

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-943-4539
www.texag.com



BROKER:

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

**PROPERTY FOR SALE:
157.65 ACRES WILLIAMSON COUNTY, TEXAS
NWC CR 301 & CR 343
BARTLETT, TEXAS**

LOCATION:

Tract is located south of Bartlett Texas 1.4 miles south of FM 487 between Bartlett and Jarrell or 1.0 mile north of FM 972 running from SH 95 to IH-35. Property is situated at the northwest corner of CR 301 and CR 343.

LEGAL:

157.65 acres out of the Basil Durbin Survey, A-175 in Williamson County described in Partition Deed recorded in Document 2022035086.

IMPROVEMENTS:

Old farm house and sheds of no value.

UTILITIES:

Bartlett Electric and Jarrell-Schwertner Water.

SCHOOL DISTRICT:

Bartlett ISD

TAXES:

Currently under Agriculture Use 1-D-1 taxation (part of R008189, Williamson County)
Ag Assessed Value \$64,228 on 209.213 Acres
Taxes are \$300.61/acre based on Ag Value and 2021 tax rates.

MINERALS:

Current owners believed to have all minerals. Seller will convey all owned subject to acceptable contract.

LEASE:

Farm lease on crop share basis to local farm family. Sale subject to harvest of 2022 crop which is planted to corn. Harvest anticipated in August 2022.

FLOOD PLAIN:

None per FEMA Panel 48491C0175F.

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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:

Tract is all under cultivation except waterway and old farmstead with buildings of no value. Property elevated terrain situated south of FM 487 and north of FM 972. Area has had multiple sales of recent farms being bought for investment in anticipation of future growth of Jarrell-Schwertner to the west, Taylor to the south and Temple-Salado to the north. Cultivated land is planted to corn so property needs to be viewed from CR 301 and CR 343.

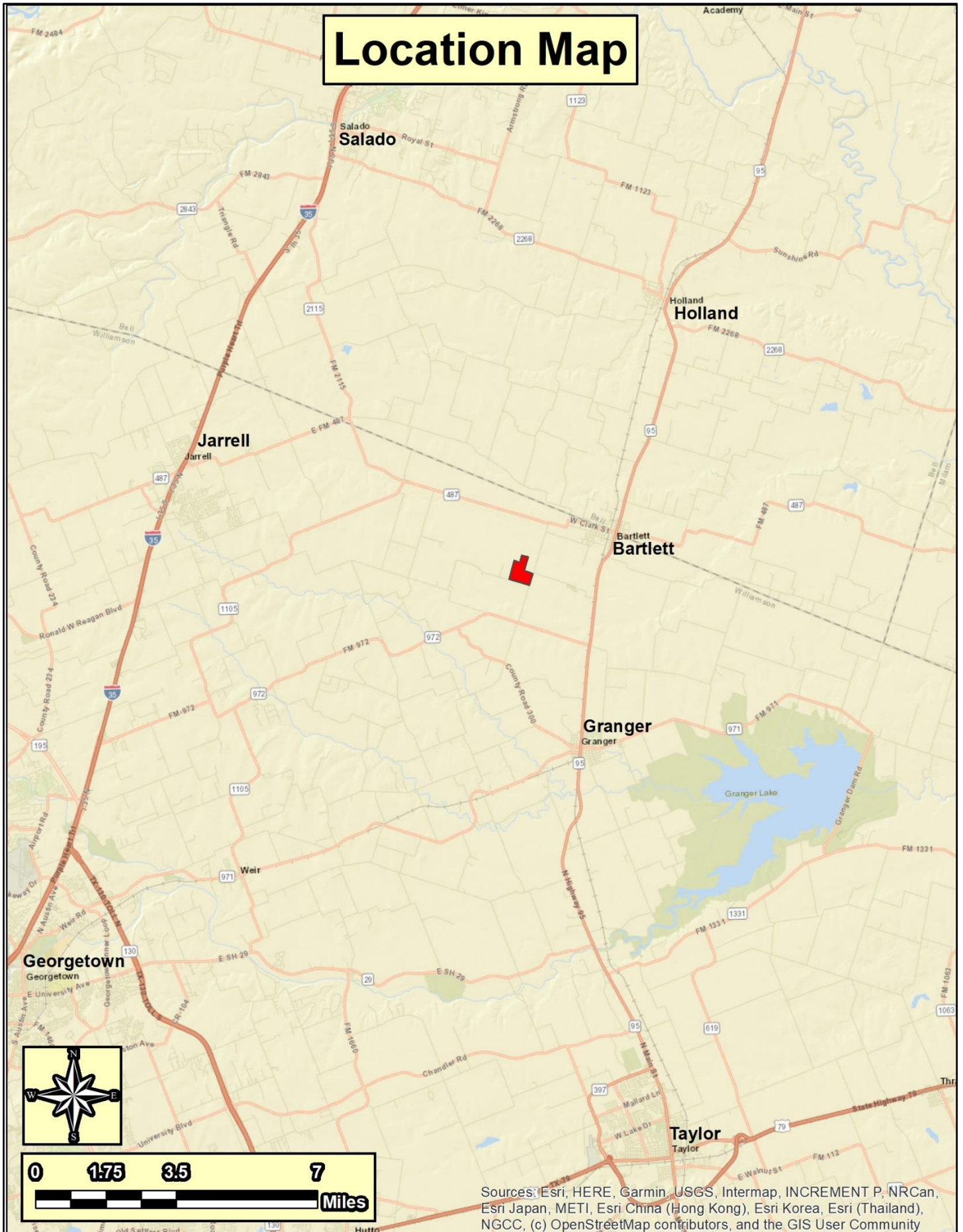
PRICE: \$3,941,250.00 (\$25,000/Acre)

