

TEXAG Real Estate Services, Inc.
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Phone: 512-930-5258
Fax: 512-930-5348
www.texag.com



BROKER:

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

**PROPERTY FOR SALE:
72.707 ACRES WILLIAMSON COUNTY, TEXAS
FM 112
THRALL, TEXAS**

LOCATION:

Tract is located south of Thrall being south of FM 112 and east of FM 619. Land is 5.7 miles east of Taylor or 7.0 miles southwest of Thorndale.

LEGAL:

72.707 acres out of the H White Survey, Abstract No. 647, Williamson County, Texas.

FRONTAGE:

Access easement road being \pm 12 feet along south side of FM 112 in Thrall, Texas.

IMPROVEMENTS:

None

UTILITIES:

Water: Manville Water SUD

SCHOOL DISTRICT:

Thrall ISD

TAXES:

Currently under Agriculture Use 1-D-1 taxation (R006873).

Ag Assessed Value \$16,861

Annual Taxes \pm \$220.88 year

Market Value 2021 \$430,872

Future rollback taxes responsibility of Buyer. Estimated roll-back if conducted in 2022 is \pm \$23,259 (subject to Buyer verification with taxing entities).

MINERALS:

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

LEASE:

Farmed by family.

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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 contains \pm 10 acres (14%) of land area within FEMA 100-year floodplain area.

COMMENTS:

The tract offers access easement road being \pm 12 feet along south side of FM 112 in Thrall, Texas. About 5.7 miles east of Taylor, Tx., 7.0 miles southwest of Thorndale. Potential for great private estate homesite with diversified mix of cultivated wood and drainage having pond and lake potential. **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 has 12 foot easement access being the same road used for Noack-Zieschang Family Cemetery (Christ Lutheran Church Noack). Call Larry Kokel to arrange an appointment to visit land.

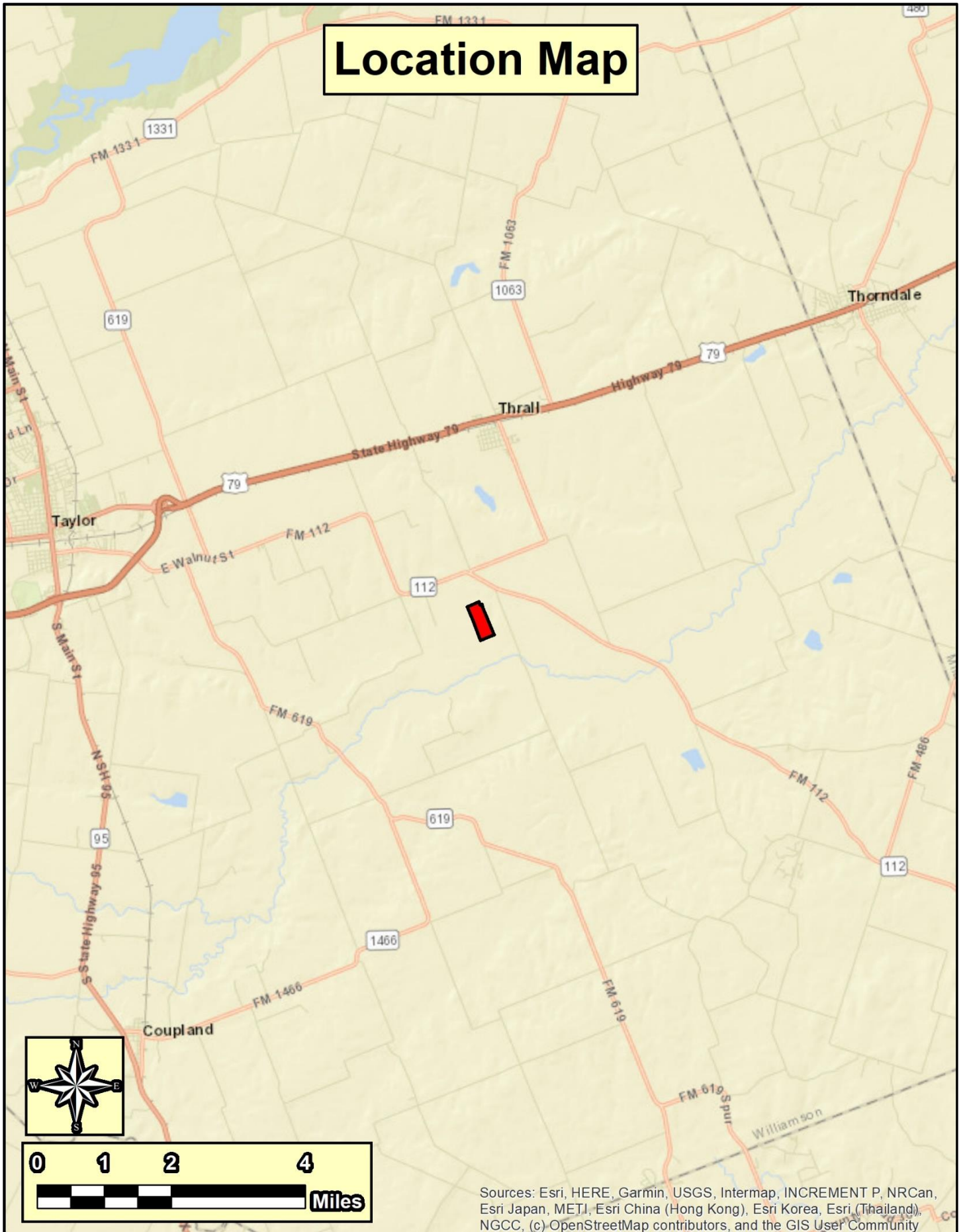
PRICE: \$981,500 (\$13,500 /Acre)

