

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-943-4539
Fax: 512-930-5348
www.texag.com



BROKER:

Larry D. Kokel – Cell 512-924-5717
info@texag.com

PROPERTY FOR SALE:
312.158 ACRES WILLIAMSON COUNTY, TEXAS
11255 FM 112
THRALL, TEXAS

LOCATION:

Tract is located south of Thrall being south of HWY 79 and along west of FM 112. Land is 8.7 miles southeast of Taylor or 6.0 miles southwest of Thorndale.

LEGAL:

312.158 acres out of the W. West Survey, Abstract No. 656, Williamson County, Texas.

FRONTAGE:

± 3,300 feet along FM 112 and ± 2,900 feet along County Road 471 in Thrall, Texas.

IMPROVEMENTS:

Farm building of little to no value.

UTILITIES:

Water: Manville SUD

SCHOOL DISTRICT:

Thrall ISD

TAXES:

Currently under Agriculture Use 1-D-1 taxation (R006942).

Ag Assessed Value \$95,833

Annual Taxes ± \$1,251.68 year

Market Value 2021 \$1,166,79

Future rollback taxes responsibility of Buyer. Estimated roll-back if conducted in 2022 is ± \$61,799 (subject to Buyer verification with taxing entities).

MINERALS:

Current owners believed to have all minerals. Seller will reserve all minerals and reserve commercial water rights, subject to final negotiated contract.

LEASE:

Farm & ranch by family.

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

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 contains ± 277 acres (89%) within FEMA 100-year floodplain area.

COMMENTS:

The tract offers ± 3,300 feet along FM 112 and ± 2,900 feet along County Road 471. About 8.7 miles southeast of Taylor, Tx., 6.0 miles southwest of Thorndale. Fertile cultivated land in Brushy Creek bottom. Excellent estate homesite potential on CR 471 with elevated views and tree cover. Potential for homesite off FM 112 in area of old homestead subject to floodplain and elevation review. **Deed restrictions for 25 years stating, “No mobile homes being a manufactured home requiring titling or statement of ownership through TDHCA (Texas Department of Housing and Community Affairs) shall be moved onto Property. The Property shall not be utilized as a recreational vehicle (RV) park, nor shall a recreational vehicle be utilized as a permanent residence.”** Property can be readily viewed from FM 112 and CR 417. Call Broker to arrange site visit with prior notice. Cultivated land planted to cotton & corn.

PRICE: \$3,901,975 (\$12,500 /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.**