**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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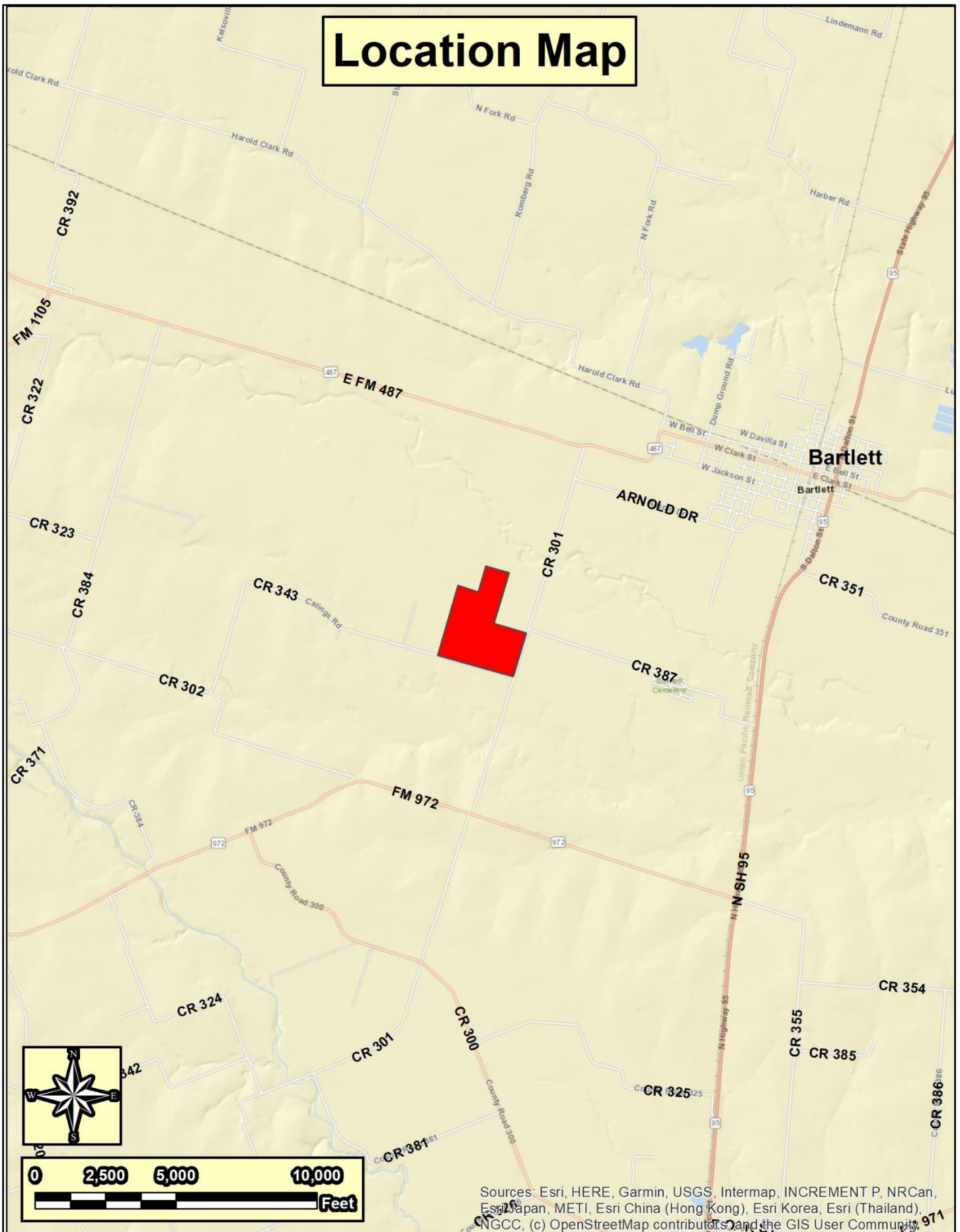
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Location Map

