

TEXAG Real Estate Services, Inc.  
404 W. 9<sup>th</sup> Street, Suite 201  
Georgetown, Texas 78626  
Phone: 512-930-5258  
Fax: 512-943-4539  
[www.texag.com](http://www.texag.com)



**BROKER:**

Larry D. Kokel – Cell 512-924-5717  
[info@texag.com](mailto:info@texag.com)

**PROPERTY FOR SALE:  
84.803 ACRES WILLIAMSON COUNTY, TEXAS  
1400 CR 153  
GEORGETOWN, TEXAS**

**LOCATION:**

Tract is located northeast of Georgetown being north of FM 971 and east of FM 1105. Land is 2.3 miles north of Weir or 2.5 miles south of Walburg on CR 153 and CR 156.

**LEGAL:**

84.803 acres out of the John Walker Survey, Abstract No. 688, Williamson County, Texas.

**FRONTAGE:**

± 3,200 feet along County Road 153 and ± 1,800 feet along County Road 156 in Georgetown, Texas.

**IMPROVEMENTS:**

Wood frame farm house having 1,684 SF constructed in 1930, per Williamson County appraisal district. Several metal barns. Improvements sold in "As-Is" condition with asking price being primarily represented in overall land component.  
HOUSE TO BE VIEWED DURING CONTRACT OPTION PERIOD.

**UTILITIES:**

Water: Jonah Water SUD- services neighborhood with 4" water lines along CR 153 and CR 156. Buyer is responsible for securing water meter(s). House is supplied water by private water well and septic.

**SCHOOL DISTRICT:**

Georgetown ISD

**TAXES:**

Currently under Agriculture Use 1-D-1 taxation (R040904: 83.803 Acres, R040907: 1.0 Acre).

Ag Assessed Value \$18,172

Annual Taxes ± \$609.40 year

Market Value 2021 \$1,006,341

**Future rollback taxes responsibility of Buyer. Estimated roll-back if conducted in 2022 is ± \$56,155 (subject to Buyer verification with taxing entities).**

**MINERALS:**

Current owners believed to have all minerals. Mineral's negotiable. 50' Enterprise pipeline easement per Document Memorandum # 2020-166415.

**LEASE:**

Property currently farmed and livestock grazing by Justin Merkord (part owner).

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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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**FLOOD PLAIN:**

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the tract does not contain land area within FEMA 100-year floodplain area.

**COMMENTS:**

The tract offers  $\pm$  3,200 feet along County Road 153 and  $\pm$  1,800 feet along County Road 156. About 6.0 miles northeast of Georgetown, Tx., 2.3 miles north of Weir or 2.5 miles south of Walburg. Land has  $\pm$  40 acres of pasture including areas of live oak, elm & cedar tree cover with  $\pm$  45 acres cultivated. Extensive county road frontage offering investor or user diversified division options. Excellent views to south and surrounding rolling country of Weir/Walburg country side. House could be utilized for weekend retreat or guest house for acreage estate. In expanding urban growth trend of area east of Georgetown. **Property restrictions imposed by Sellers are negotiable.**

**PRICE: \$2,544,090 (\$30,000/Acre)**

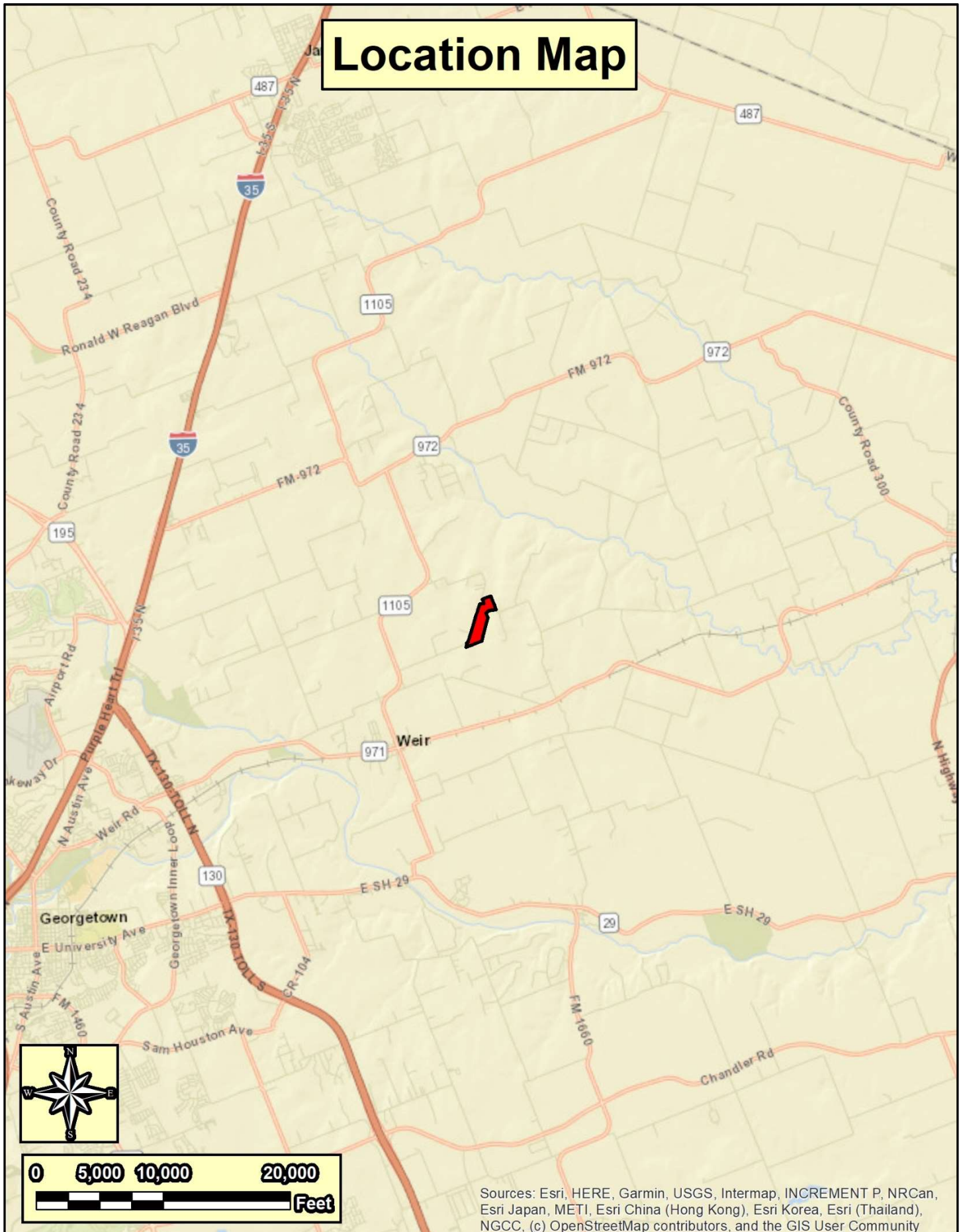
**COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.  
Commission to be earned and paid with acceptable contract at closing and funding.**