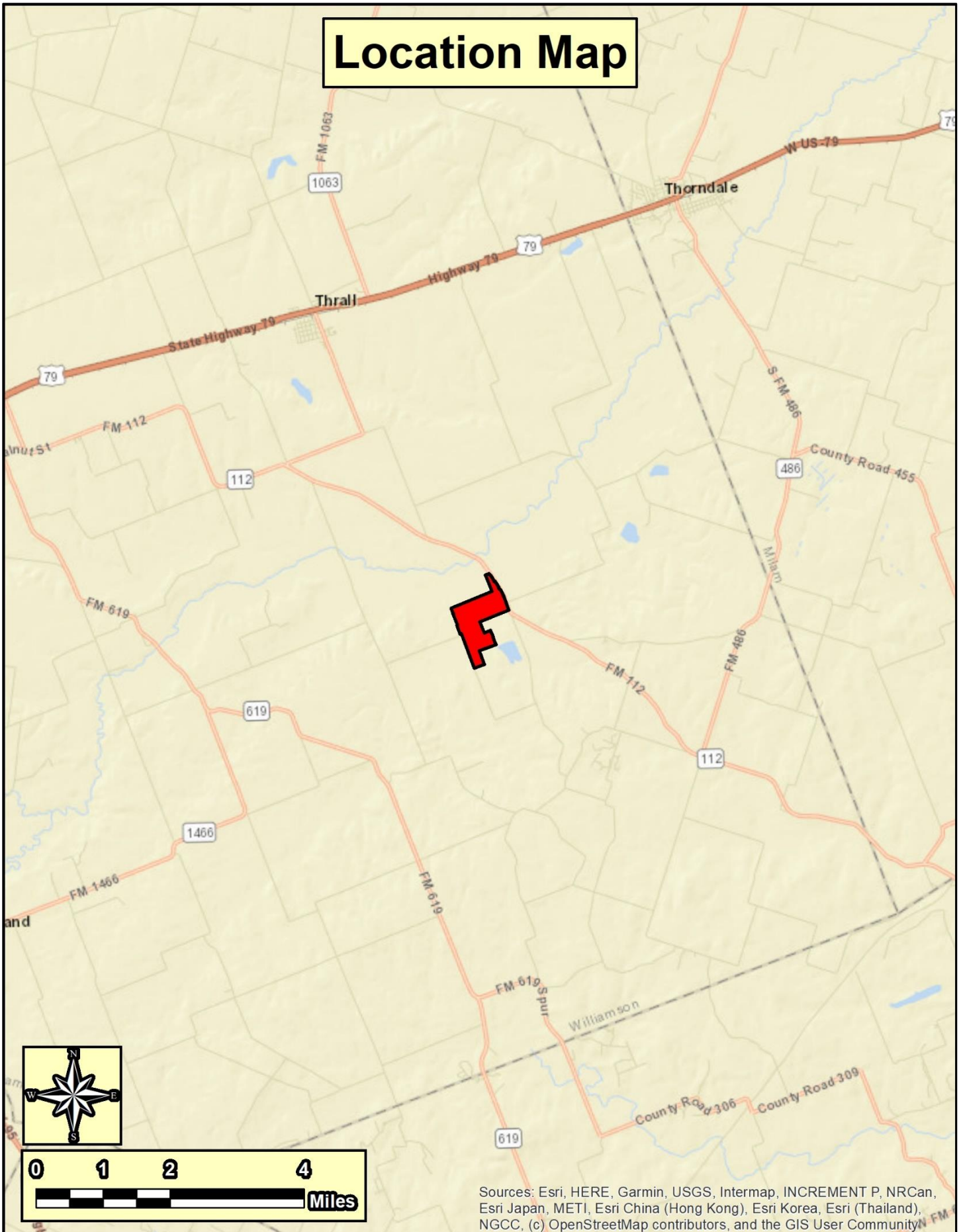
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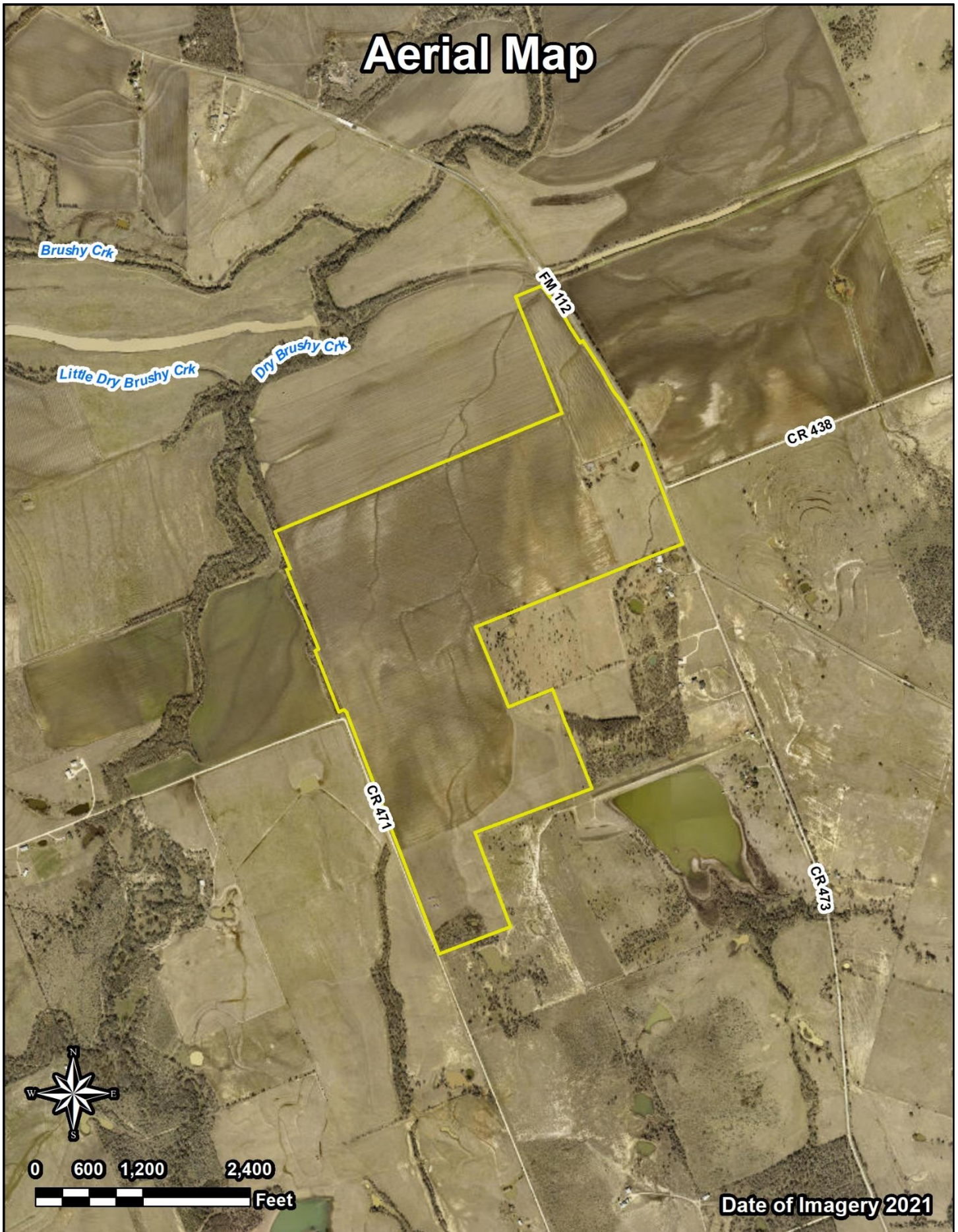
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map

