

CONTRACT PENDING

156.4 ACRES

TRAVIS COUNTY

NORTH SIDE OF MELBER LANE

WEST SIDE OF ENGELMANN LANE

NORTH OF MANOR

EAST OF PFLUGERVILLE

SOUTH OF HUTTO/TAYLOR

Larry D. Kokel
TexAg Real Estate Services, Inc.
404 West 9th Street, Suite 201
Georgetown, Texas 78626
(512) 930-5258 Office
(512) 924-5717 Cell
(512) 943-4539 Fax
info@texag.com
www.texag.com

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: 156.4 ACRES
21106 Engelmann Lane, Manor, Texas
Travis County

LOCATION/FRONTAGE:

Property is located on the west side of Engelmann Lane (±1,435 feet) and the north side of Melber Lane (±1,835 feet), Travis County, Texas.

LEGAL:

Travis PID # 281950 – 40.0 Acres
 281951 – 10.0 Acres
 281952 – 85.0 Acres
 281954 – 21.4 Acres
 Total – 156.4 Acres

UTILITIES:

Water: Manville Water meter to farmstead.
Wastewater: Septic or extension from Hutto or formation of MUD.

SCHOOL DISTRICT:

Pflugerville ISD

TAXES:

2022 taxes – Approximately \$2,453.29 based on Travis Central Appraisal District. The subject property is under Agriculture Use in 2022 and prior years. Future change of use will trigger roll-back taxes which will be responsibility of Buyer.

MINERALS (Oil & Gas):

Sellers thought to own all. Mineral conveyance negotiable.

LEASE:

The property is currently leased for crop and livestock production operated by owner. Contract subject to harvest of current planted crop at time of closing.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Travis County, Texas, the tract has ±16 acres of land area within the 100-year floodplain area (note attached map).

IMPROVEMENTS:

Older livestock and equipment sheds along with 10,000 bushel grain bin constructed in 2020.

COMMENTS:

The land is located just south of the Travis/Williamson County line, south of Norman's Crossing, 1.5 miles south of the intersection of FM 1660 and CR 129 (Engelmann Lane in Travis County). Land is ±4 miles south of Samsung located south of Taylor. Development northeast of Pflugerville is immediately west of subject. Hutto development northwest of the subject is currently under construction.

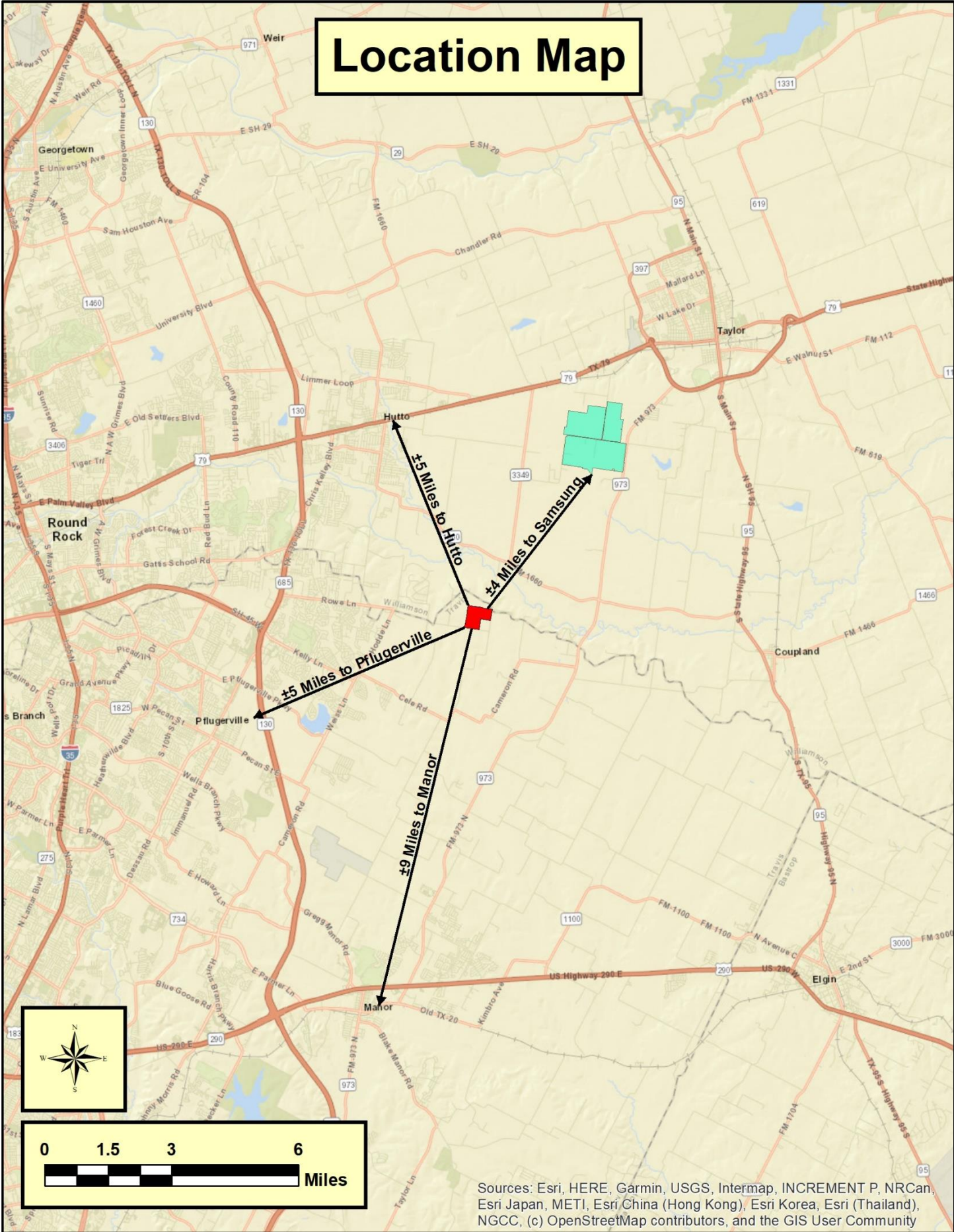
PRICE: \$8,602,000.00
(\$55,000/Acre)