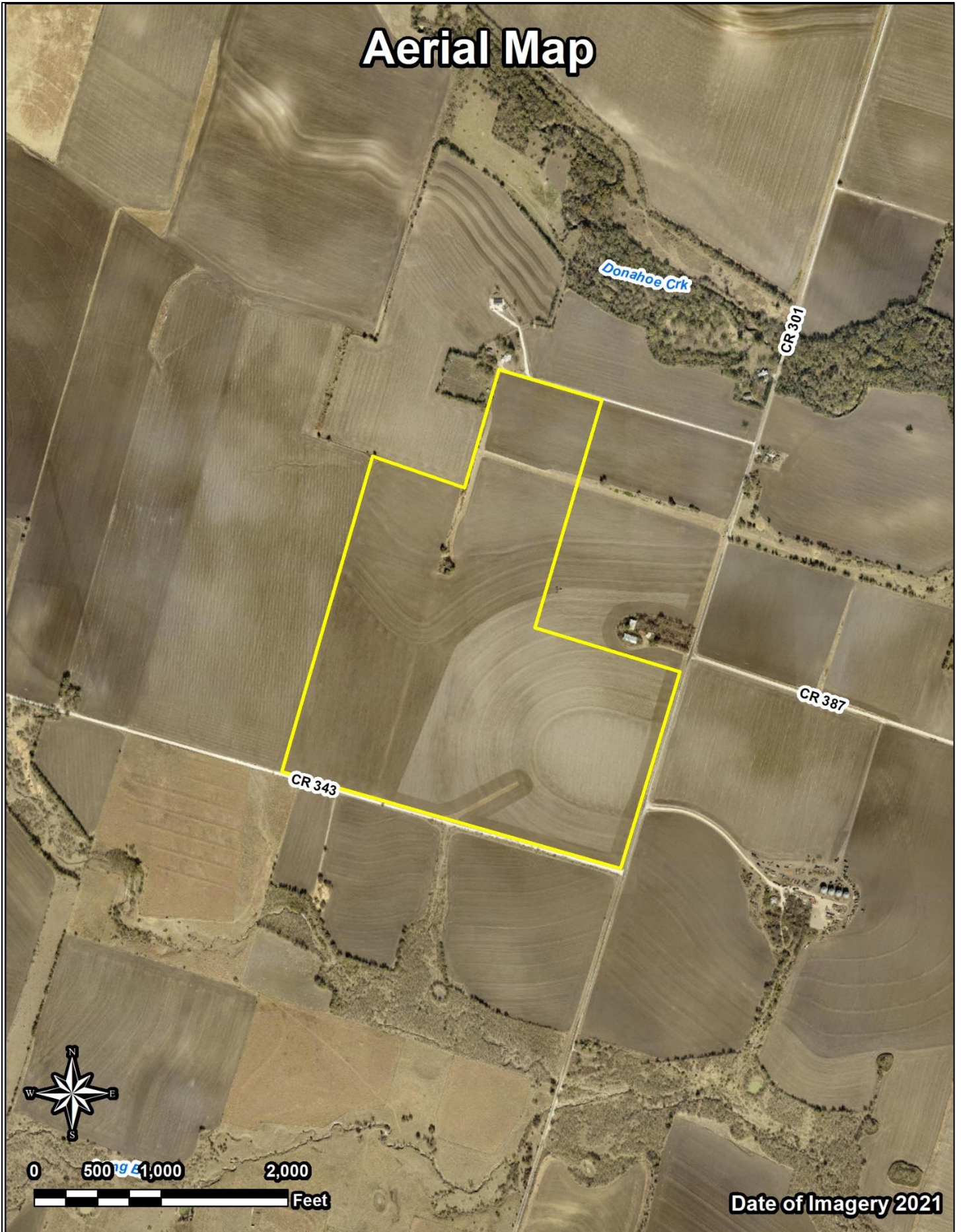


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map



Aerial Map