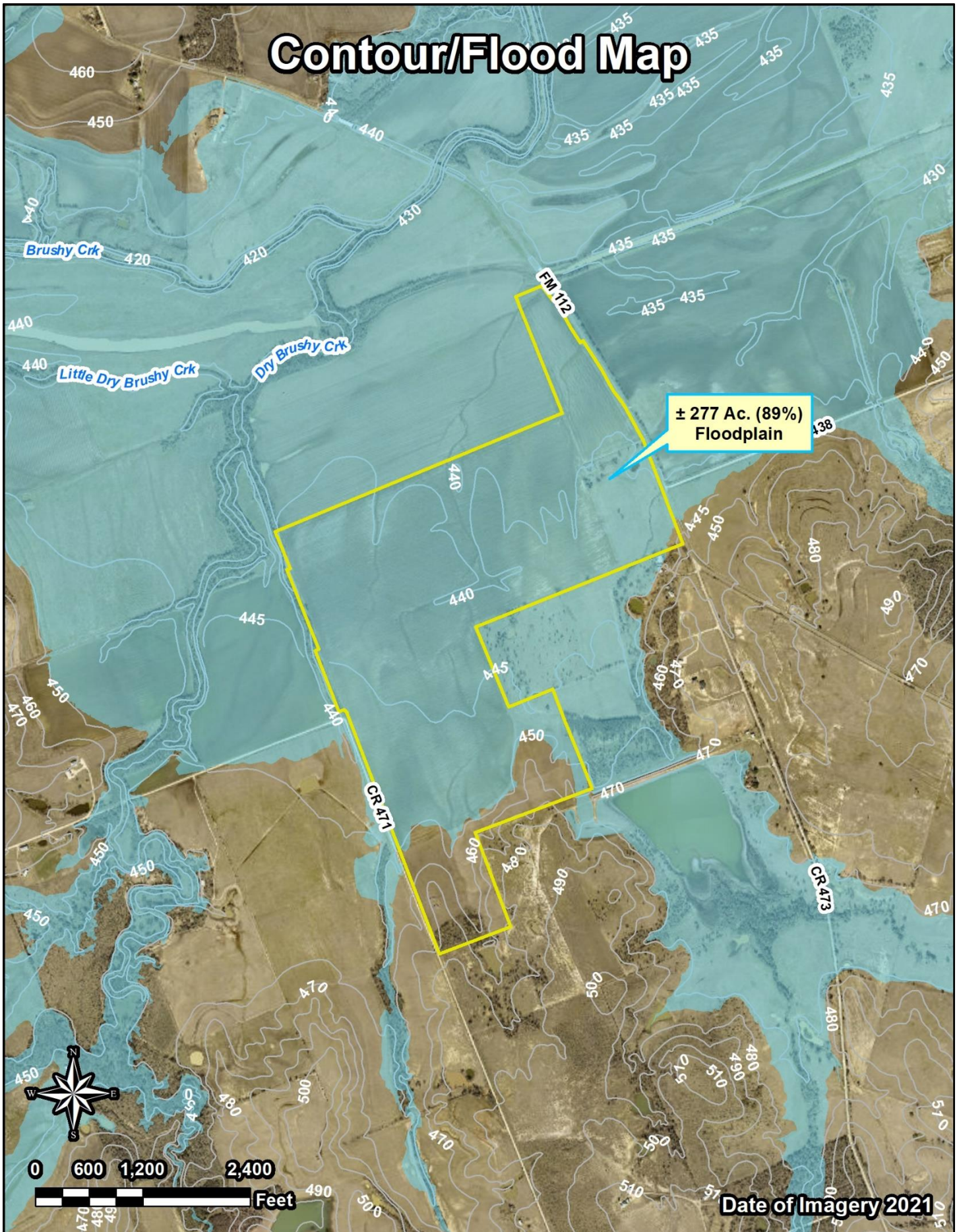


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