**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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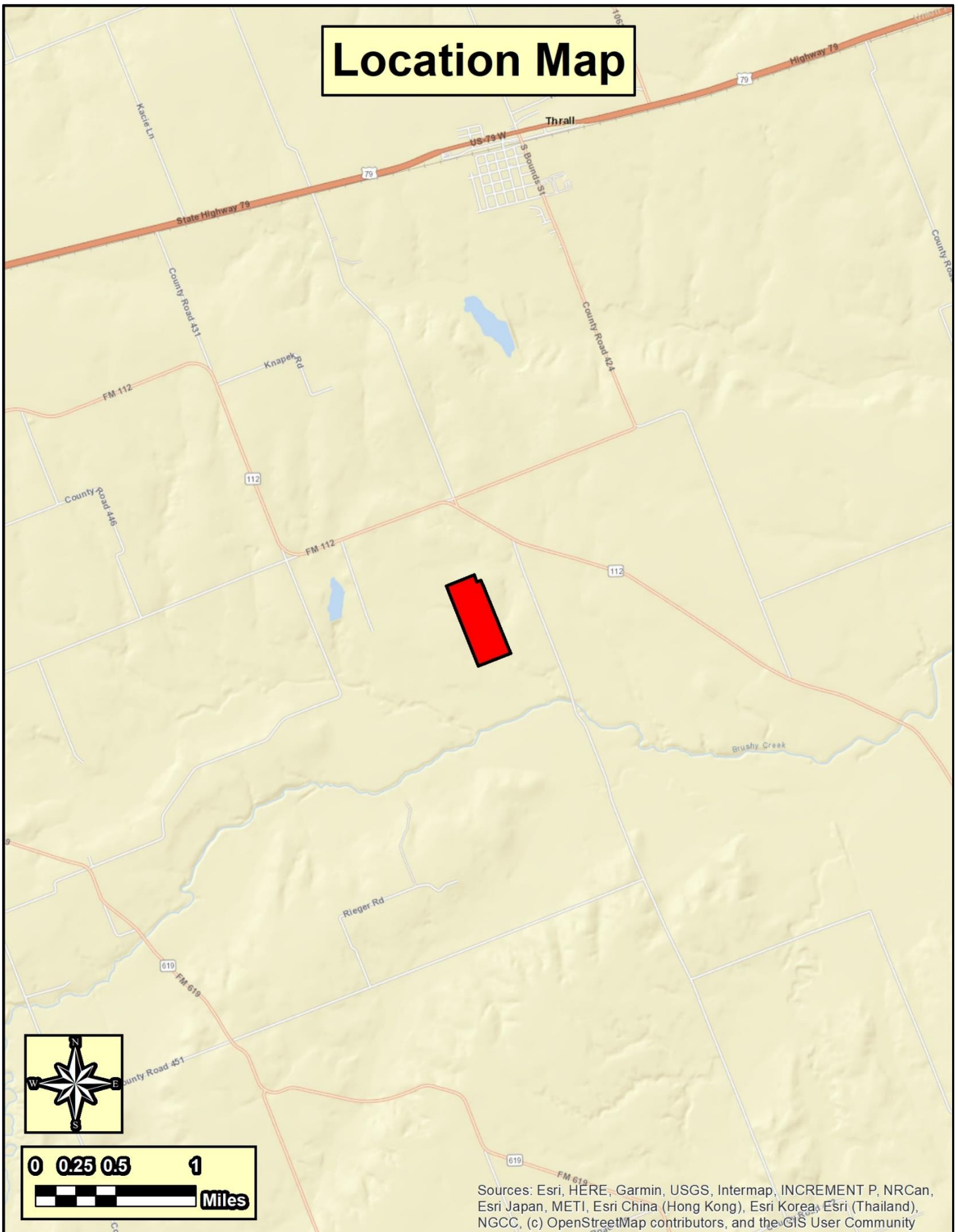
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Location Map



