

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
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www.texag.com



BROKER:

Larry D. Kokel – Cell 512-924-5717
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BROKER ASSOCIATE:

Michael Mays – Cell 512-930-8948
michael@texag.com

**PROPERTY FOR SALE: ±388 ACRES
North Side of County Road 385
San Saba County - Fredonia, Texas**

LOCATION:

Tract is located along the north side of CR 385, north of SH 71 and northeast of Fredonia, Texas.

LEGAL:

Approximately 388 acres to be surveyed out of larger 698.77 acre tract in the J.L. Latham Survey No. 504, Abstract No. 2116 and various other surveys in San Saba, County, Texas.

FRONTAGE:

The property contains approximately 6,800 feet of frontage along the north side of CR 385 and about 4,110 feet of frontage along both sides of Hinton Creek.



UTILITIES:

Well with windmill on-site; reported at 115-feet deep. Central Texas Electric Cooperative service area. Electric extension required from adjacent property to the west.

SCHOOL DISTRICT:

Mason ISD

TAXES:

2019 taxes – Estimated at approximately \$556 based on SSCAD tax rates and assessed values for larger parent tract. The property is under Ag Valuation.

MINERALS:

Subject to title review, with transfer negotiable.

FLOOD PLAIN:

FEMA has not studied the rural areas of San Saba County, Texas. Low-lying areas along Hinton Creek may be prone to periodic flooding.

RESTRICTIONS:

No existing restrictions known of record.

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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.

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COMMENTS:

Land consists of gently to moderately rolling upland native pasture. Tree cover consists mostly of a mixture of oak and elm trees with regrowth cedar and mesquite trees scattered over shallow limestone-based soils. Terrain provides total elevation change of about 180 feet across the property. Hinton Creek meanders through the tract among dense woods, providing seasonal water flows.

The property contains an old hunting camp of minimal value. All building improvements are offered “As-Is” with seller making no representation or warranty of condition.

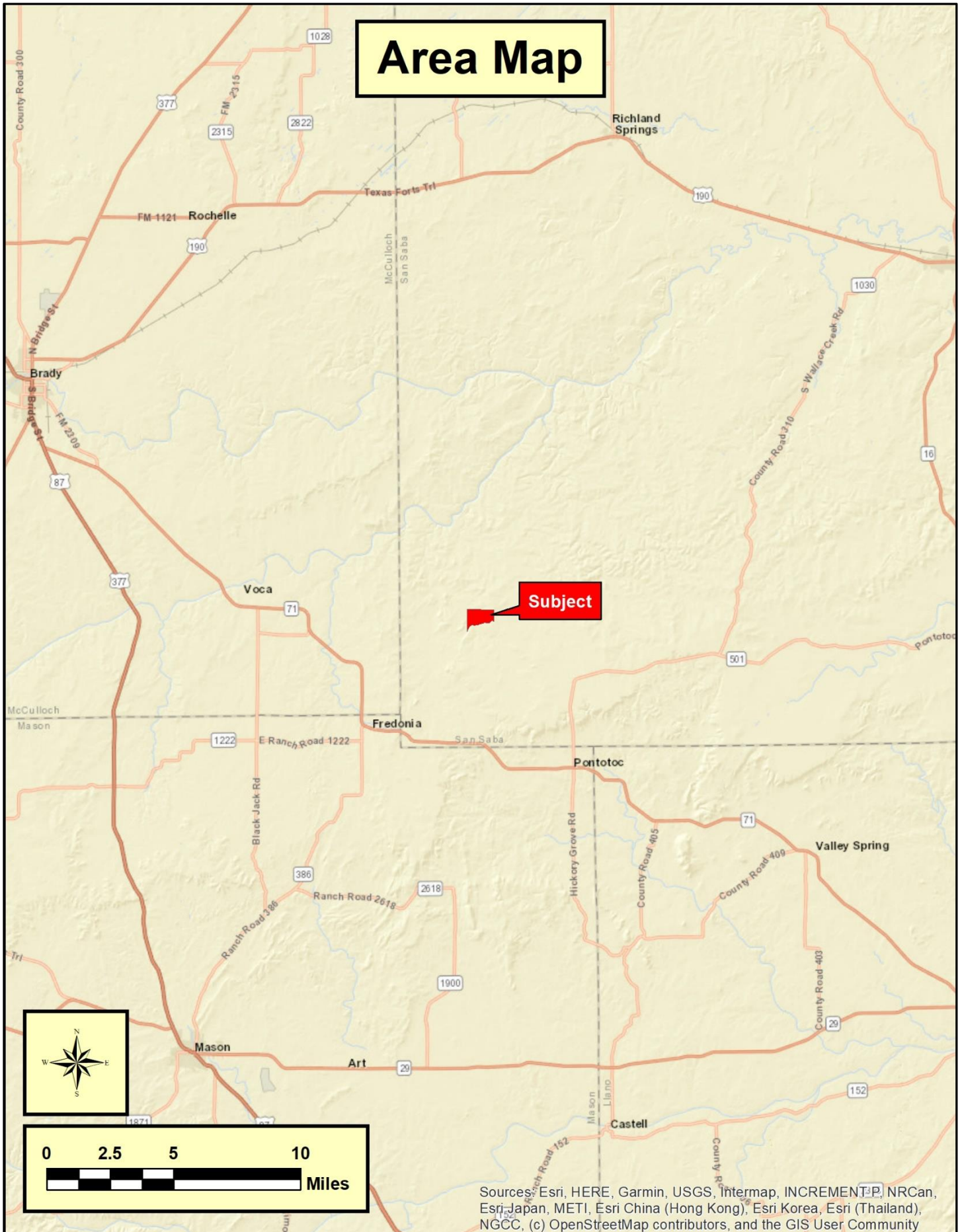
PRICE: \$1,358,000.00 or \$3,500 per surveyed acre.