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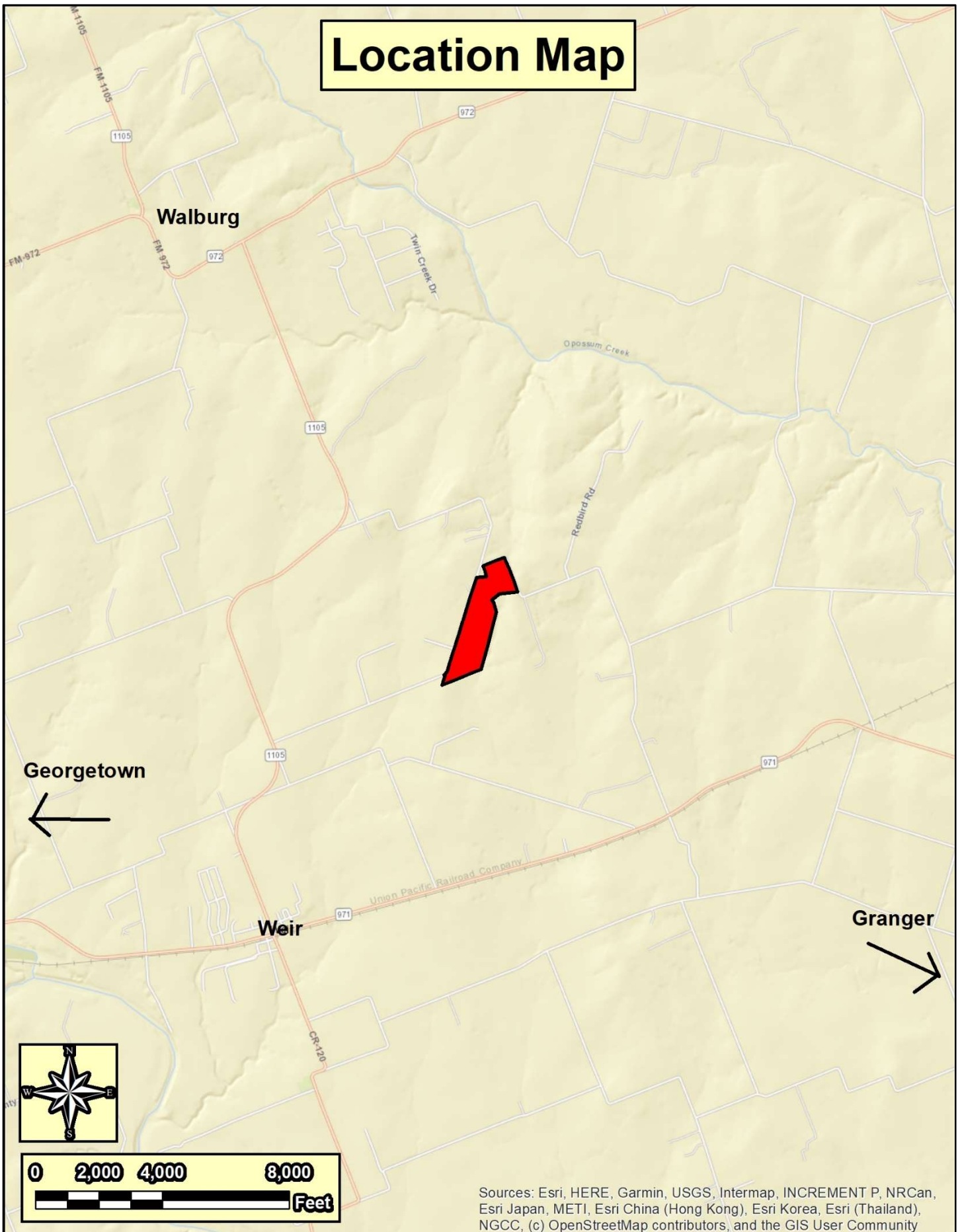
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# Location Map



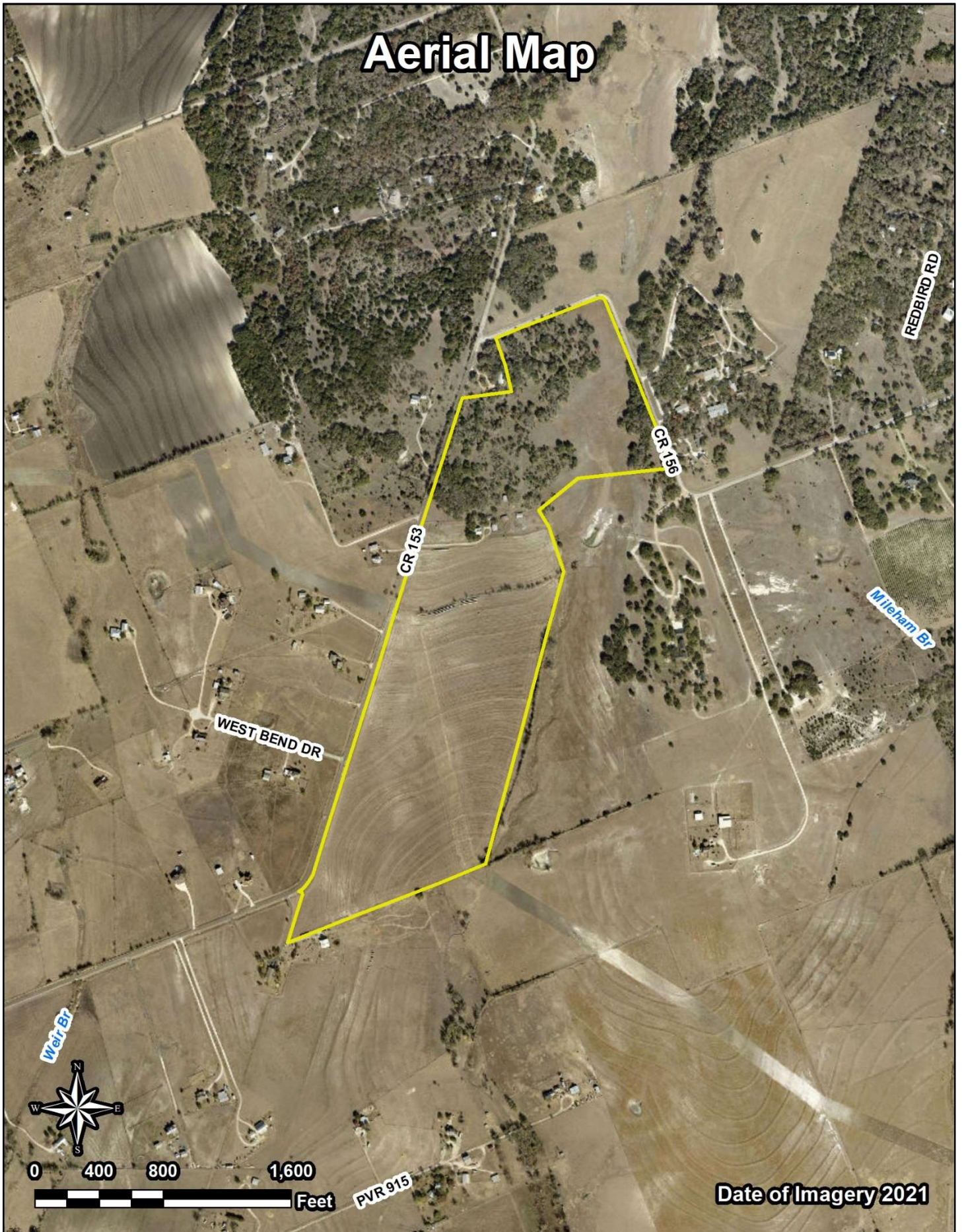
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# Location Map