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



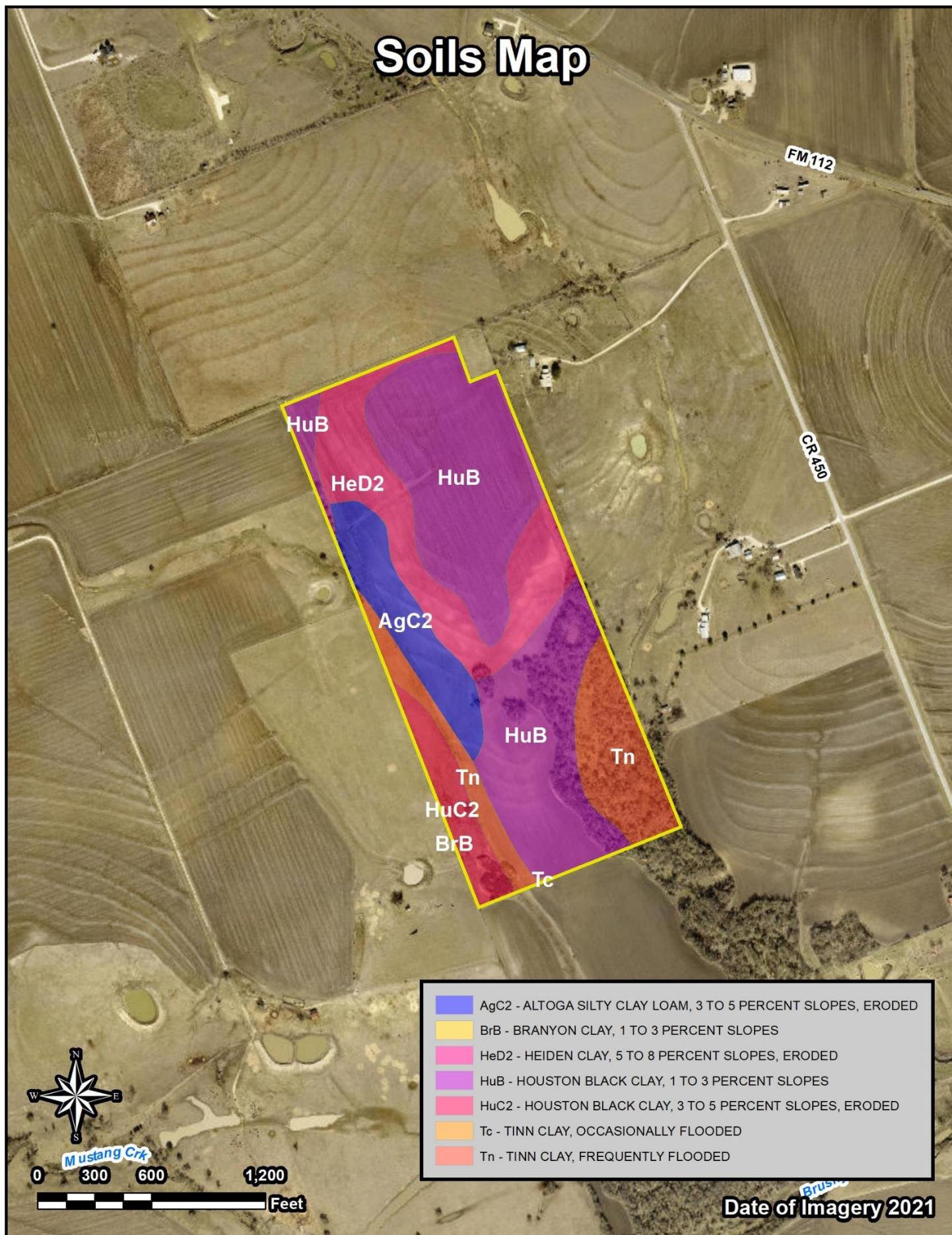