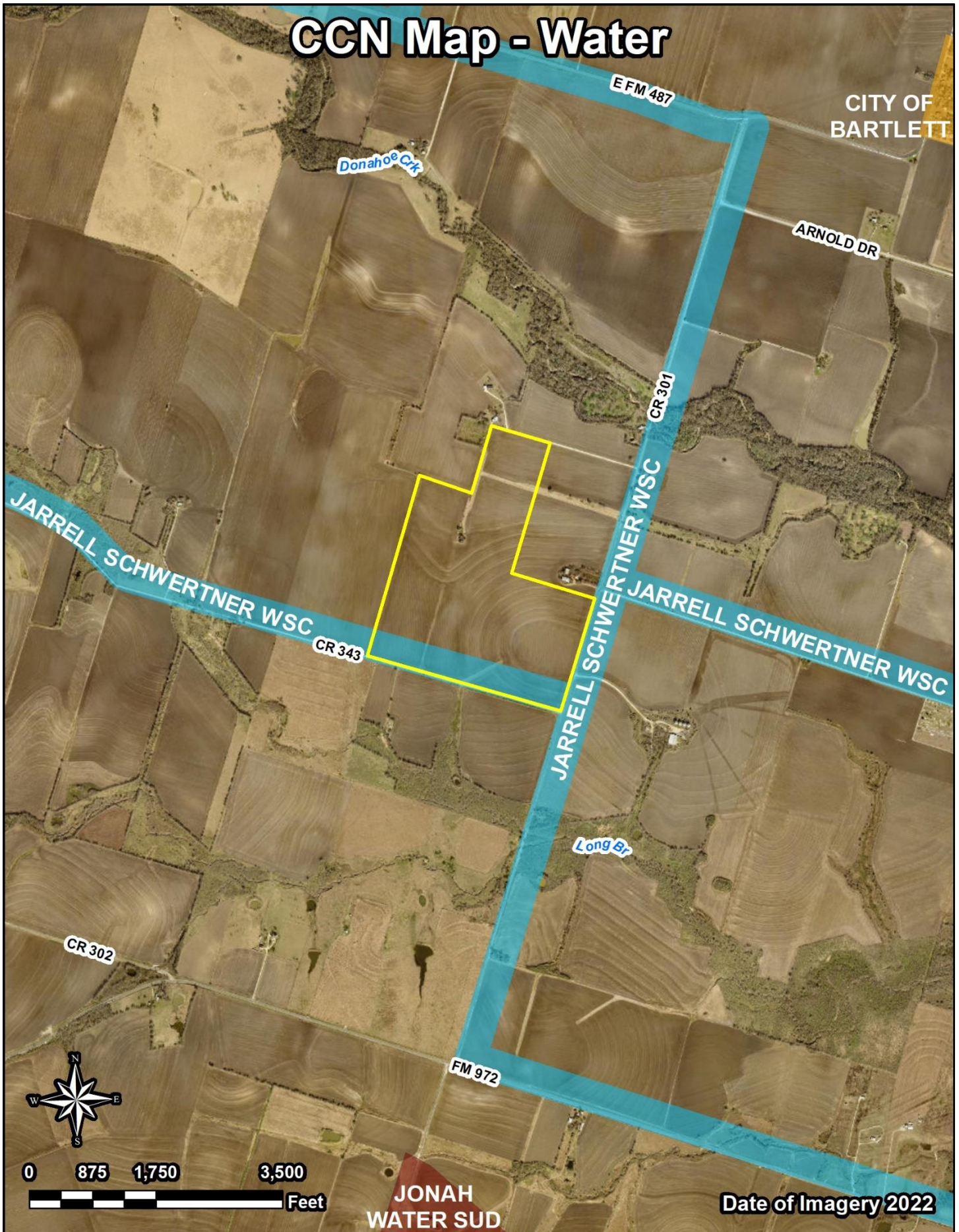


Contour/Flood Map

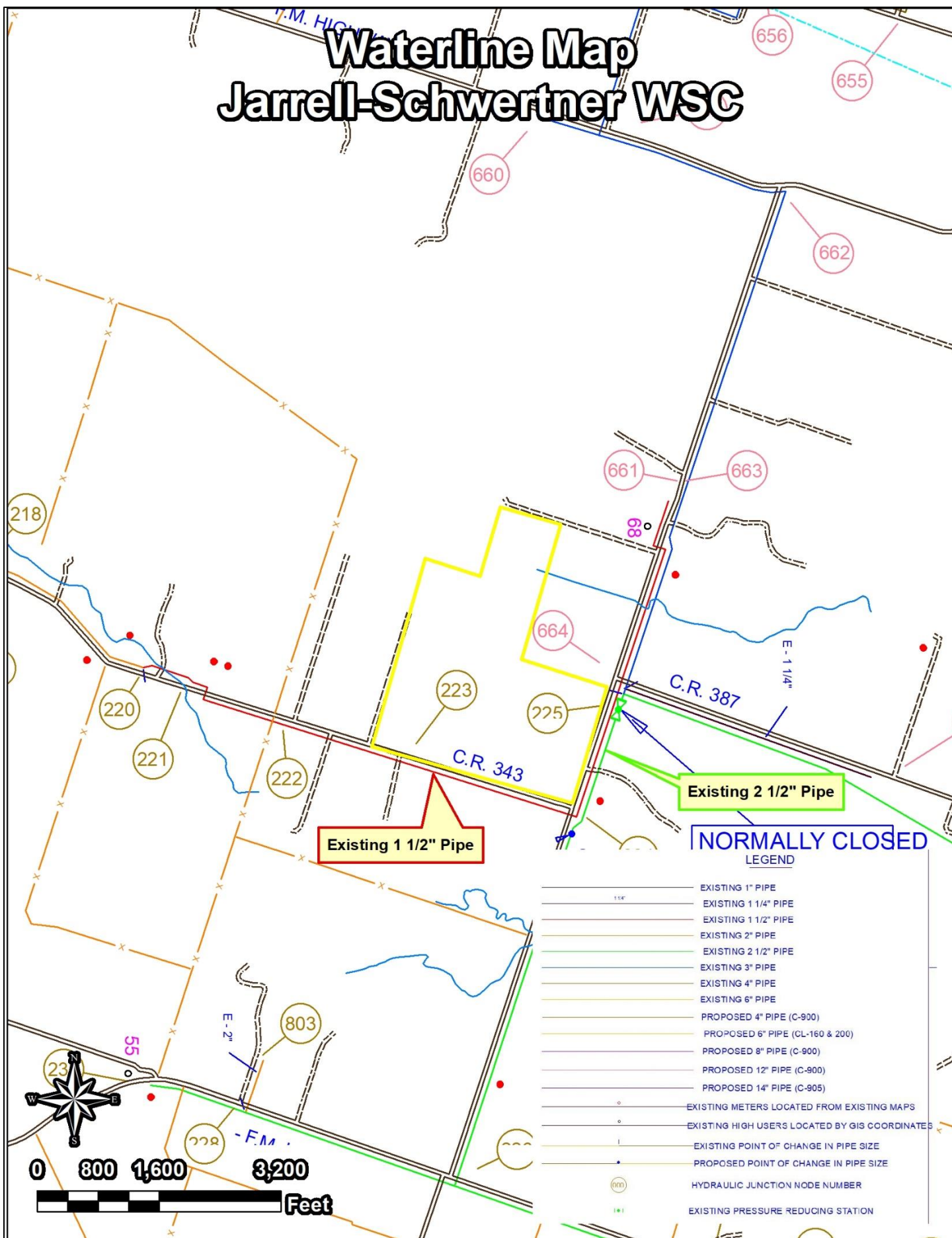