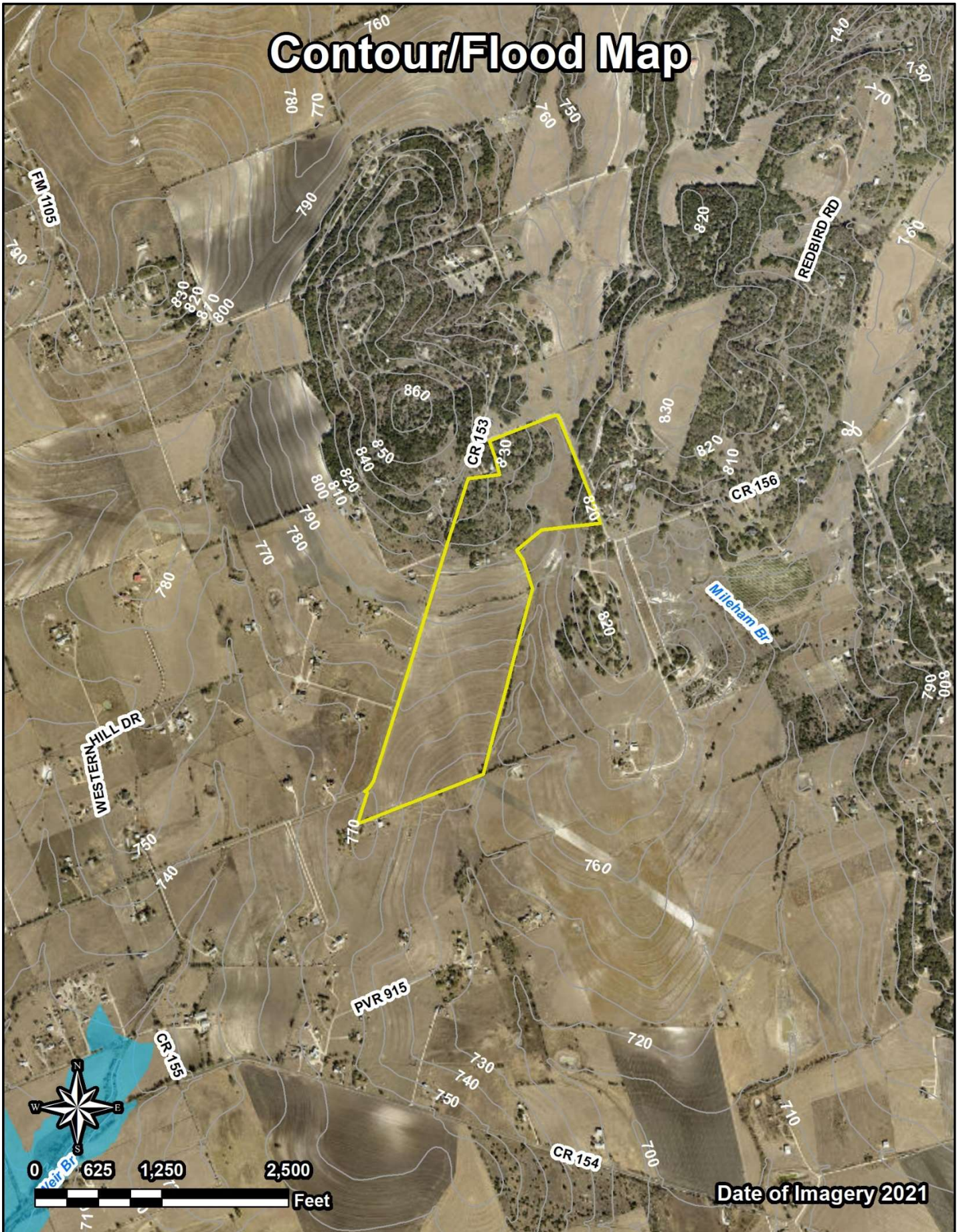
# Aerial Map



Date of Imagery 2021

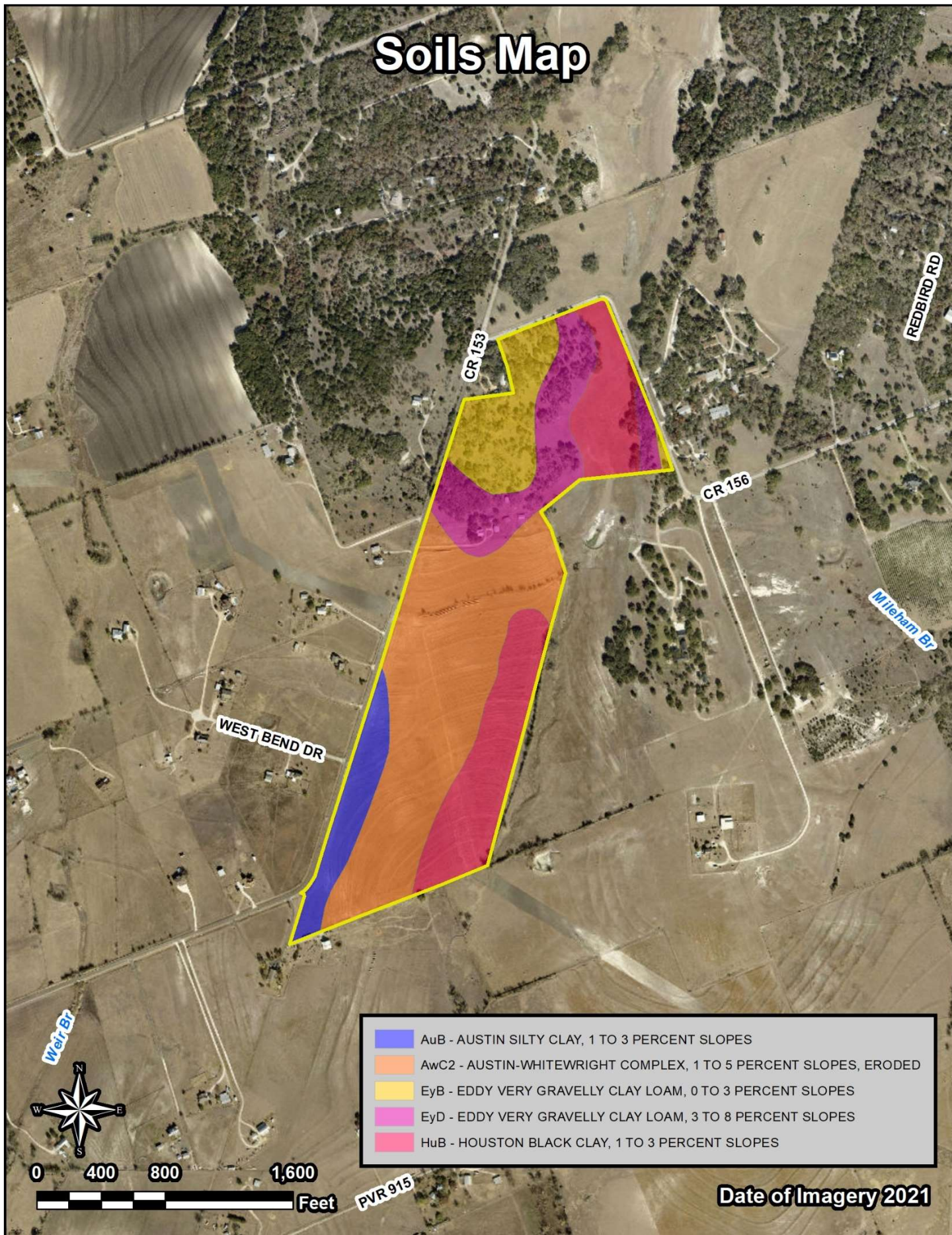


# Contour/Flood Map



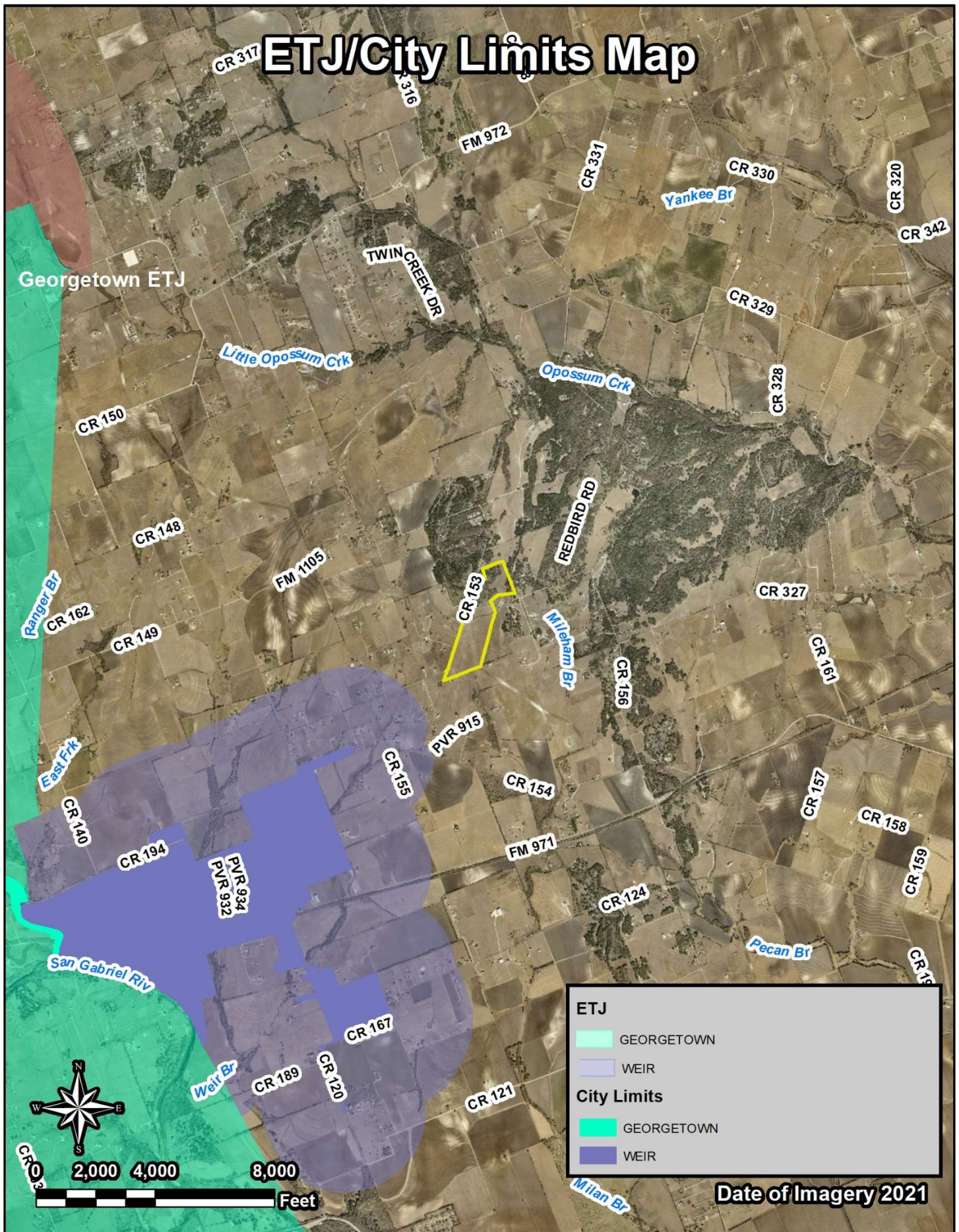


# Soils Map





# ETJ/City Limits Map

















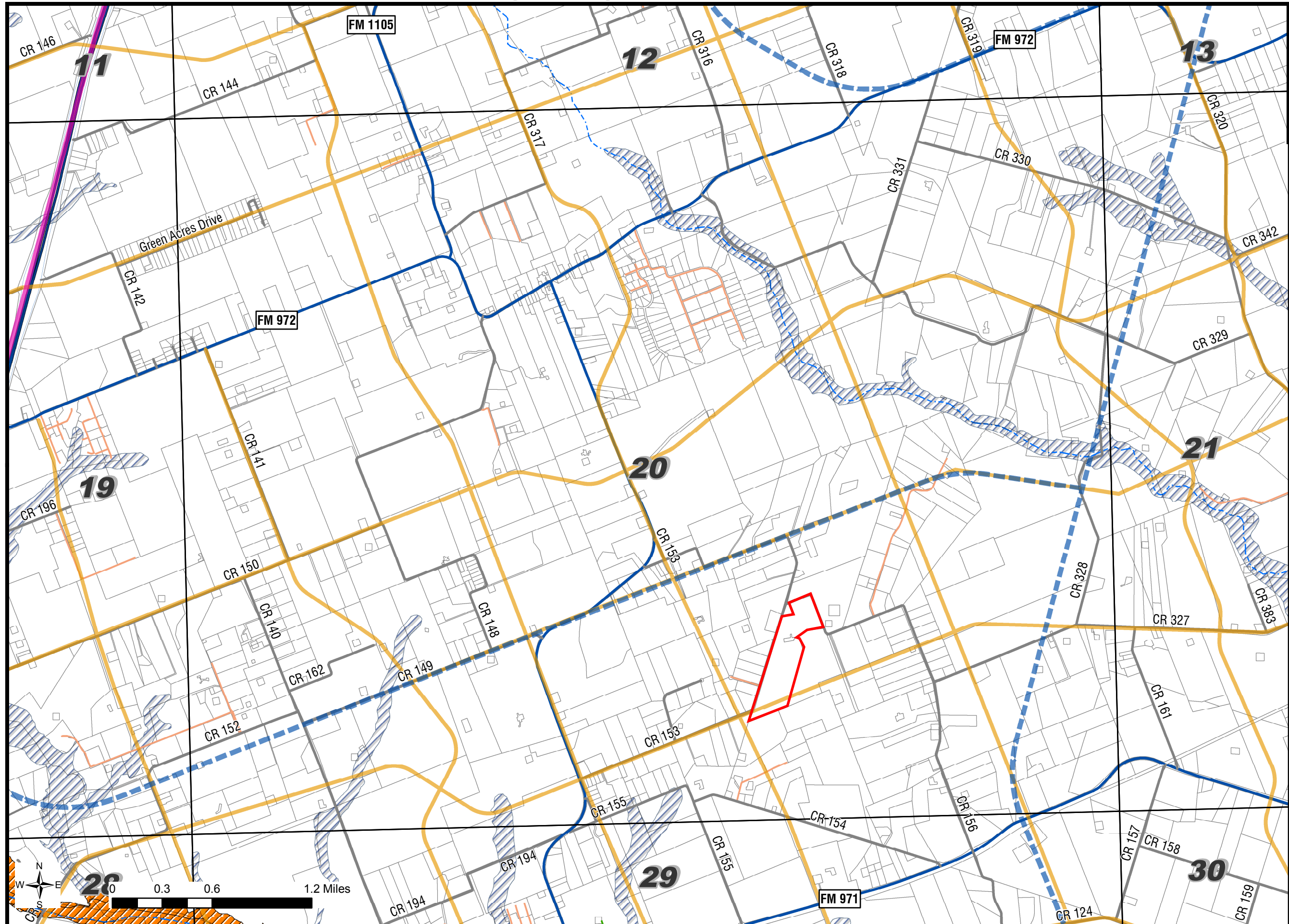