Contour/Flood Map



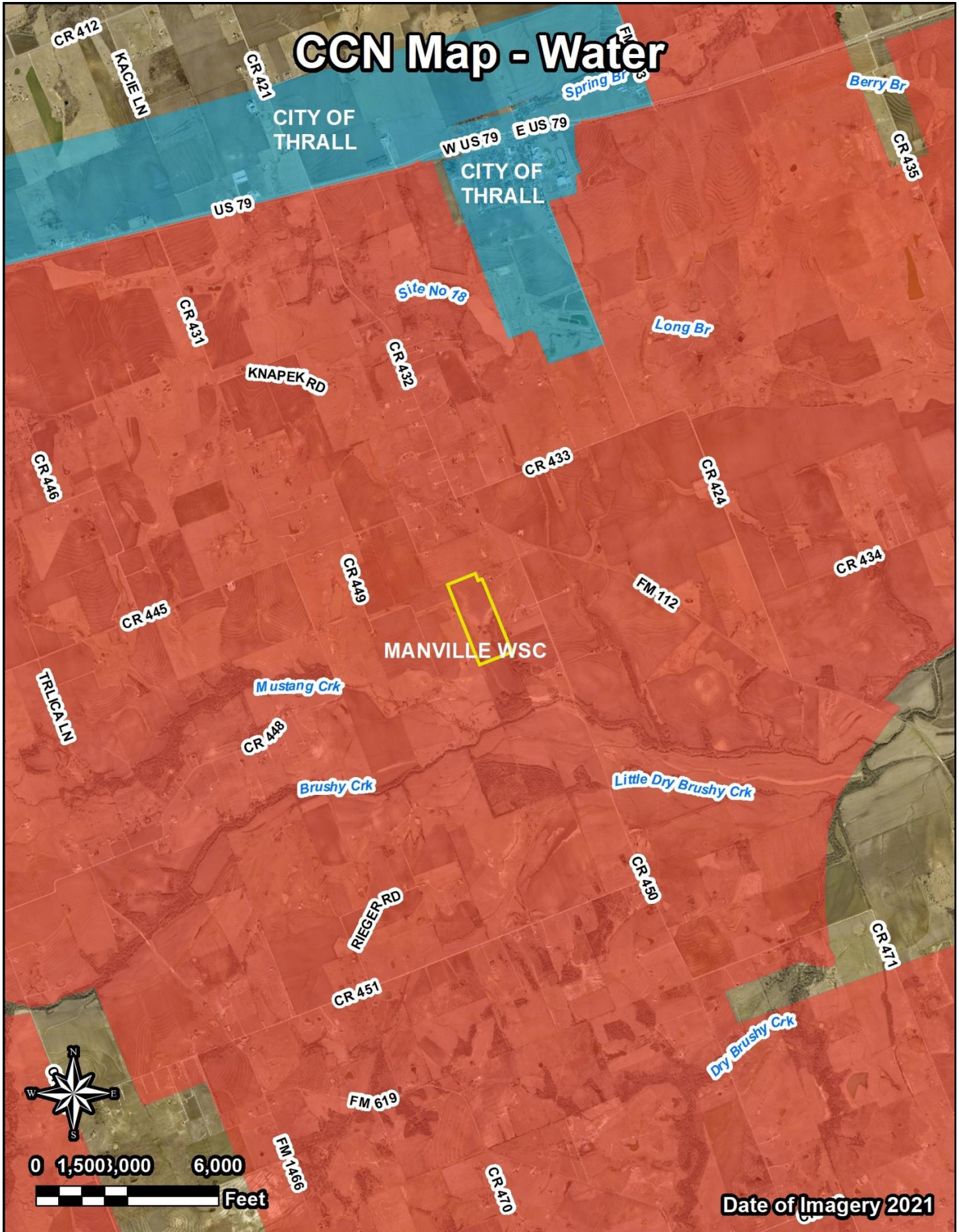
Contour/Flood Map w/ Easement



Soils Map



