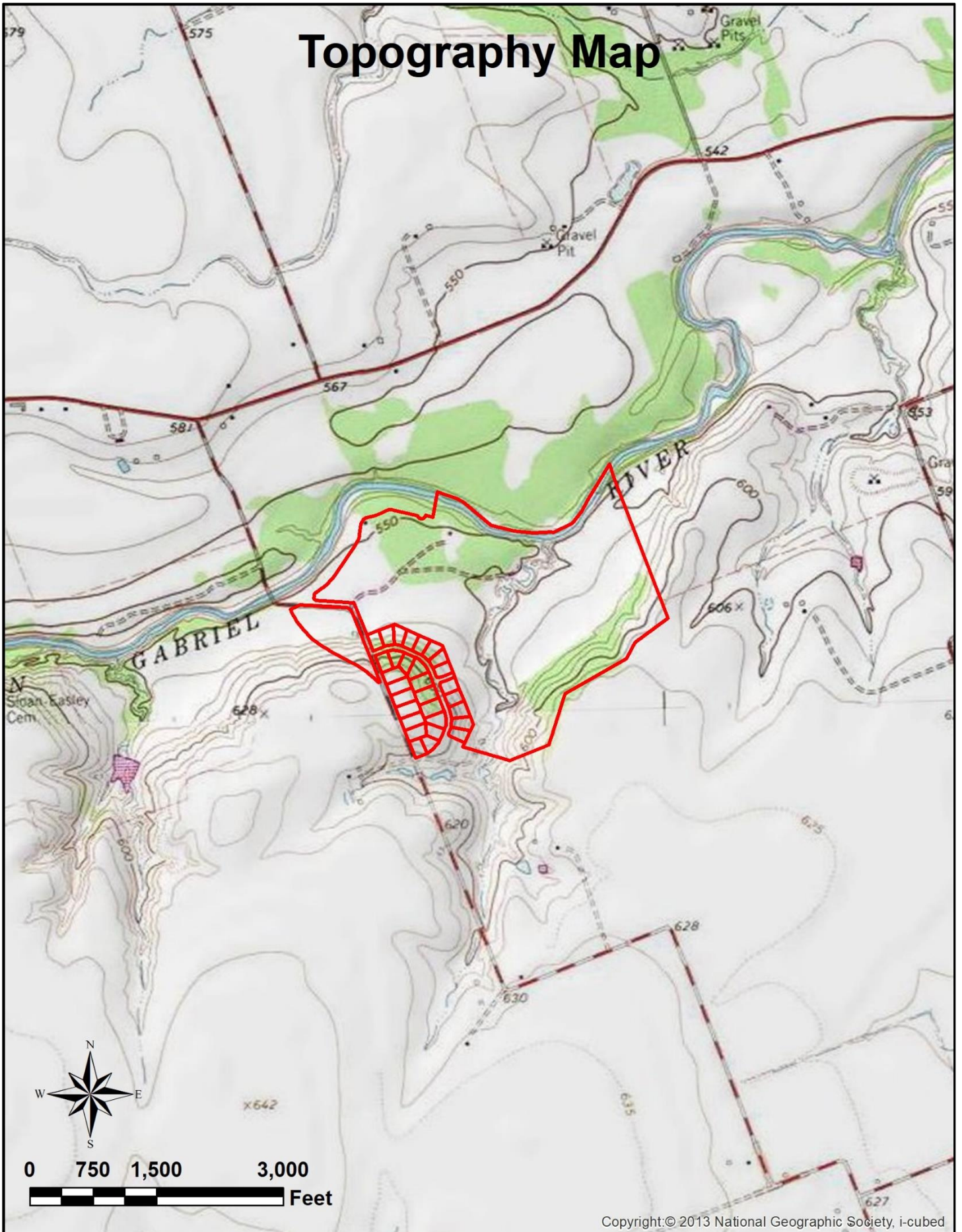


Date of Imagery 2018

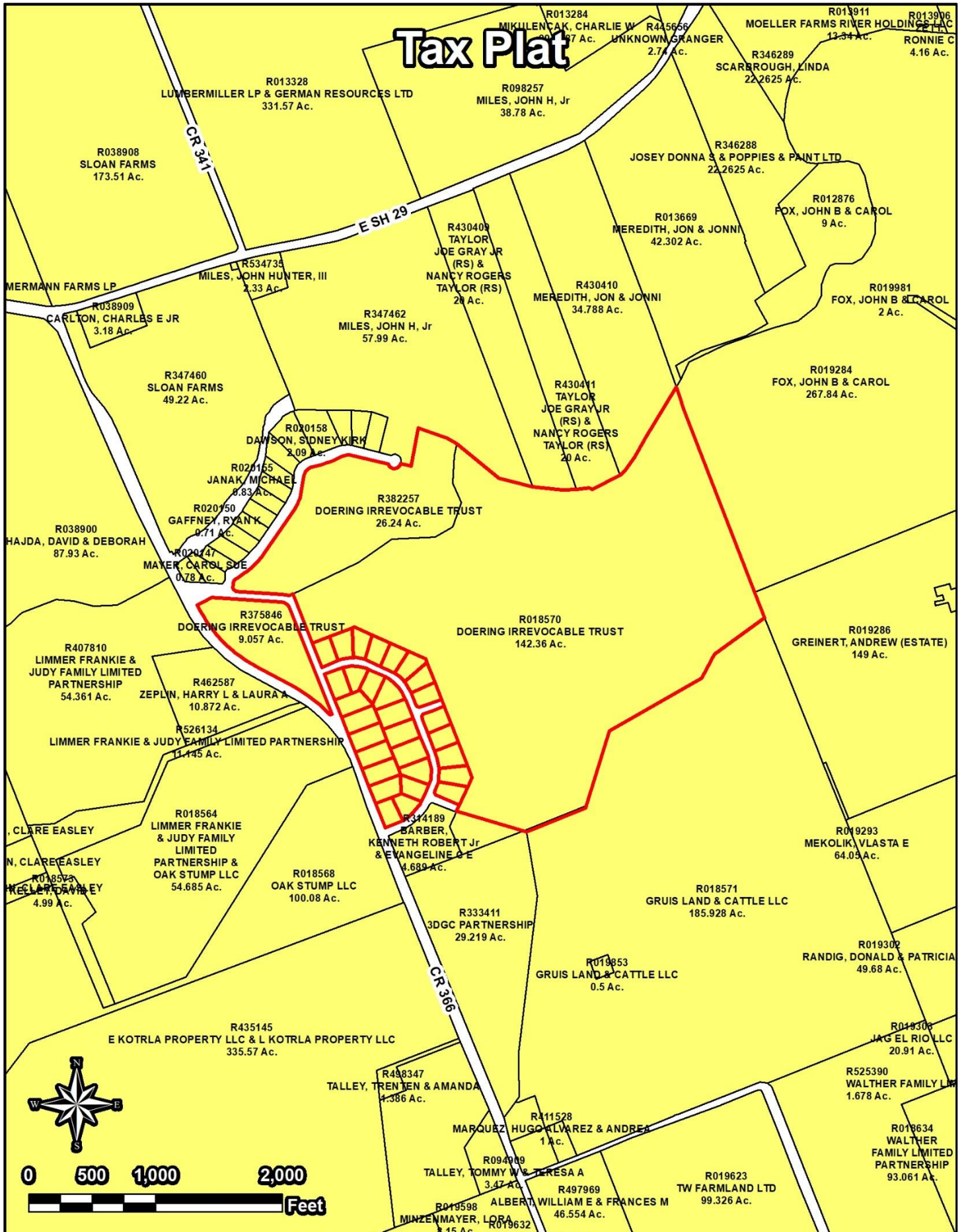
Soils Map



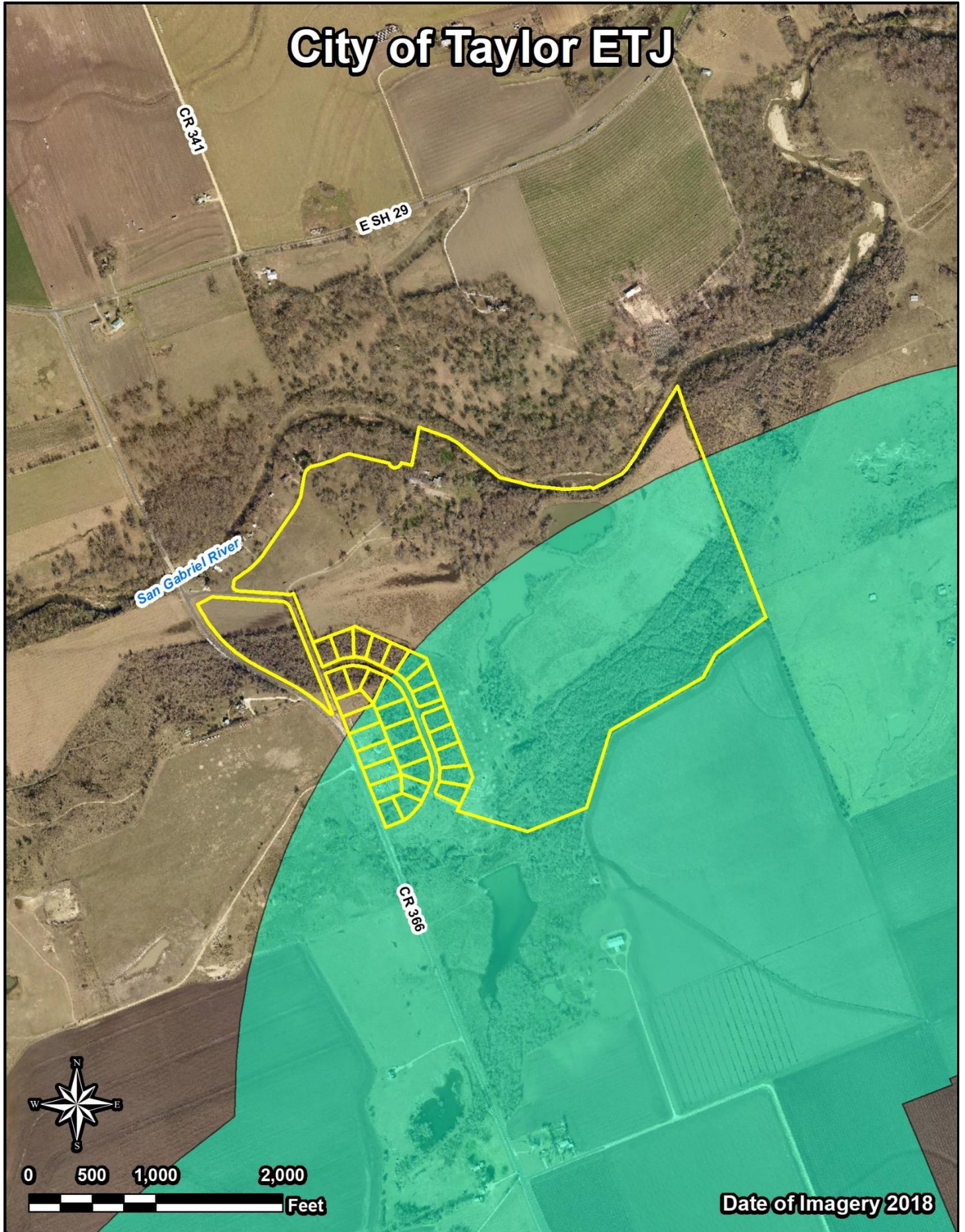
Topography Map



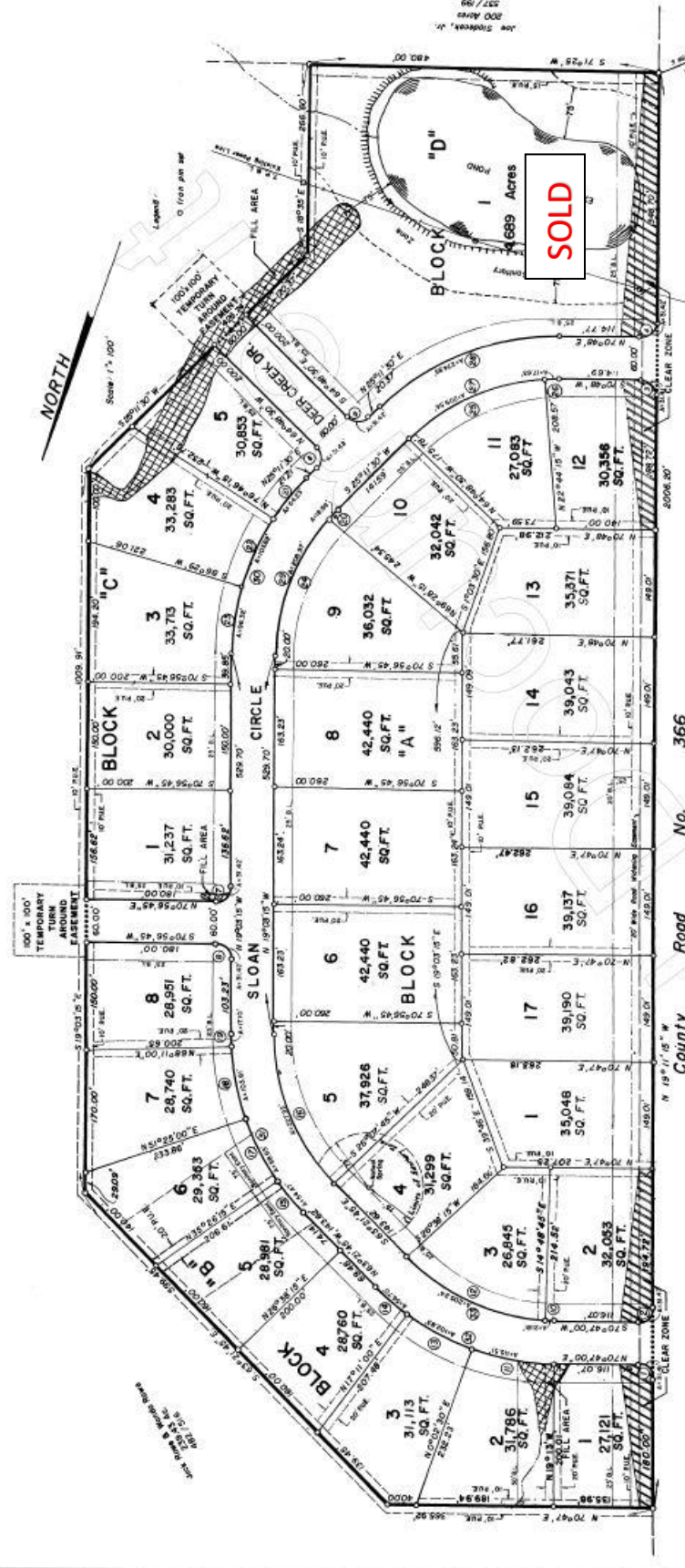
Tax Plat



City of Taylor ETJ



Cab. J. Slide 7



NOTE:

FILL AREAS shown herein shall be filled when constructing the subdivision.