COMMISSION: 2.5% to Buyer’s Broker provided Broker is identified by prospective Buyer at first showing.

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Area 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

Location Map

Subject



0 2,250 4,500 9,000
Feet

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Aerial Map

Hinton Crk

PRIVATE ROAD 385

±4,110'

±6,800'

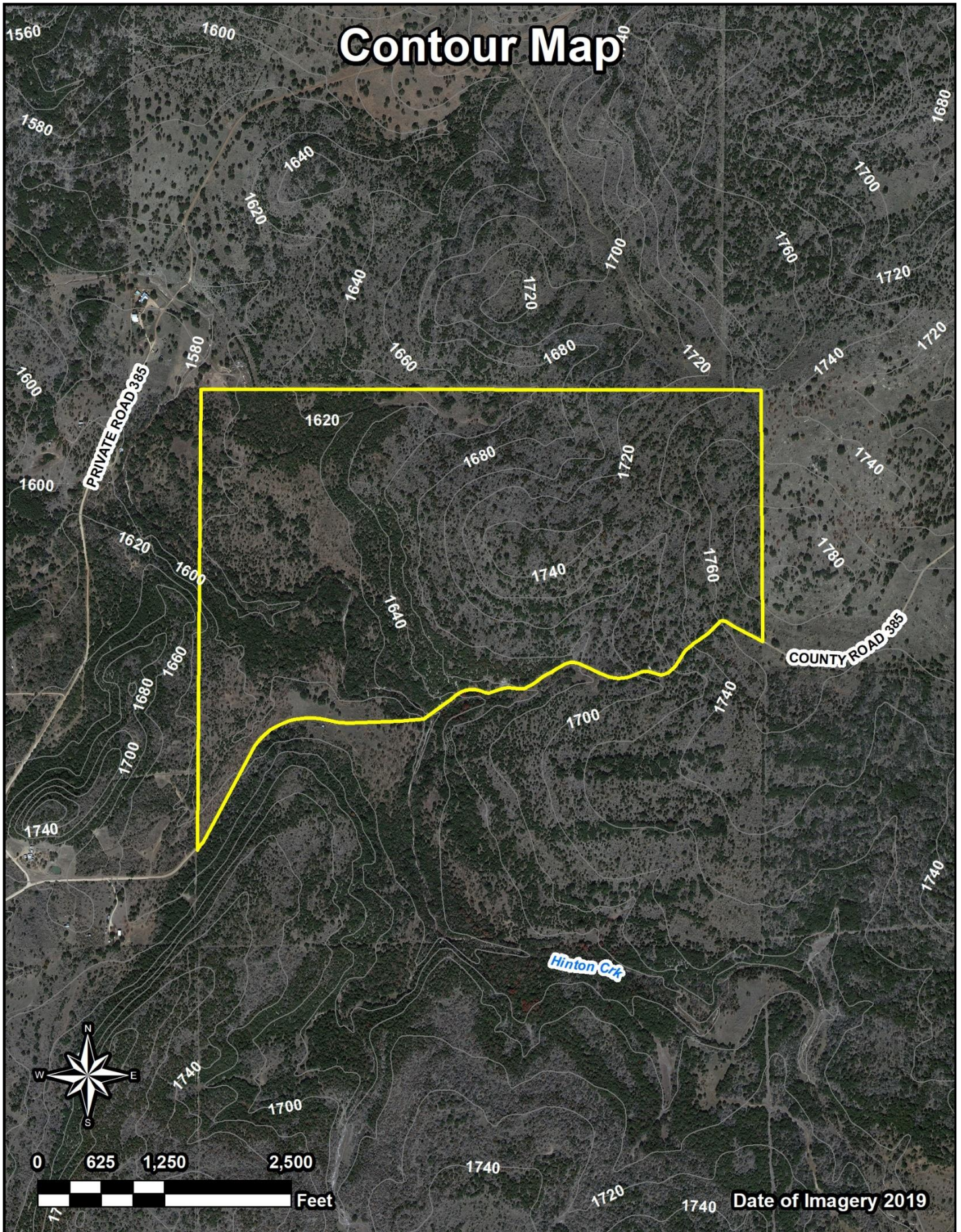
COUNTY ROAD 385



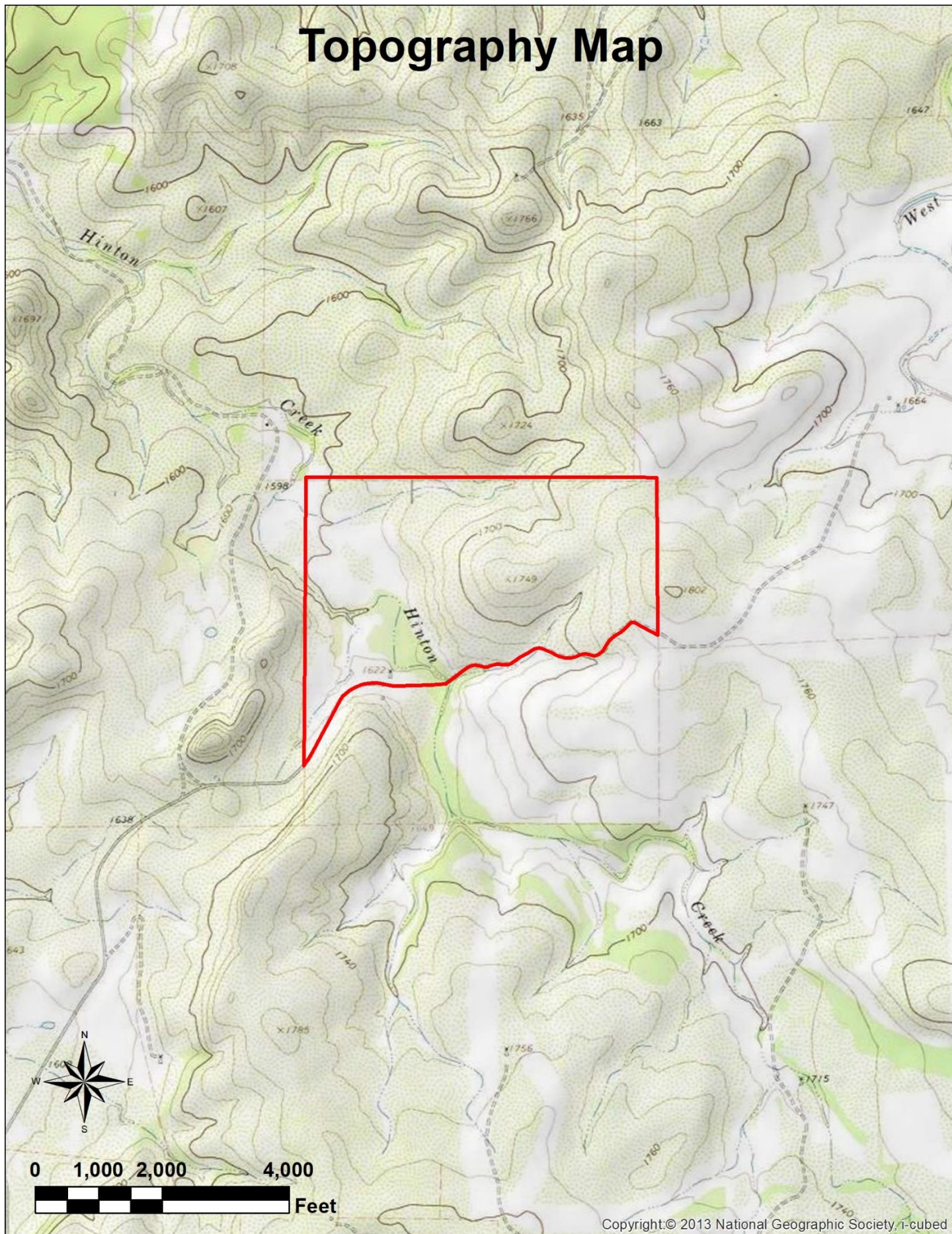
0 625 1,250 2,500
Feet

Date of Imagery 2019

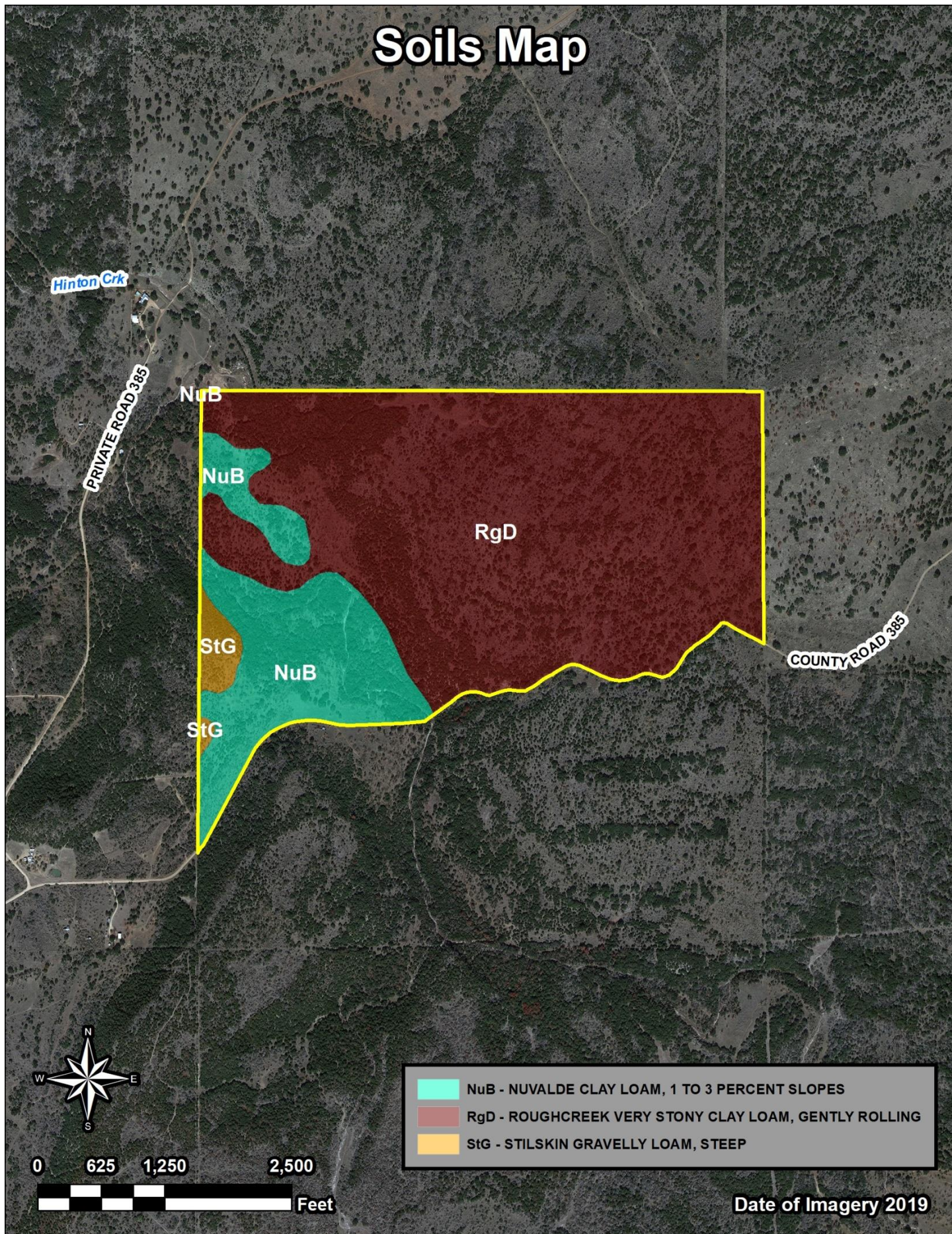
Contour Map



Topography Map



Soils Map



PHOTOS



PHOTOS





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 confidential 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 Kokel	216754	info@texag.com	(512)930-5258
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Michael Mays	0598690	info@texag.com	(512)930-8948
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

TexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626
Larry Kokel

Information available at www.trec.texas.gov

IABS 1-0 Date

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