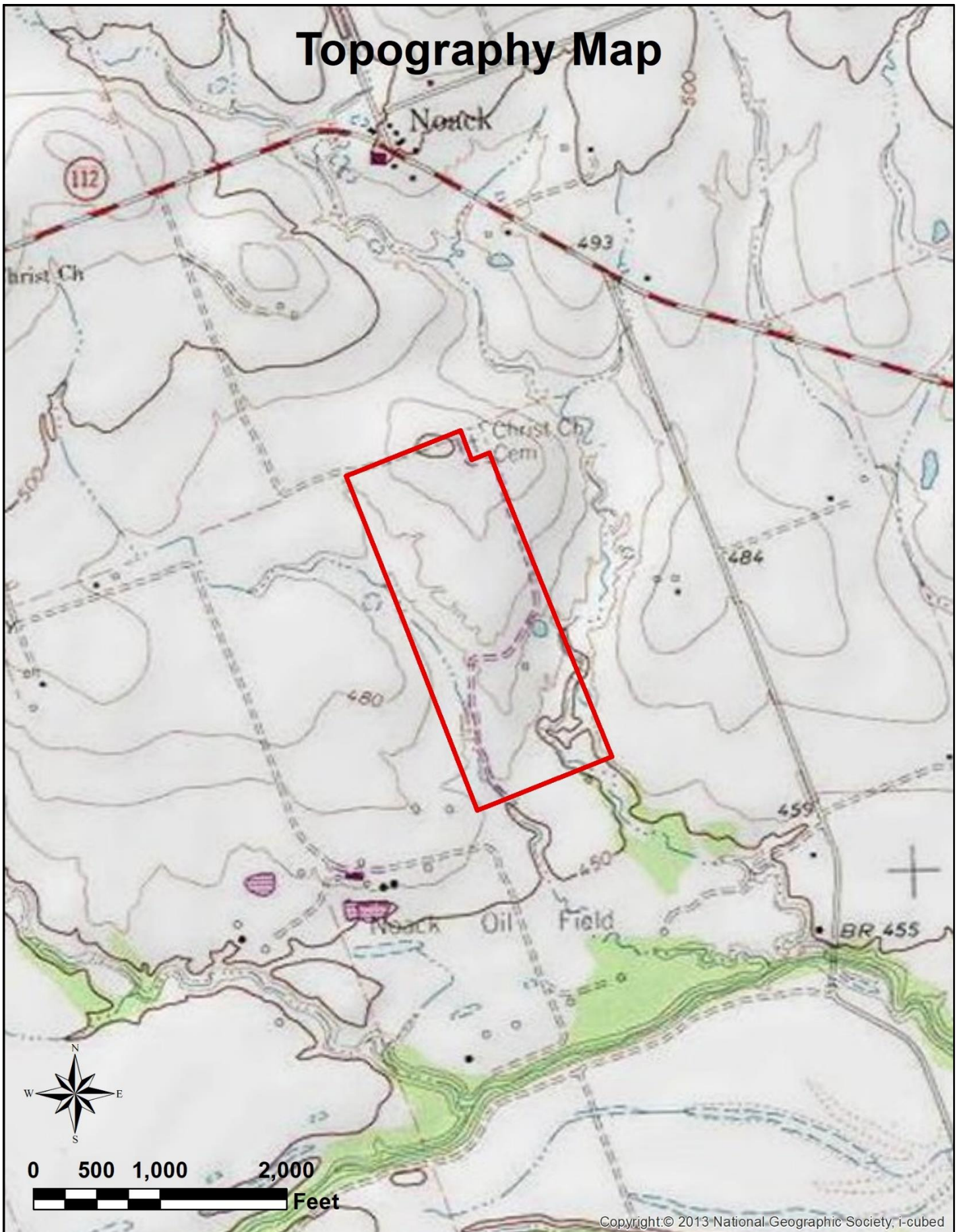
CCN Map - Water



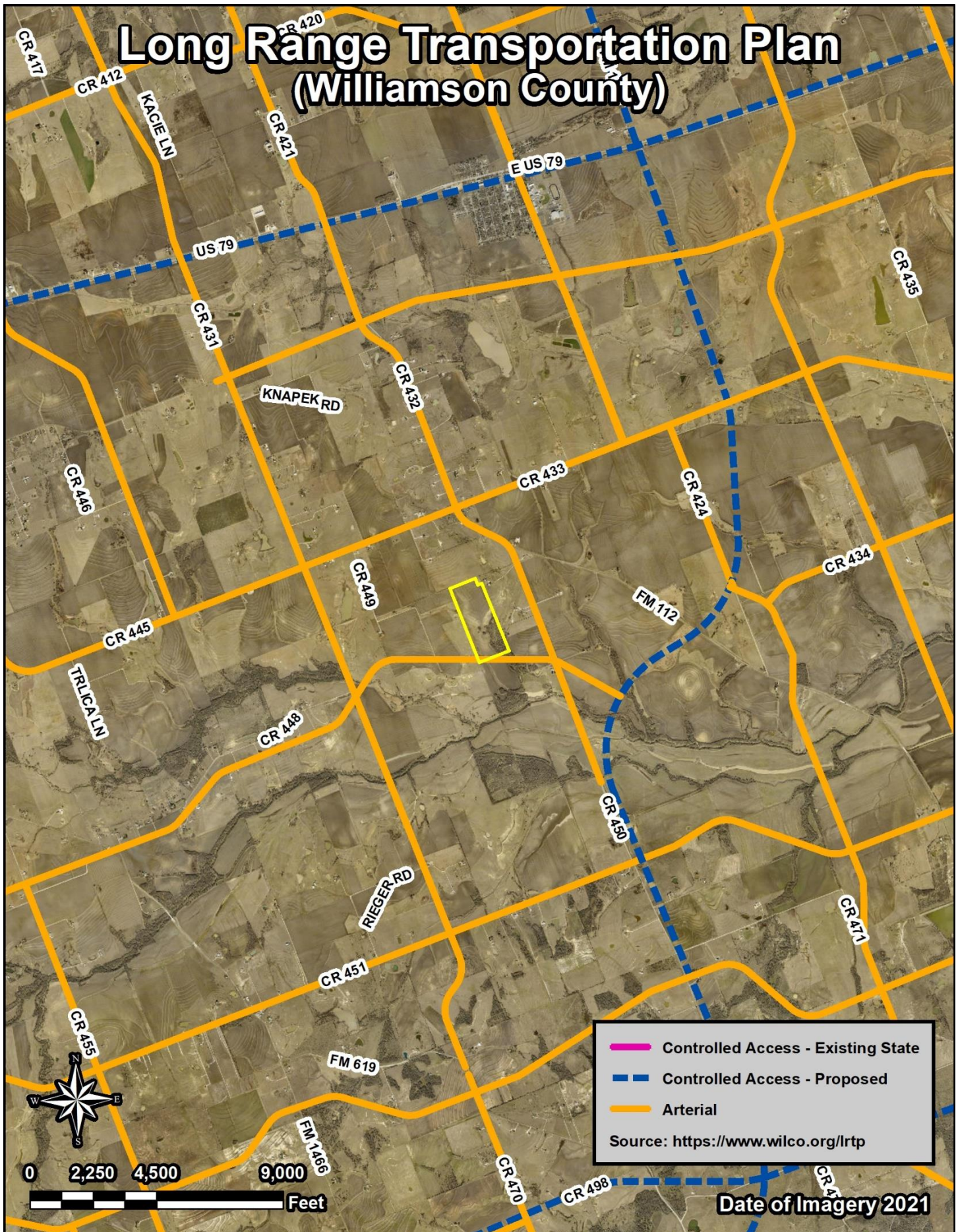