CLEAR ZONE AREAS:

No obstructions of any type will be allowed in these areas.

LINEAR FEET STREET - 2405'

INTERIOR SIDE LOT BUILDING LINE - 20'

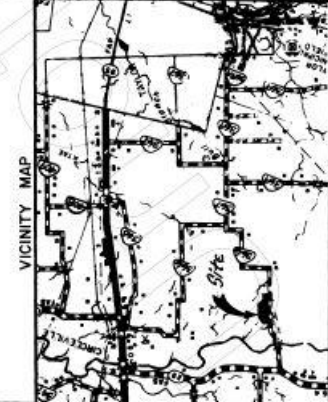
42987

FILED FOR RECORD at 11:15 o'clock A.M.

NOV 10 1987

JAMES N. BOYDSTON
 COUNTY CLERK
 COUNTY OF WILLIAMSON, TEXAS

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ROWE VALLEY HEIGHTS

A 31.16 ACRE SUBDIVISION
 SITUATED IN THE
 WILLIAM ASHWORTH SURVEY
 ABS. - 24
 WILLIAMSON COUNTY, TEXAS



Steger & Bigzell, Inc.
 CONSULTING ENGINEERS - SURVEYORS
 100 E. SECOND
 TAYLOR, TEXAS 76784

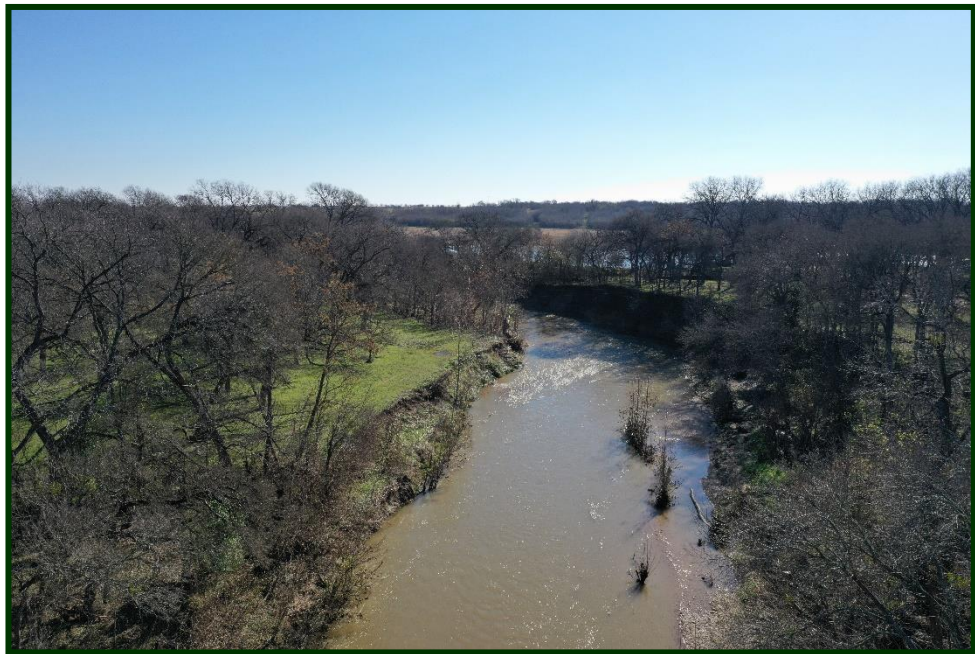
OWNER:
 JACK ROWE #161
 100 E. SECOND
 TAYLOR, TEXAS 76784

Draw 1 of 2
 5/25/86
 5-1813

PHOTOS



PHOTOS



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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
IABS 1-0 DateTexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626
Larry KokelProduced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (512)930-5258 Fax: (512)930-5348

Untitled