# Long Range Transportation Plan



## Legend

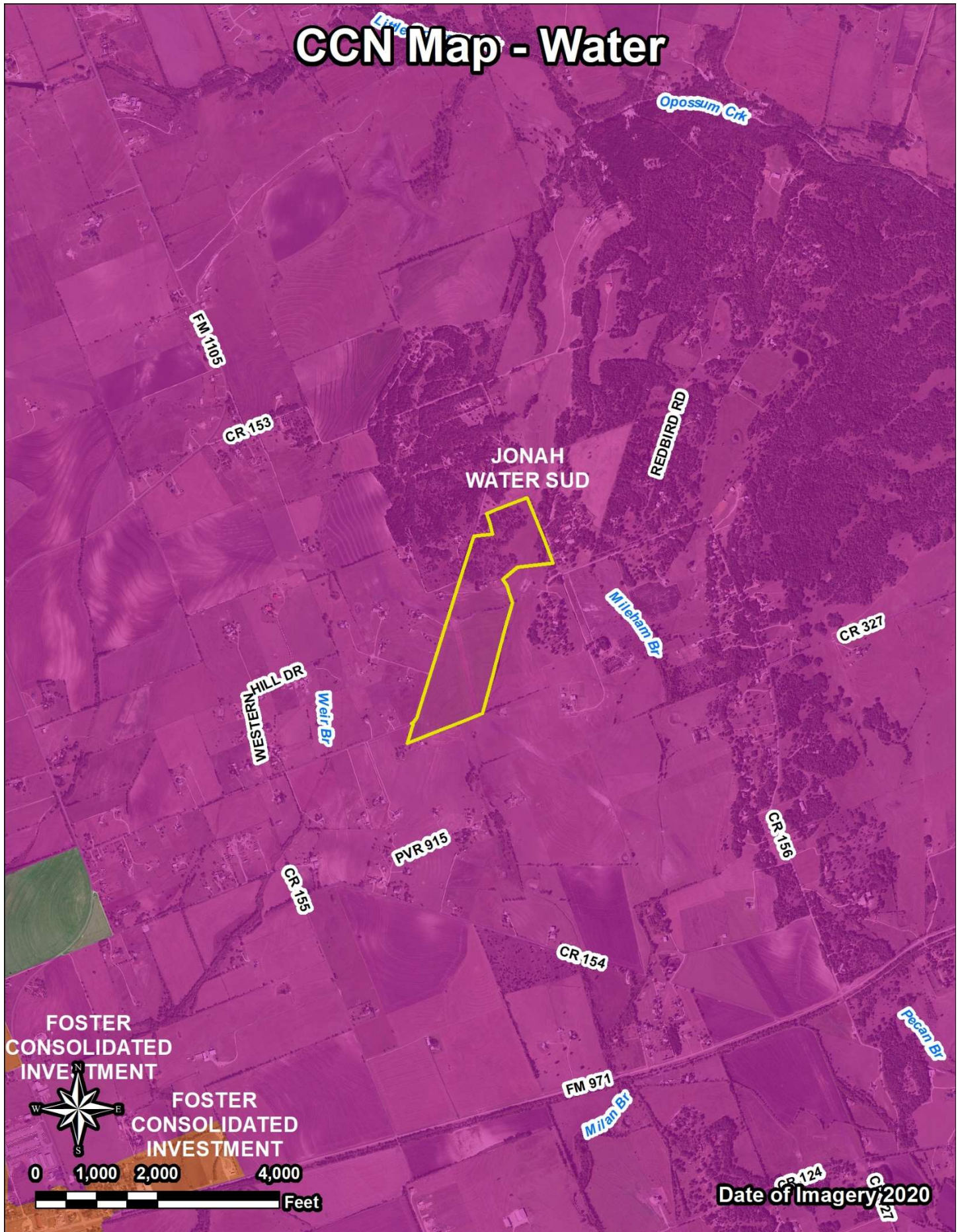
- |   |                                    |
|---|------------------------------------|
|    | Controlled<br>Access -<br>Proposed |
|    | Controlled<br>Access -<br>Existing |
|    | Proposed<br>Arterial<br>Plan       |
|    | State Road                         |
|  | County<br>Road                     |
|  | City Road                          |
|  | Private<br>Road                    |
|  | Parcels                            |
|  | Lake (>10<br>Acres)                |
|  | River                              |
|  | FEMA<br>Flood Zone<br>A            |
|  | FEMA<br>Flood Zone<br>AE           |