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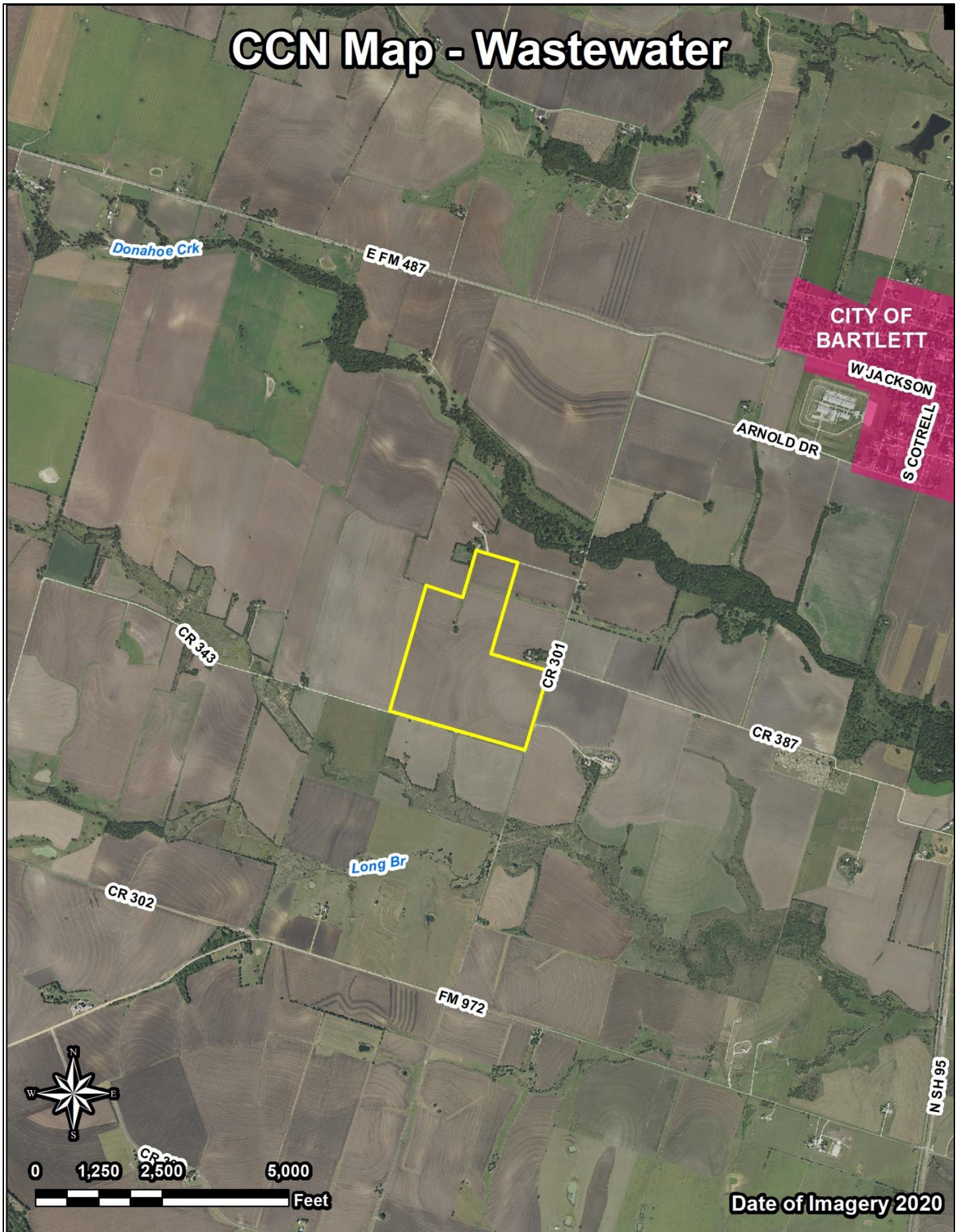
CCN Map - Water