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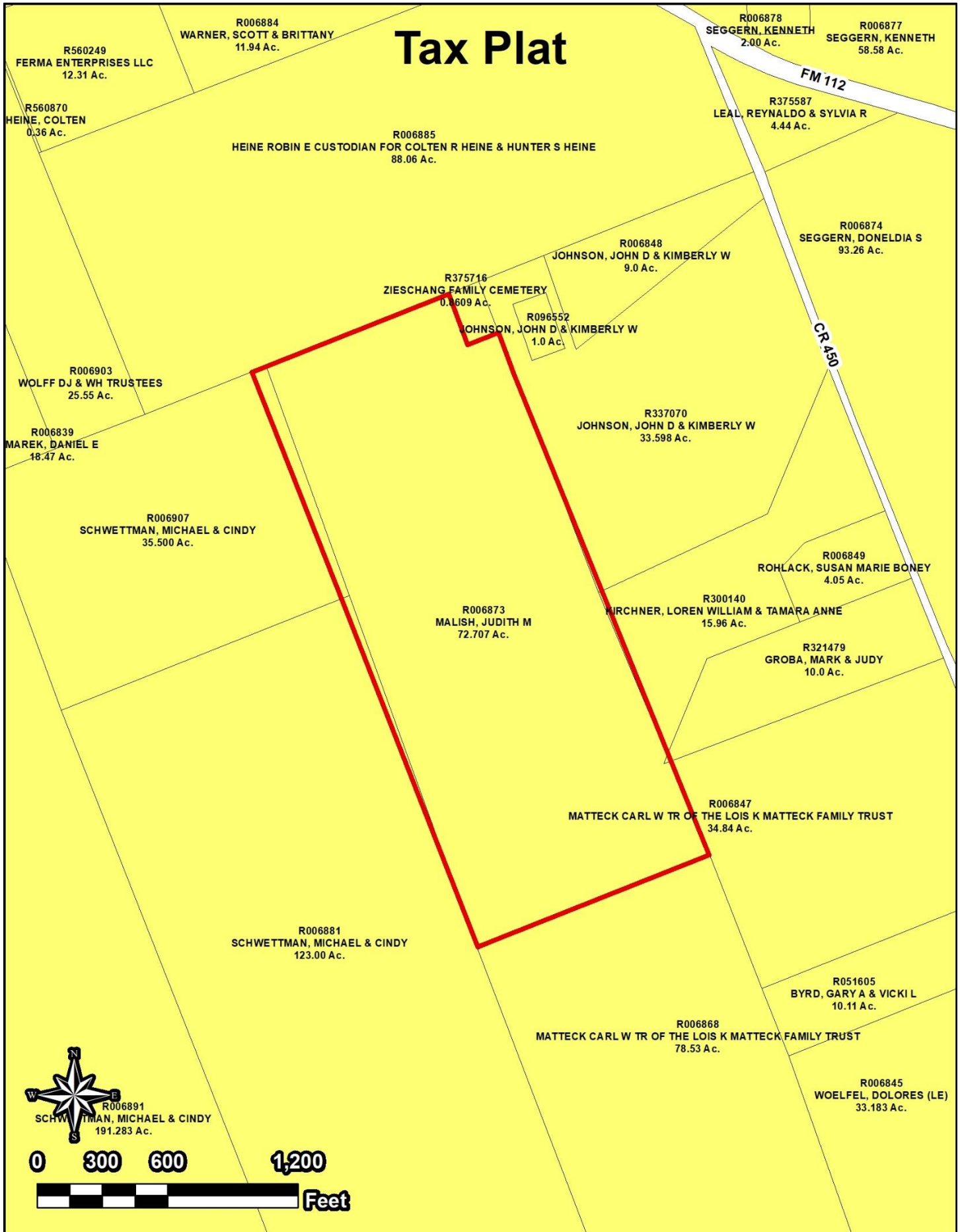
Topography Map