COMMISSION: 3% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.

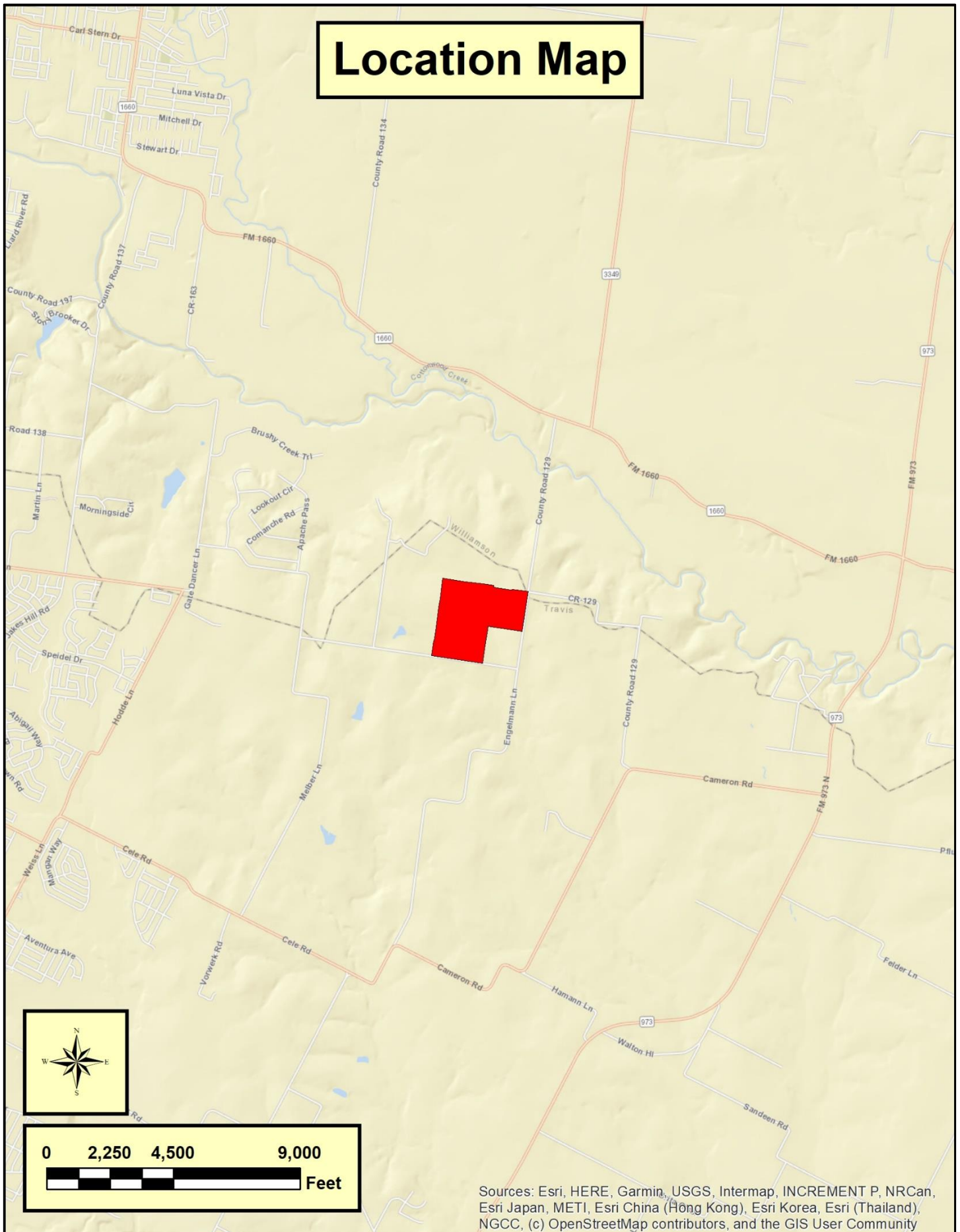
Contact: TEXAG Real Estate Services, Inc. www.texag.com Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