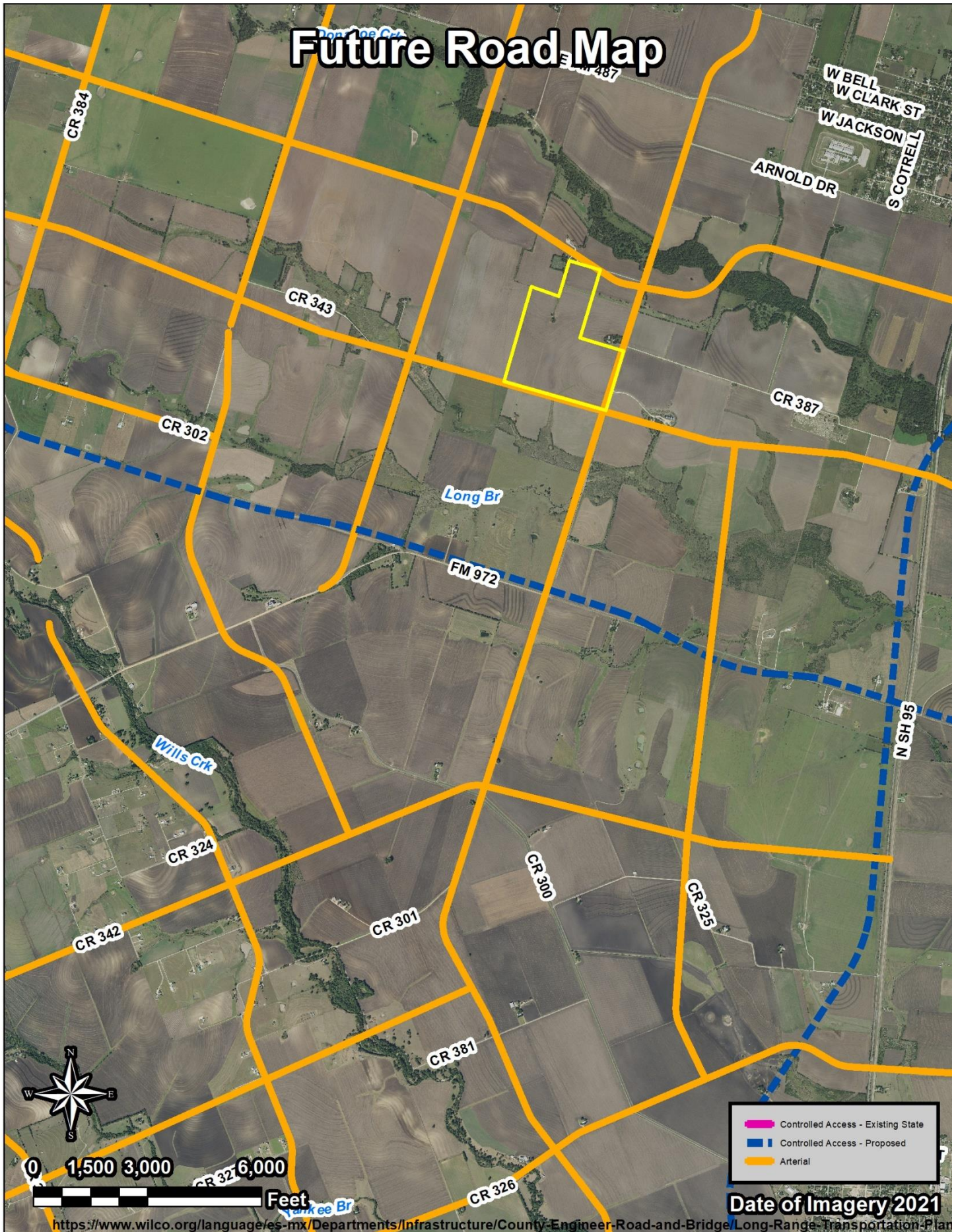
Waterline Map Jarrell-Schwertner WSC



CCN Map - Wastewater



Future Road Map



Date of Imagery 2021

PHOTOS



Southeast corner of 157.65 Acres facing North along CR 301



Southeast corner of 157.65 Acres facing West along CR 343

PHOTOS



Southwest Corner of 157.65 Acres facing North



Southwest corner of 157.65 Acres facing East along CR 343

PHOTOS



old Farm House and Shed in Northwest part of Farm



Shallow Well at old Farm House

EXHIBIT B

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

TRACT 1

Being a 157.65 acre (6,867,407 square feet) tract of land out of the BASIL DURBIN SURVEY, A-175, located in Williamson County, Texas, said 157.65 acre tract being all of the called 69.081 acre (Tract I) and part of the called 141.132 acre (Tract II) conveyed from Bernice Bohac a/k/a Bernice Frances Bohac to Joe J. Bohac a/k/a Joe John Bohac, filed September 6, 1990 and recorded in Volume 1937, Page 312 of the Deed Records of Williamson County, Texas (DRWC), said 157.65 acre tract being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on December 8, 2021 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 157.65 acre tract being more fully described as follows:

BEGINNING at a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set at the intersection of the North line of County Road 343 and the West line of County Road 301, for the Southeast corner of the said 141.132 acre tract and the herein described tract;

THENCE, North 74°02'30" West, with the North line of County Road 343, a distance of 2,781.35 feet, to a 2 inch iron pipe found for the Southwest corner of the said 69.081 acre tract, the Southeast corner of a called 91.65 acre tract conveyed from Gisela Seggern to Kenneth Kerlin, filed September 14, 2018 and recorded in Document No. 2018082434 of the Official Public Records of Williamson County, Texas (OPRWC), and marking the Southwest corner of the herein described tract;

THENCE, North 16°04'33" East, with the West line of the said 69.081 acre tract and the East line of the said 91.65 acre tract, a distance of 2,588.74 feet (called 2,589.44 feet), to a rock bar found in the South line of a called 90.8158 acre tract conveyed from Albina Braun, Donna C. Williams, and Sharon Kay Brizius to Tommy N. Braun and wife, Sheri Braun, filed August 27, 1997 and recorded in Document No. 9739077 OPRWC, and marking the Northwest corner of the herein described tract, from which a 1/2 inch iron rod found for the Southwest corner of the said 90.8158 acre tract bears North 71°11'15" West, a distance of 549.83 feet;

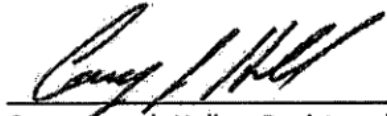
THENCE, with the South line of the said 90.8158 acre tract, as follows:

1. South 71°11'42" East, a distance of 764.58 feet (called 767.50 feet), to a 6 inch wood post found;
2. North 16°21'24" East, a distance of 972.42 feet (called 972.26 feet), to a 1/2 inch iron rod found;
3. South 73°34'30" East, a distance of 847.39 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the North line of the said 141.132 acre tract, and marking the Northeast corner of the herein described tract;

THENCE, over and across the said 141.132 acre tract, as follows:

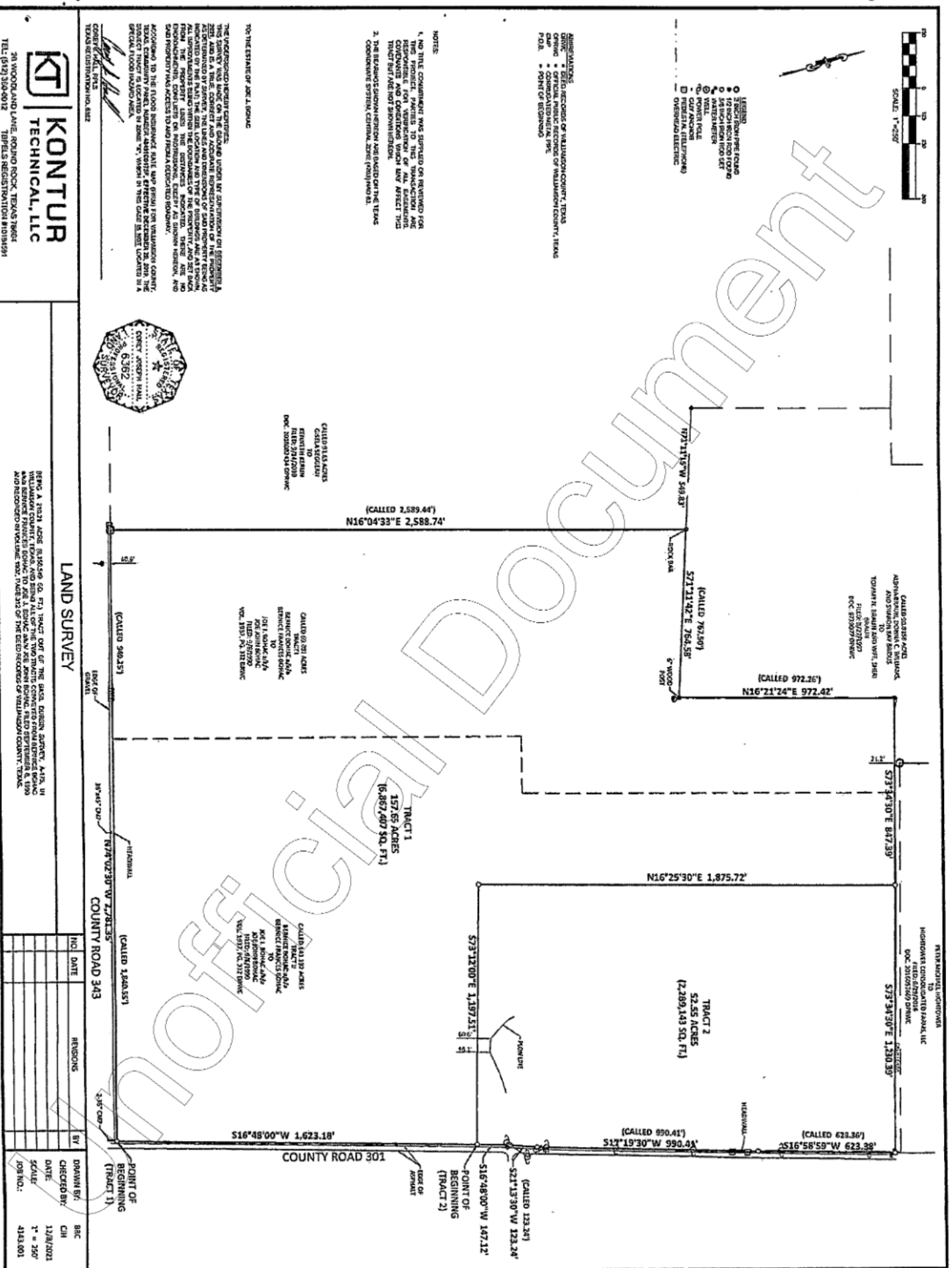
1. South 16°25'30" West, a distance of 1,875.72 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set;
2. South 73°12'00" East, a distance of 1,197.51 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the East line of the said 141.132 acre tract, and the West line of County Road 301;

THENCE, South 16°48'00" West, with the East line of the said 141.132 acre tract and the West line of County Road 301, a distance of 1,623.18 feet, to the **PLACE OF BEGINNING**, containing within these metes and bounds 157.65 acres (6,867,407 square feet) of land, more or less.