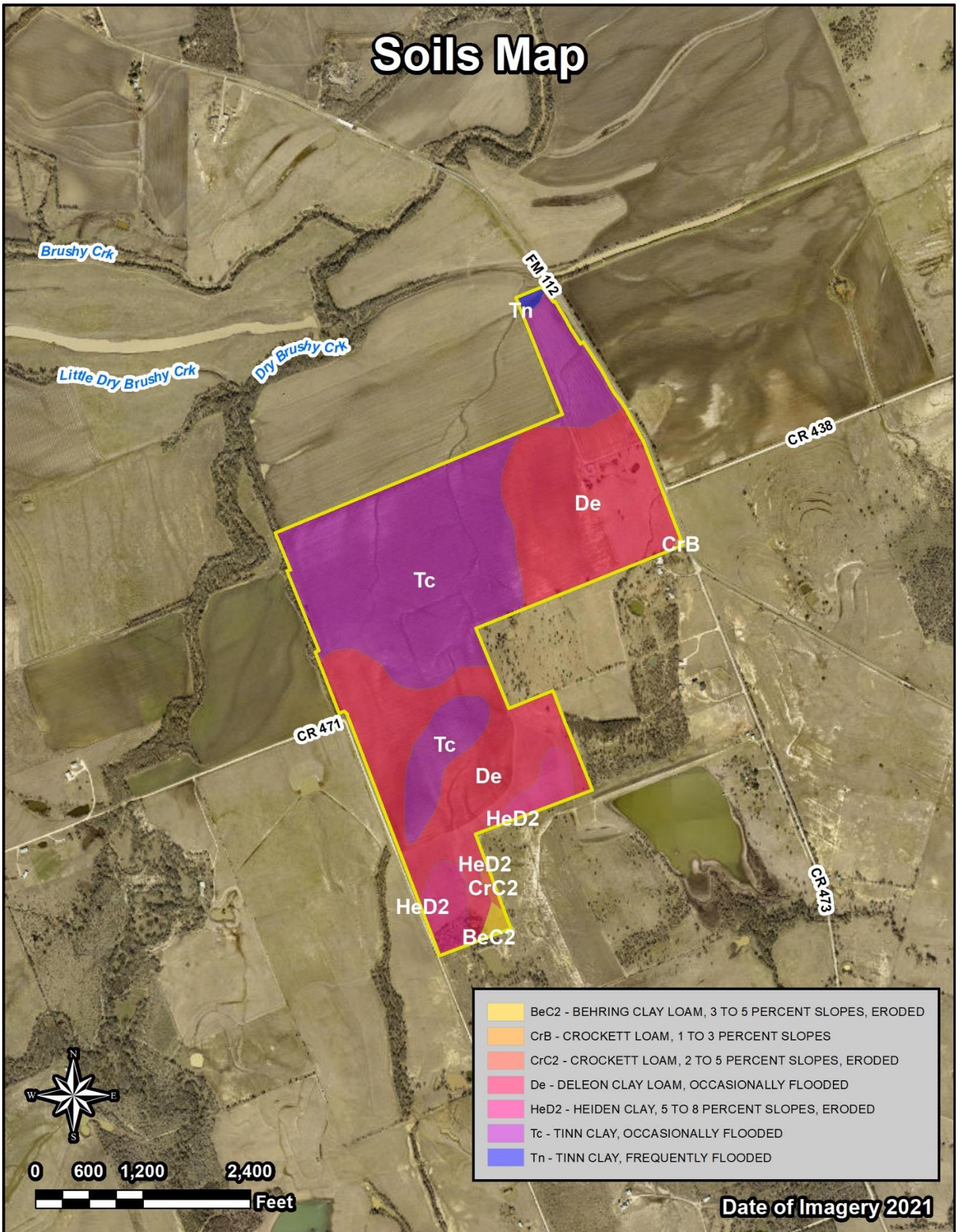
Aerial Map