# 20

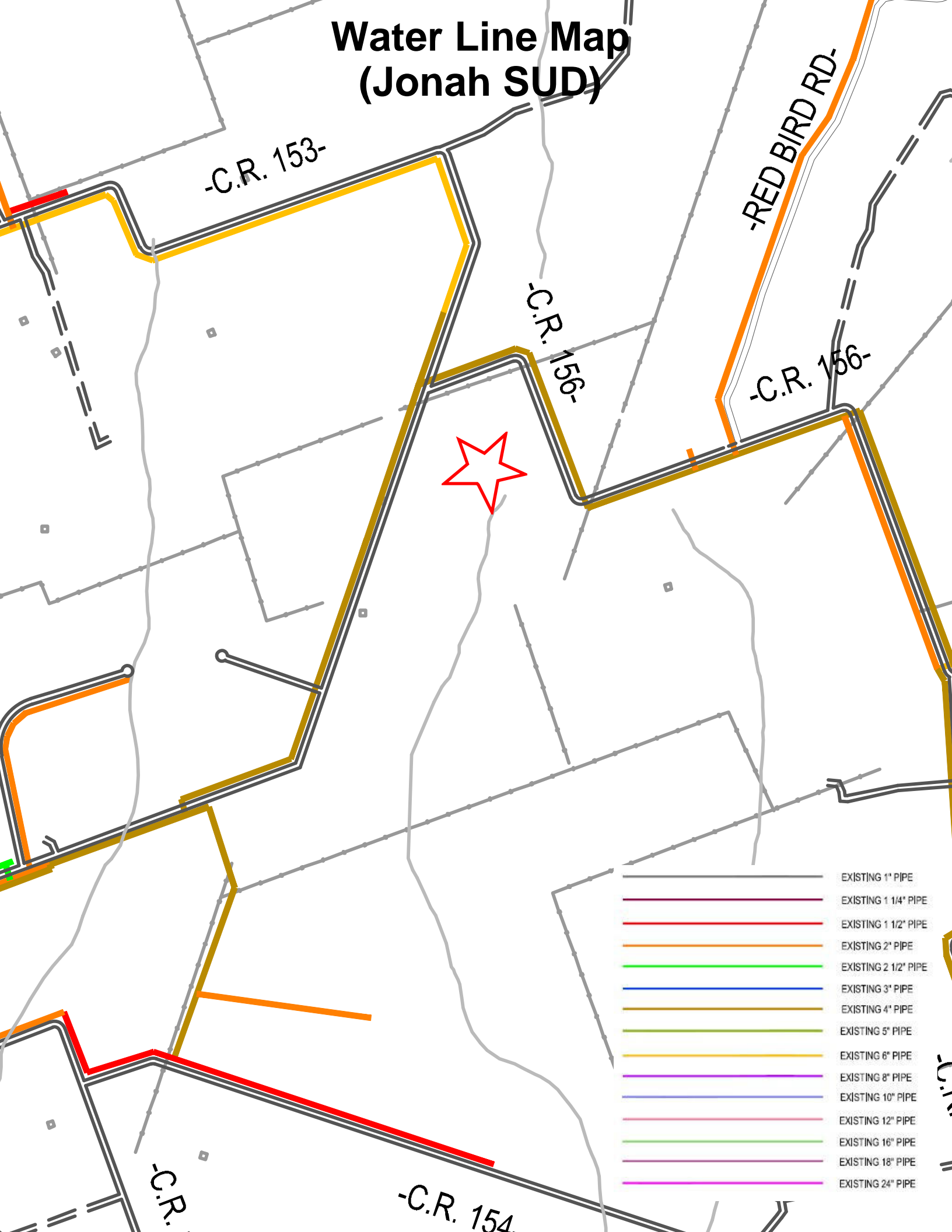




# CCN Map - Water

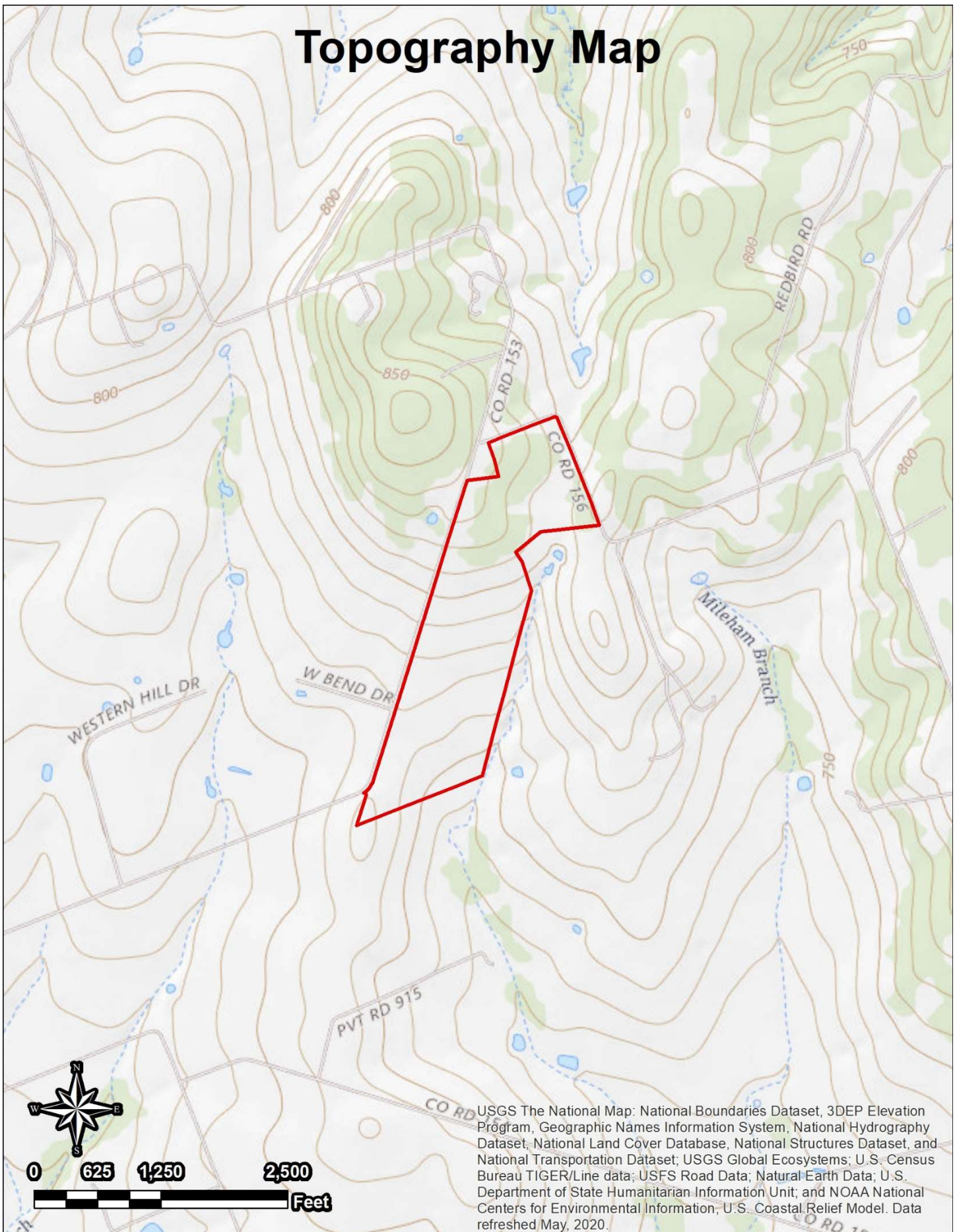


# Water Line Map (Jonah SUD)





# Topography Map



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.



Project: M2E3 LLC  
 Tract #: TX-WM-0097.00000  
 Williamson County, Texas

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S NUMBER.**

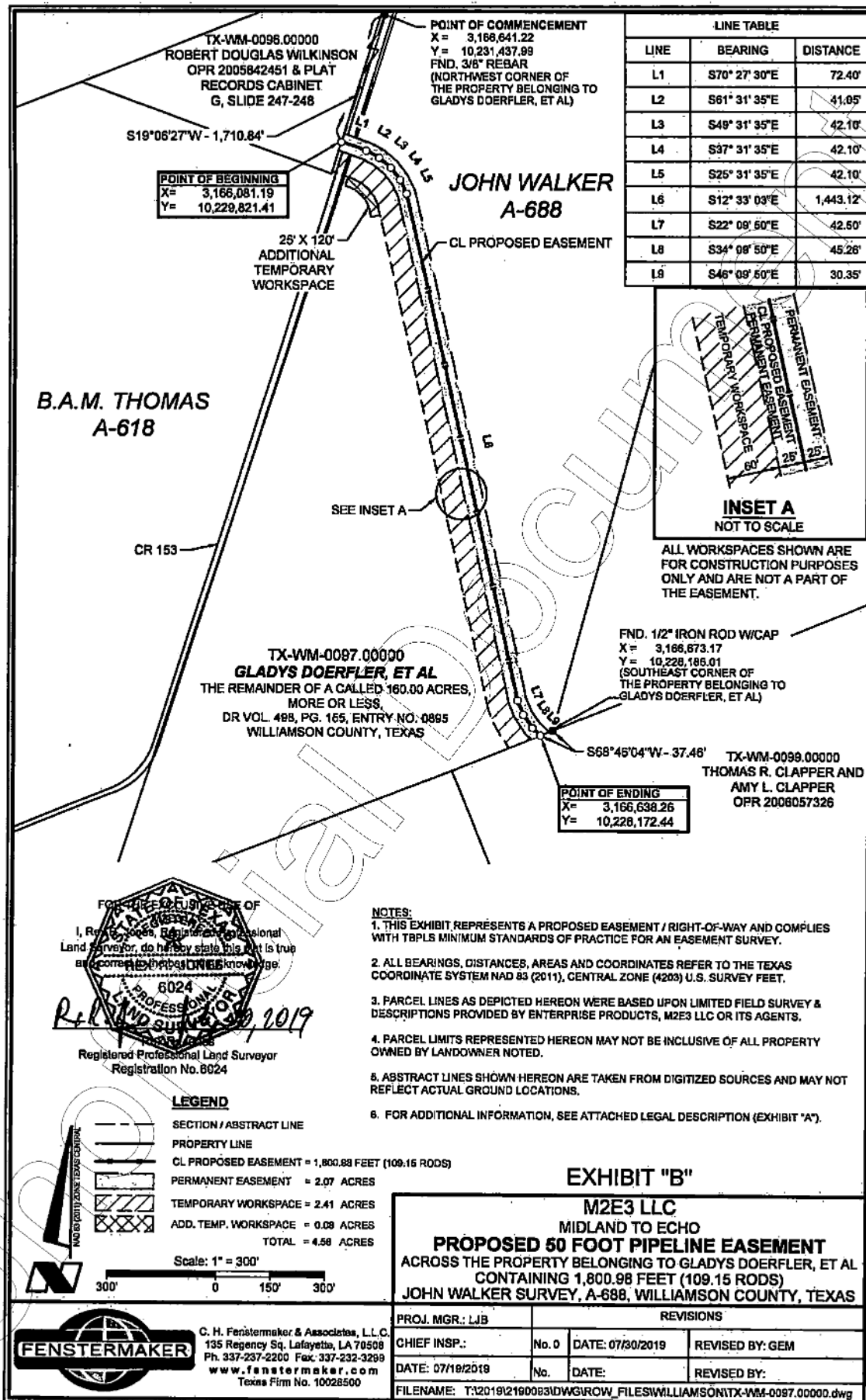
### MEMORANDUM OF PERMANENT EASEMENT AGREEMENT