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.

Location Map



Location Map

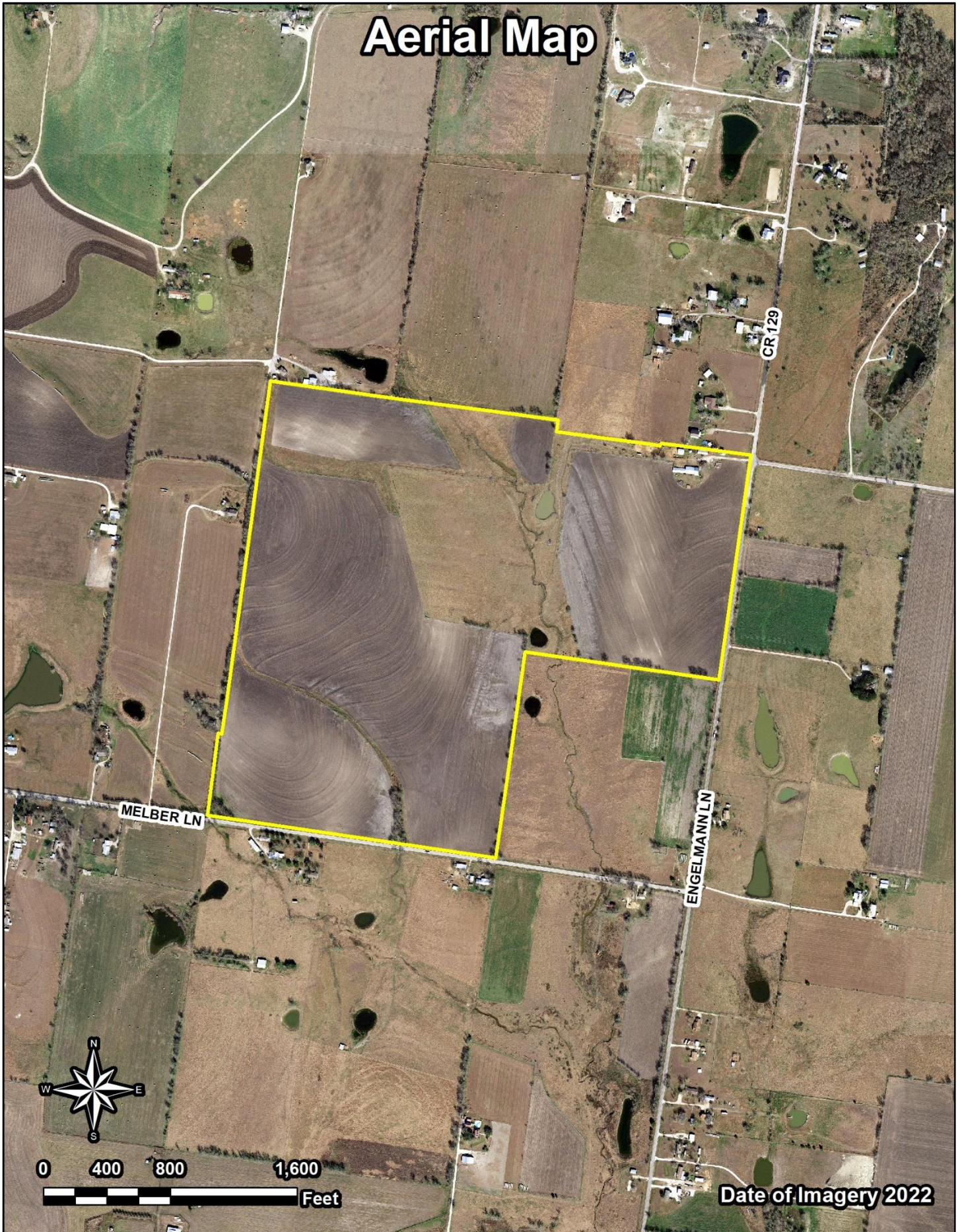


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

[illegible]