Contour/Flood Map



Soils Map



CITY OF
THRALL

CCN Map - Water

Long Br

CR 435

CR 436

Holynok Crk

CR 433

CR 424

CR 434

CR 438

Brushy Crk

Little Dry Brushy Crk

FM 112

CR 438

CR 450

CR 451

CR 440

CR 471

CR 492

Dry Brushy Crk

MANVILLE WSC

CR 479

FM 619

CR 498

CR 470

CR 472

CR 473

CR 477

CR 480

CR 474

CR 475

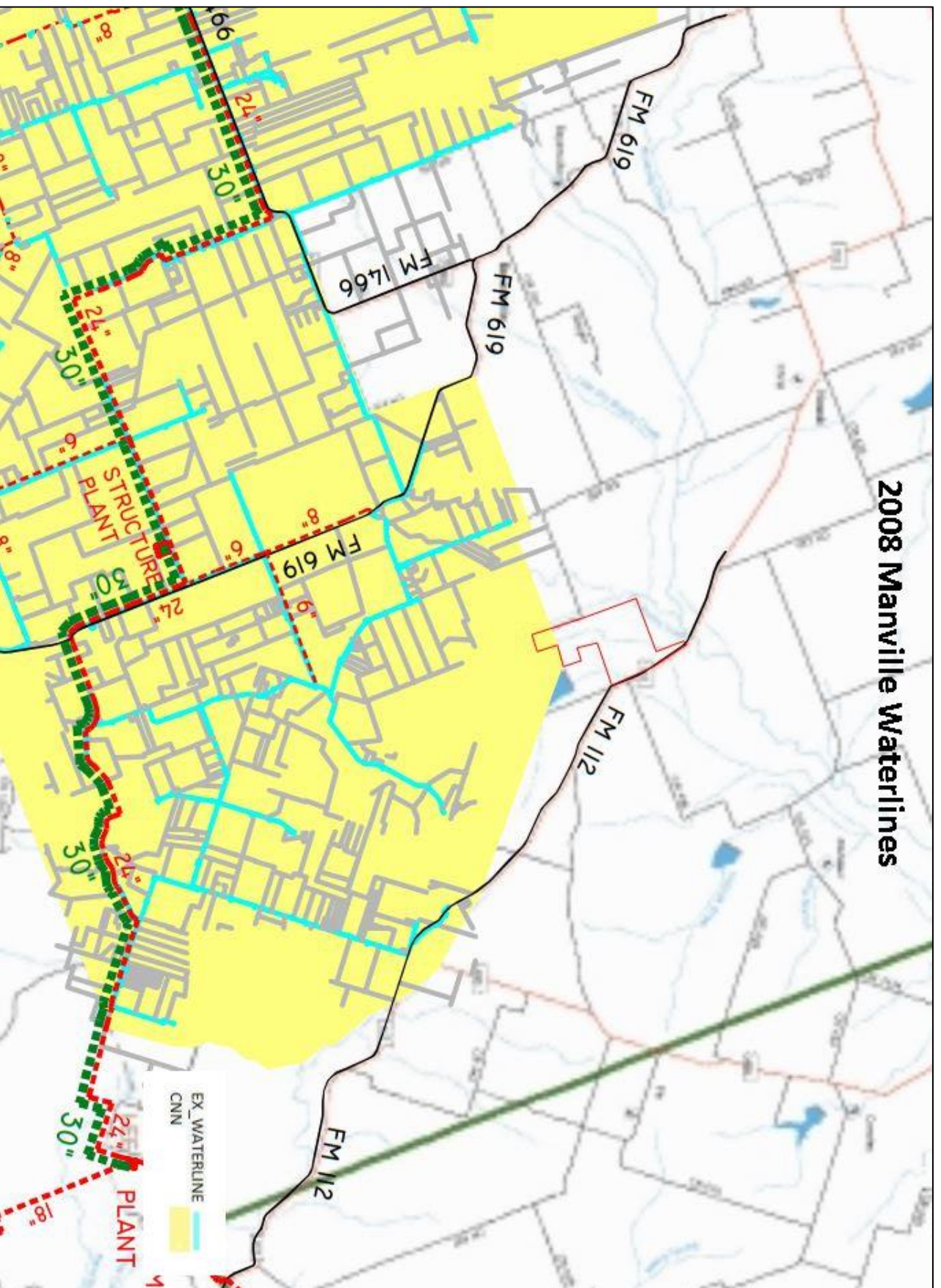
CR 481



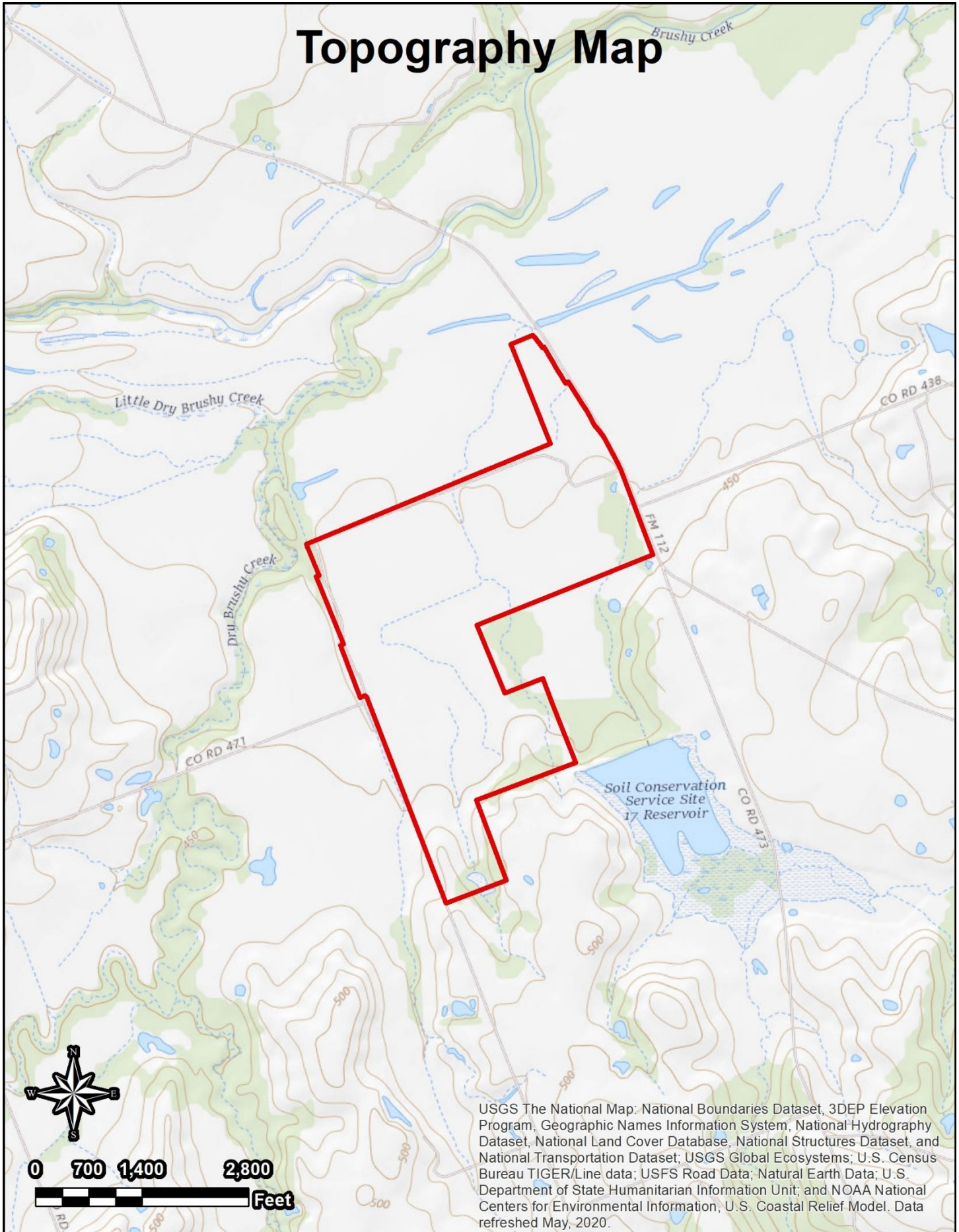
0 2,000 4,000 8,000 Feet

Date of Imagery 2021

2008 Manville Waterlines

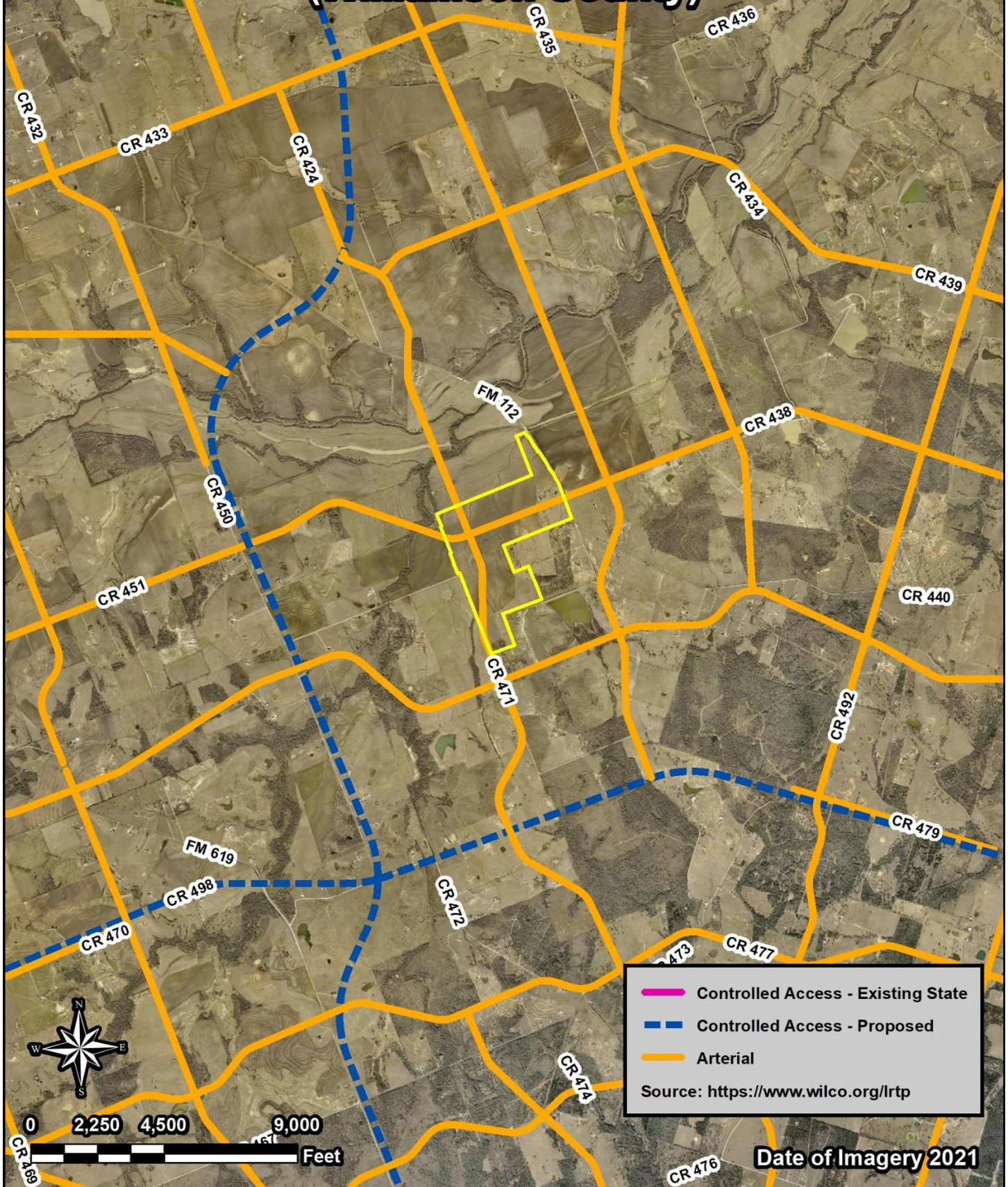


Topography Map

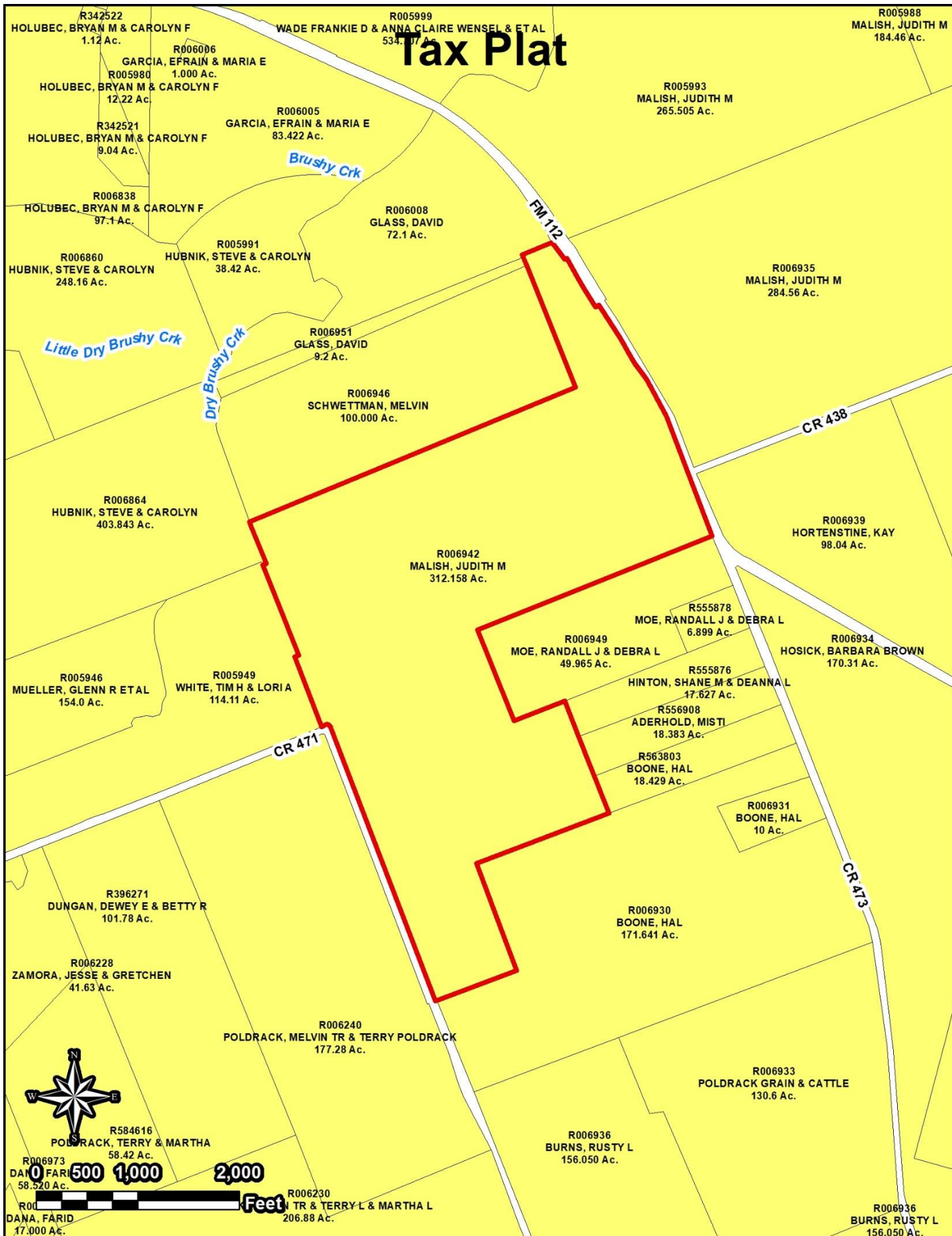


USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS 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.

Long Range Transportation Plan (Williamson County)



Tax Plat



Property
R006942

Owner
MALISH, JUDITH M

Property Address
11255 FM 112, THRALL, TX 76578

Tax Year
2021

CERTIFIED

2021 Market Value
\$1,169,209

2021 GENERAL INFORMATION