THE STATE OF TEXAS                   §  
   §   KNOW ALL PERSONS BY THESE PRESENTS:  
 COUNTY OF WILLIAMSON           §

That the undersigned, **Gladys Doerfler**, whose address is 1400 County Road 153, Georgetown, Texas 78626, **Sheri Leonard**, whose address is 596 Apricot Drive, Kyle, Texas 78640, **Justin Merkord**, whose address is 105 County Road 153 Georgetown, Texas 78626, **Susan Wilson**, whose address is 824 West 6<sup>th</sup> Street, Taylor, Texas 76574, **Melissa Merkord**, whose address is P.O. Box 191, Weir, Texas 78674, **Spencer Merkord**, whose address is 1075 Oasis CT, Southlake, Texas 76092, and **Jacob Merkord**, whose address is 2009 Pennsylvania Ave., Unit 1, Austin, Texas 78702, (hereinafter, collectively referred to as "Grantor", whether one or more), its successors and assigns, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has entered into a Permanent Easement Agreement, herein referred to as the "Easement," with **M2E3 LLC**, a Texas limited liability company, whose mailing address is P. O. Box 4324, Houston, Texas, 77210-4324 (hereinafter called "Grantee"), its successors and assigns, granting and conveying to Grantee those certain permanent and temporary easements, which are more particularly described and depicted on the attached Exhibits "A" and "B" attached hereto and incorporated herein for all intents and purposes.

This Memorandum of Permanent Easement Agreement (the "Memorandum") may be executed in several counterparts, each of which shall be an original of this Memorandum but all of which, taken together, shall constitute one and the same Memorandum and be binding upon the parties who executed any counterpart, regardless of whether it is executed by all parties named herein.

All prospective assignees, mortgagees or other parties claiming some interest or acquiring some interest by, through, or under any of the above-mentioned parties are put on notice of the priority of the Easement and the terms and provisions thereof and can contact the parties to determine the terms and provisions thereof.



Enterprise Products  
③ 1100 Louisiana St Rm 11.91  
Houston TX 77002

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2020166415

ESMT Fee: \$69.00  
12/29/2020 12:37 PM

OSALINAS

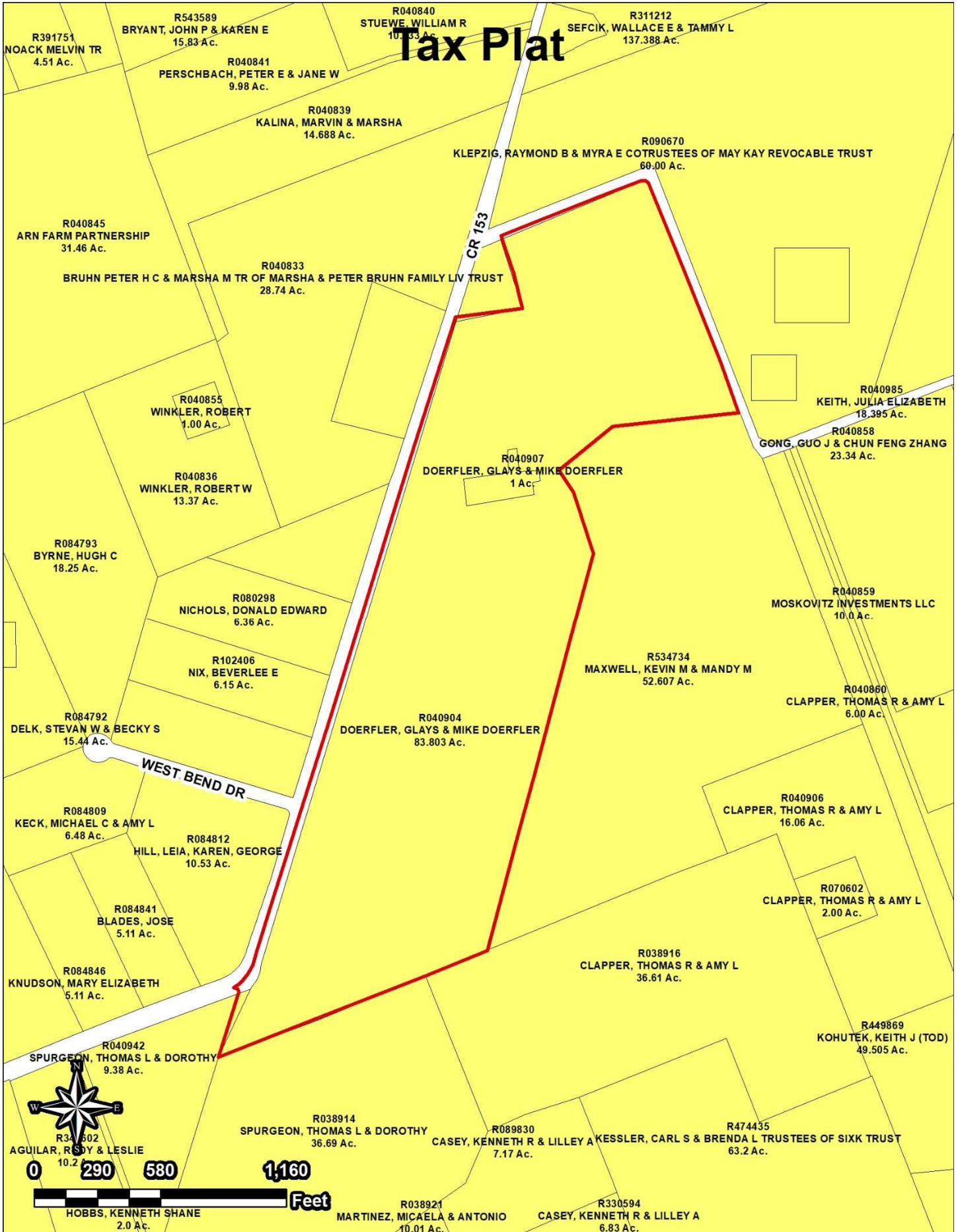


*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

Unofficial Document

# Tax Plat







## 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.

<b>TEXAG REAL ESTATE SERVICES, INC.</b>	<b>368153</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>LARRY D. KOKEL</b>	<b>0216754</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