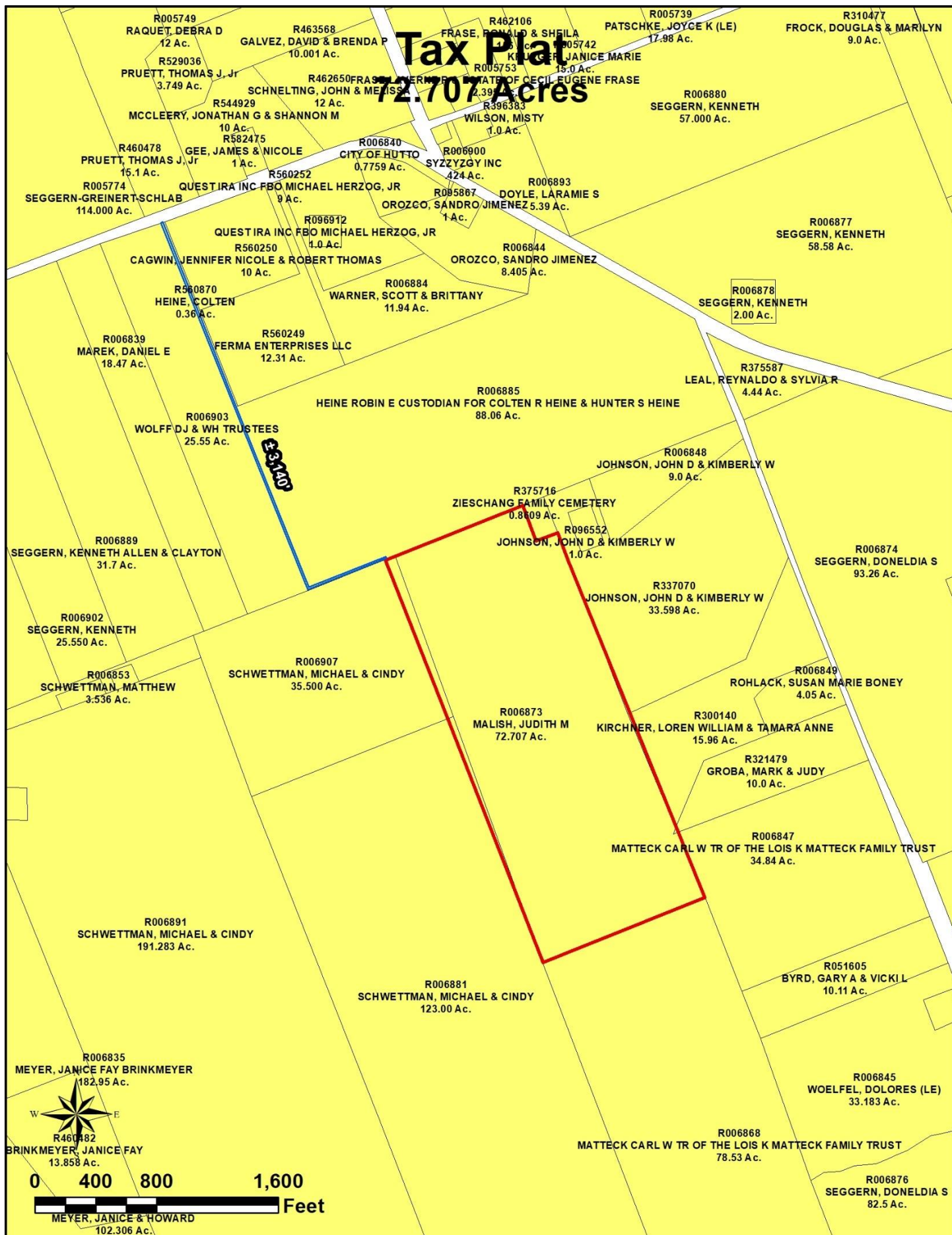


Long Range Transportation Plan (Williamson County)



Tax Plat





Property	Owner	Property Address	Tax Year	2021 Market Value
R006873	MALISH, JUDITH M	CR 450, THRALL, TX 76578	2021 ▼	CERTIFIED \$430,872

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	AW0647 AW0647 - White, H. Sur., ACRES 72.707
Neighborhood	X003LLLI - Thrall ISD Vacant Lnd/Abst
Account	R-01-0647-0000-0031
Map Number	7-3834,7-3034

2021 OWNER INFORMATION

Owner Name	MALISH, JUDITH M
Owner ID	O0623030
Exemptions	Agriculture Use
Percent Ownership	100%
Mailing Address	631 COUNTY ROAD 445 TAYLOR, TX 76574-5635
Agent	-

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	\$430,872
Total Land Market Value	\$430,872
Total Market Value	\$430,872
Agricultural Use	\$16,861
Timber Use	\$0
Total Appraised Value	\$0
Homestead Cap Loss	-\$0
Total Assessed Value	\$16,861

[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	\$16,861	0	0
GWI- Williamson CO		\$0	\$16,861	0.418719	0
RFM- Wmsn CO FM/RD		\$0	\$16,861	0.04	0
STH- Thrall ISD		\$0	\$16,861	1.2897	0
W13- Lower Brushy Creek WC&ID		\$0	\$16,861	0.02	0
TOTALS				1.768419	

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 - Native Pasture I	D1 - Qualified AG Use	No	\$118,523	\$680	\$0	20.000000 acres