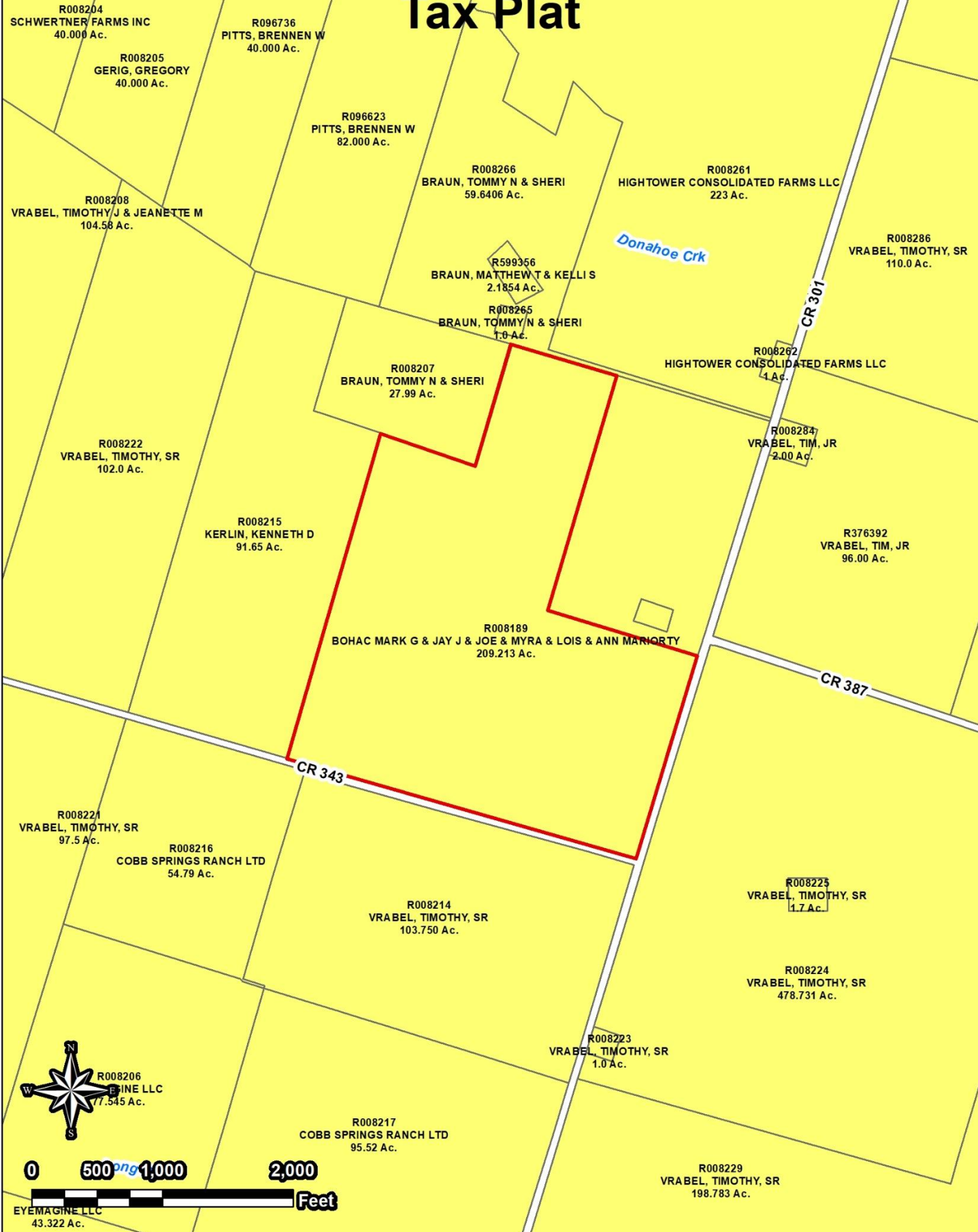


Corey Joseph Hall Registered Professional Land Surveyor No. 63
TBPLS Firm No. 10194591





Tax Plat



WCAD

Property Owner Property Address Tax Year 2021 Market Value
 R008189 BOHAC MARK G & JAY J & JOE & MYRA & LOIS & ANN MARIORTY 5051 W CR 301, BARTLETT, TX 76511 2021 CERTIFIED \$985,322

2021 GENERAL INFORMATION

Property Status Active
 Property Type Land
 Legal Description AW0175 DURBIN, B. SUR., ACRES 209.213
 Neighborhood J450LLI - Bartlett ISD Abstracts (Vacant Land)
 Account R-06-5021-7505-00
 Related Properties R008188
 Map Number 2-4076

2021 OWNER INFORMATION

Owner Name BOHAC MARK G & JAY J & JOE & MYRA & LOIS & ANN MARIORTY
 Owner ID O0431604
 Exemptions Agriculture Use
 Percent Ownership 100%
 Mailing Address 4703 WAGON GAP RD KILLEEN, TX 76542-8324
 Agent -

2021 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$1,000
 Total Improvement Market Value \$1,000
 Land Homesite Value \$0
 Land Non-Homesite Value \$0
 Land Agricultural Market Value \$984,322
 Total Land Market Value \$984,322
 Total Market Value \$985,322
 Agricultural Use \$64,228
 Timber Use \$0
 Total Appraised Value \$1,000
 Homestead Cap Loss -\$0
 Total Assessed Value \$65,228

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	\$65,228	0	0
❏ GWI- Williamson CO		\$0	\$65,228	0.400846	0
❏ RFM- Wmsn CO FM/RD		\$0	\$65,228	0.04	0
❏ SBA- Bartlett ISD		\$0	\$65,228	1.15	0
❏ W01- Donahoe Cr WS		\$0	\$65,228	0.02	0
TOTALS			1.610846		

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 #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value	
-	D2 - Farm Buildings Excluding Homestead	No	-	\$1,000	
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	See Comments	-	-	-	⚙ Details

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Dry Crop I	D3 - Dry Crop Or Farmland	No	\$984,322	\$64,228	\$0	209.213000 acres
TOTALS						9,113,318 Sq. ft / 209.213000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$950	\$0	\$950	\$780,905	\$43,307	\$44,257	\$0	\$44,257
2019	\$1,000	\$0	\$1,000	\$714,410	\$56,906	\$57,906	\$0	\$57,906
2018	\$1,000	\$0	\$1,000	\$562,521	\$85,150	\$86,150	\$0	\$86,150
2017	\$1,000	\$0	\$1,000	\$641,761	\$90,171	\$91,171	\$0	\$91,171
2016	\$1,000	\$0	\$1,000	\$551,224	\$126,783	\$127,783	\$0	\$127,783

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
7/11/2009	BOHAC JOE JOHN JR ESTATE	BOHAC MARK G & JAY J & JOE & MYRA & LOIS & ANN MARIORTY	-	
7/11/2009	BOHAC, JOE JOHN, Jr	BOHAC JOE JOHN JR ESTATE	-	
8/9/1989	BOHAC, JOE JOHN	BOHAC, JOE JOHN, Jr	-	1937/312



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