Property StatusActive

Property TypeLand

Legal DescriptionAW0656 AW0656 - West, W. Sur., ACRES 312.158

NeighborhoodX003LLLI - Thrall ISD Vacant Lnd/Abst

AccountR-01-0656-0000-0015

Related PropertiesR555876, R555878, R556908, R563803

Map Number7-4644,7-4654,7-3844,7-3854

2021 OWNER INFORMATION

Owner NameMALISH, JUDITH M

Owner IDO0623030

ExemptionsAgriculture Use

Percent Ownership100%

Mailing Address631 COUNTY ROAD 445 TAYLOR, TX 76574-5635

Agent-

2021 VALUE INFORMATION

Improvement Homesite Value\$0

Improvement Non-Homesite Value\$2,500

Total Improvement Market Value\$2,500

Land Homesite Value\$0

Land Non-Homesite Value\$0

Land Agricultural Market Value\$1,166,709

Total Land Market Value\$1,166,709

Total Market Value\$1,169,209

Agricultural Use\$95,833

Timber Use\$0

Total Appraised Value\$2,500

Homestead Cap Loss-\$0

Total Assessed Value\$98,333

Print
Property
Information

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	\$98,333	0	0
 F10- Wmsn ESD #10		\$0	\$98,333	0.1	0
 GWI- Williamson CO		\$0	\$98,333	0.418719	0
 RFM- Wmsn CO FM/RD		\$0	\$98,333	0.04	0
 STH- Thrall ISD		\$0	\$98,333	1.2897	0
 W13- Lower Brushy Creek WC&ID		\$0	\$98,333	0.02	0
TOTALS				1.868419	

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 IMPROVEMENTS

⌕ Expand/Collapse All

Improvement #1State CodeHomesiteTotal Main Area (Exterior Measured)Market Value

-D2 - Farm Buildings Excluding HomesteadNo-\$2,500

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Out Bldg	-	-	-	⌕ Details
	Class -	Bedrooms -		Flooring -	
	Eff. Year Built -	Baths (Full, 1/2, 3/4) -		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 - Dry Crop l	D3 - Dry Crop Or Farmland	No	\$1,166,709	\$95,833	\$0	312.158000 acres
TOTALS						13,597,602 Sq. ft / 312.158000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$2,375	\$0	\$2,375	\$1,038,541	\$64,617	\$66,992	\$0	\$66,992
2019	\$2,500	\$0	\$2,500	\$1,052,946	\$84,907	\$87,407	\$0	\$87,407
2018	\$2,500	\$0	\$2,500	\$811,611	\$127,048	\$129,548	\$0	\$129,548
2017	\$2,500	\$53,166	\$55,666	\$806,237	\$112,744	\$168,410	\$0	\$168,410
2016	\$2,500	\$46,265	\$48,765	\$816,658	\$184,525	\$233,290	\$0	\$233,290

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
6/7/2018	MALISH, ELTON & JUDY	MALISH, JUDITH M	-	
12/1/2006	PUMPHREY, RUBY NELLE ESTATE	MALISH, ELTON & JUDY	2006105767	
10/17/2005	PUMPHREY RUBY NELLE TRUST	PUMPHREY, RUBY NELLE ESTATE	2005083497	
10/10/1997	PUMPHREY, RUBY NELLE	PUMPHREY RUBY NELLE TRUST	9756597	
7/14/1994	PUMPHREY HENRY & RUBY	PUMPHREY, RUBY NELLE	-	LETTER/ADMINISTRATION
	PUMPHREY, HENRY	PUMPHREY HENRY & RUBY	-	



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.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

LARRY D. KOKEL

Designated Broker of Firm

368153

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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