2 - Dry Crop I	D3 - Dry Crop Or Farmland	No	\$312,349	\$16,181	\$0	52.707000 acres
TOTALS						3,167,117 Sq. ft / 72.707000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$0	\$0	\$383,430	\$12,490	\$12,490	\$0	\$12,490

2019	\$0	\$0	\$0	\$365,943	\$15,856	\$15,856	\$0	\$15,856
2018	\$0	\$0	\$0	\$343,875	\$22,832	\$22,832	\$0	\$22,832
2017	\$0	\$0	\$0	\$329,090	\$24,097	\$24,097	\$0	\$24,097
2016	\$0	\$0	\$0	\$298,782	\$33,260	\$33,260	\$0	\$33,260

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
6/7/2018	MALISH, ELTON & JUDITH	MALISH, JUDITH M	-	
5/19/2008	SCHWENKER, SUSAN & STANCIE LEY	MALISH, ELTON & JUDITH	2008040342	
4/6/2001	SCHWENKER SUSAN & SHARON	SCHWENKER, SUSAN & STANCIE LEY	-	2001/025441
10/13/1998	SCHWENKER SUSAN & SHARON	SCHWENKER SUSAN & SHARON	9869478	
1/2/1993	SCHWENKER STANLEY &	SCHWENKER SUSAN & SHARON	-	2247/873
1/2/1993	SCHWENKER STANLEY &	SCHWENKER STANLEY &	-	2247/873
12/1/1992	SCHWENKER, STANLEY & FRANCES	SCHWENKER STANLEY &	-	2233/508
	VETERANS LAND BOARD OF TEXAS	SCHWENKER, STANLEY & FRANCES	-	



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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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