Property	Owner	Property Address	Tax Year	2021 Market Value
R040904	DOERFLER, GLADYS & MIKE DOERFLER	1400 CR 153, GEORGETOWN, TX 78626	2021	CERTIFIED \$874,149

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	AW0688 WALKER, J. SUR., ACRES 83.803
Neighborhood	G305M50H - E Gtown ISD Abstracts - Tracts Over 20 Acres
Account	R-20-0688-0000-0001
Related Properties	R040907, R534734
Map Number	2-0848

2021 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$874,149
Total Land Market Value	\$874,149
Total Market Value	\$874,149
Agricultural Use	\$18,172
Timber Use	\$0
Total Appraised Value	\$0
Homestead Cap Loss	-\$0
Total Assessed Value	\$18,172

2021 OWNER INFORMATION

Owner Name	DOERFLER, GLADYS & MIKE DOERFLER
Owner ID	O0438393
Exemptions	Agriculture Use
Percent Ownership	100%
Mailing Address	1400 CR 153 GEORGETOWN, TX 78626-2028
Agent	-

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$18,172	0	0
F03- Wmsn ESD #6		\$0	\$18,172	0.1	0
GWl- Williamson CO		\$0	\$18,172	0.418719	0
RFM- Wmsn CO FM/RD		\$0	\$18,172	0.04	0
SGT- Georgetown ISD		\$0	\$18,172	1.3071	0
TOTALS			1.865819		

Improvement square footage on this page is NOT representative of leasable area utilized for income valuation of commercial properties. For that data please contact our office.

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Improved Pasture I	D1 - Qualified AG Use	No	\$79,901	\$1,111	\$0	7.660000 acres
2 - Native Pasture I	D1 - Qualified AG Use	No	\$233,060	\$760	\$0	22.343000 acres
3 - Dry Crop II	D3 - Dry Crop Or Farmland	No	\$561,188	\$16,301	\$0	53.800000 acres
TOTALS						3,650,459 Sq. ft / 83.803000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$0	\$0	\$1,028,782	\$12,999	\$12,999	\$0	\$12,999
2019	\$0	\$0	\$0	\$860,992	\$16,145	\$16,145	\$0	\$16,145
2018	\$0	\$0	\$0	\$779,703	\$22,675	\$22,675	\$0	\$22,675
2017	\$0	\$0	\$0	\$779,703	\$23,858	\$23,858	\$0	\$23,858
2016	\$0	\$0	\$0	\$646,373	\$32,523	\$32,523	\$0	\$32,523

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/3/2010	DOERFLER, CHRIS & GLADYS	DOERFLER, GLADYS & MIKE DOERFLER	10-0235-CP4	
	VETERANS LAND BOARD OF TEXAS	DOERFLER, CHRIS & GLADYS	-	498/155

Property	Owner	Property Address	Tax Year	2021 Market Value
R040907	DOERFLER, GLADYS & MIKE DOERFLER	1400 CR 153, GEORGETOWN, TX 78626	2021	CERTIFIED \$132,192

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Residential
Legal Description	AW0688 WALKER, J. SUR., ACRES 1.0
Neighborhood	G305M50H - E Gtown ISD Abstracts - Tracts Over 20 Acres
Account	R-20-0688-000H-0001
Related Properties	R040904
Map Number	2-0848

2021 VALUE INFORMATION

Improvement Homesite Value	\$121,761
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$121,761
Land Homesite Value	\$10,431
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$10,431
Total Market Value	\$132,192
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$132,192
Homestead Cap Loss	-\$5,077
Total Assessed Value	\$127,115

2021 OWNER INFORMATION

Owner Name	DOERFLER, GLADYS & MIKE DOERFLER
Owner ID	O0438393
Exemptions	Homestead, Tax Code 11.13(c) Exemption
Percent Ownership	100%
Mailing Address	1400 CR 153 GEORGETOWN, TX 78626-2028
Agent	-

2021 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$127,115	0	0
F03- Wmsn ESD #6		\$0	\$127,115	0.1	0
GWI- Williamson CO	HS, OA	\$95,000	\$32,115	0.418719	228
RFM- Wmsn CO FM/RD	HS	\$3,000	\$124,115	0.04	23
SGT- Georgetown ISD	HS, OA	\$38,000	\$89,115	1.3071	0
TOTALS			1.865819		

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2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1	State Code		Homesite	Total Main Area (Exterior Measured)		Market Value
-	E1 - Farm And Ranch Improvements-residence		Yes	1,684 Sq. Ft		\$121,761
RECORD	TYPE		YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area		1930	1,684	\$103,680	⌕ Details
	Class	R1 (R1 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	1972	Baths (Full, ½, ¾)	-	Foundation	PB (Pier/beam)
	Adjustment %	55%	Heat and AC	CHCA	Int. Finish	-
	Roof Style	GBL	Fireplaces	-	Ext. Finish	AS
2	Open Porch		-	224	\$3,448	⌕ Details
	Class	R1 (R1 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, ½, ¾)	-	Foundation	-
	Adjustment %	55%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
3	Carport		-	400	\$2,463	⌕ Details
	Class	R1 (R1 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, ½, ¾)	-	Foundation	-

	Adjustment %	55%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
4	Out Bldg		-	-	\$1,200	<a href="#">Details</a>
	Class	-	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, ½, ¾)	-	Foundation	-
	Adjustment %	100%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
5	Open Porch		-	128	\$1,970	<a href="#">Details</a>
	Class	R1 (R1 - SINGLE FAMILY RESIDENCE)	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, ½, ¾)	-	Foundation	-
	Adjustment %	55%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-
6	Site Improvement		-	1	\$9,000	<a href="#">Details</a>
	Class	-	Bedrooms	-	Flooring	-
	Eff. Year Built	-	Baths (Full, ½, ¾)	-	Foundation	-
	Adjustment %	100%	Heat and AC	-	Int. Finish	-
	Roof Style	-	Fireplaces	-	Ext. Finish	-

### 2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	E1 - Farm And Ranch Improvements-residence	Yes	\$10,431	\$0	\$0	1.000000 acres
<b>TOTALS</b>						<b>43,560 Sq. ft / 1.000000 acres</b>

### VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$103,251	\$12,308	\$115,559	\$0	\$0	\$115,559	\$0	\$115,559
2019	\$119,974	\$10,274	\$130,248	\$0	\$0	\$130,248	\$0	\$130,248
2018	\$113,307	\$9,304	\$122,611	\$0	\$0	\$122,611	\$0	\$122,611
2017	\$112,177	\$9,304	\$121,481	\$0	\$0	\$121,481	\$0	\$121,481
2016	\$103,130	\$7,713	\$110,843	\$0	\$0	\$110,843	\$0	\$110,843

### SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/3/2010	DOERFLER, CHRIS & GLADYS	DOERFLER, GLADYS & MIKE DOERFLER	10-0235-CP4	
	VETERANS LAND BOARD OF TEXAS	DOERFLER, CHRIS & GLADYS	-	498/155