Date of Imagery 2021

Aerial Map



Contour/Flood Map

± 16 Ac. (10%)
Floodplain

MELBER LN

ENGELMANN LN

CR 129

Brushy Crk

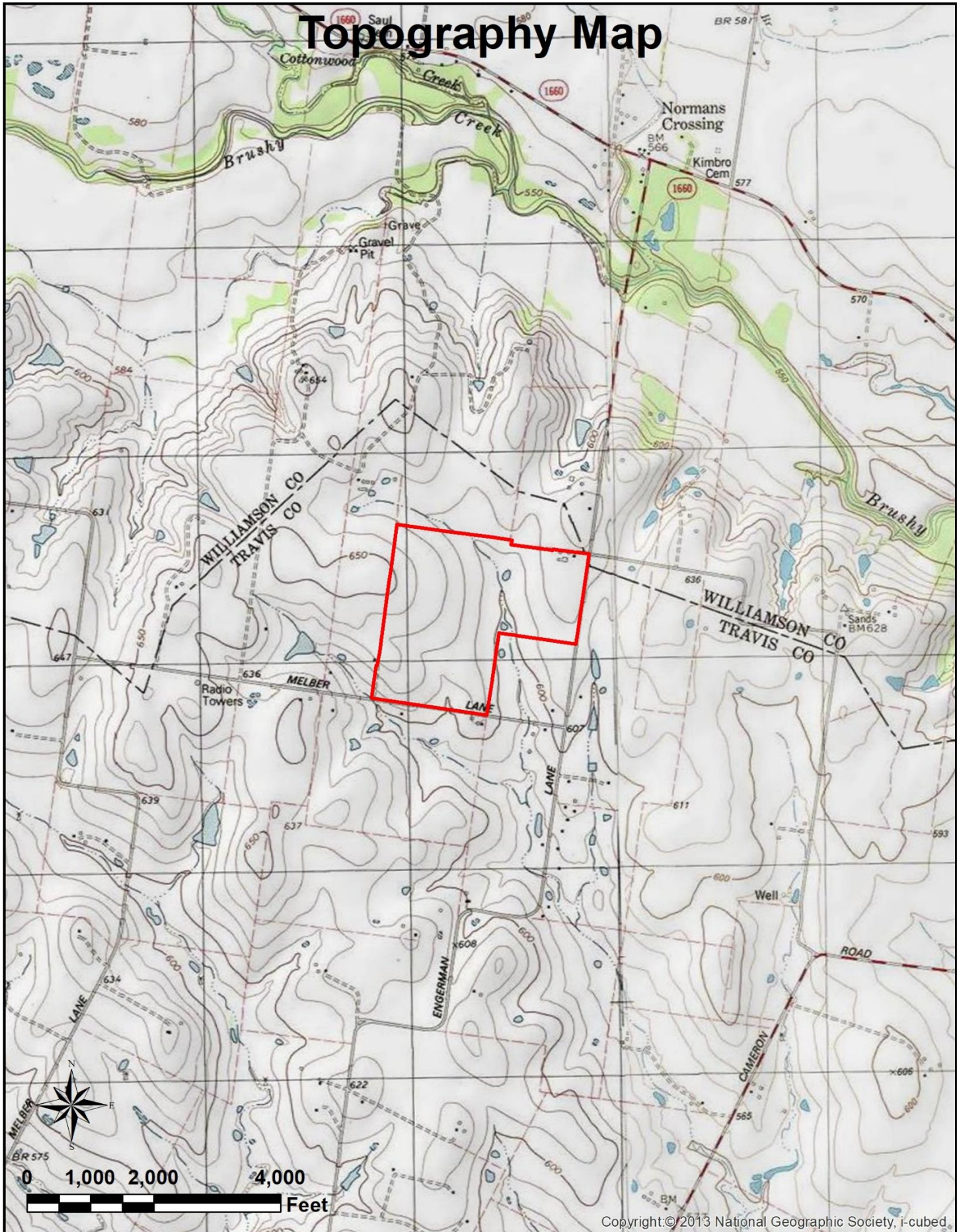


0 625 1,250 2,500 Feet

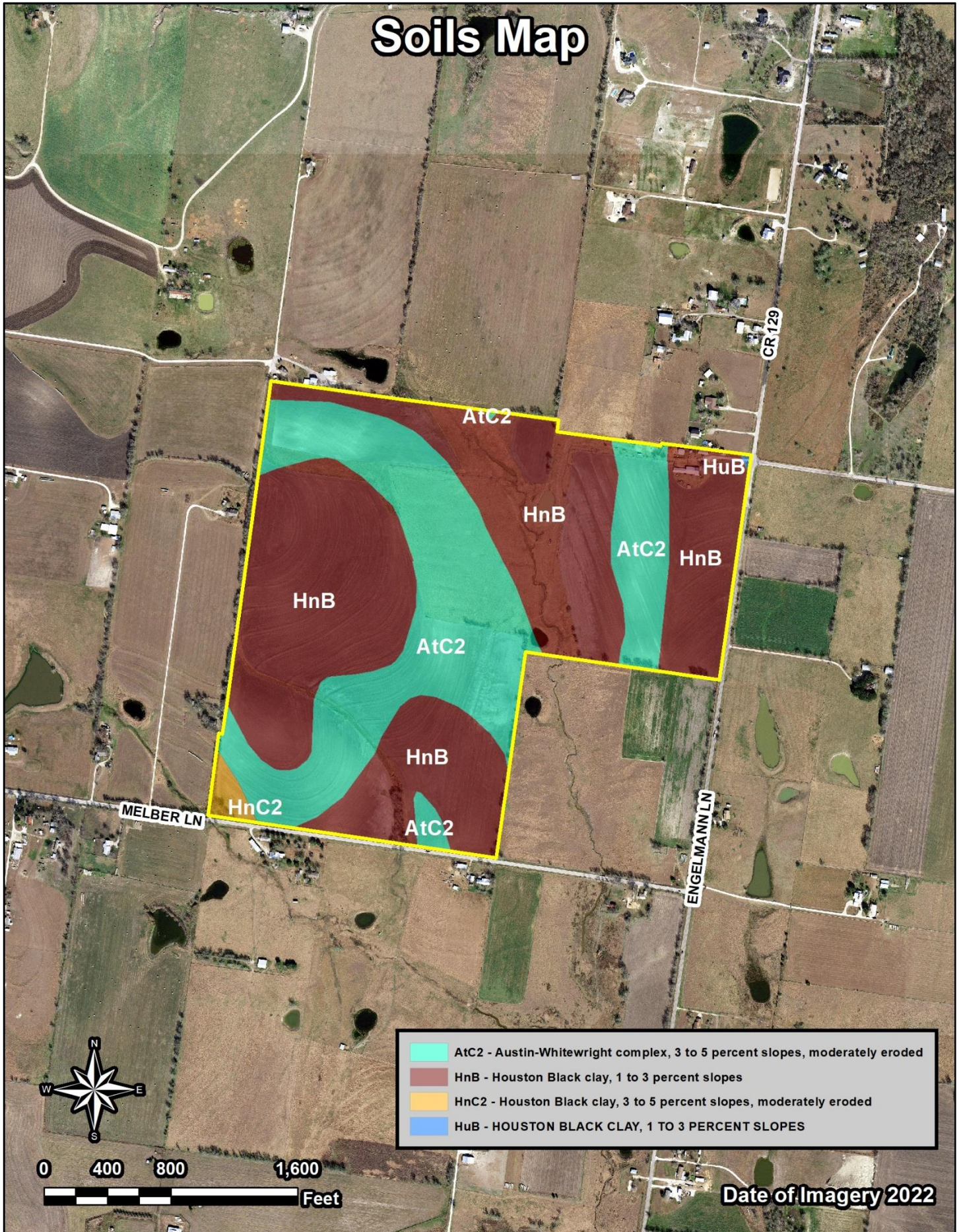
Based on digital geospatial data obtained from the FEMA National Flood Insurance Program for Travis County (Panel No. 48453C0285H) dated September 26, 2008.

Date of Imagery 2022

Topography Map



Soils Map



CCN Map - Water

JONAH
WATER SUD

CITY OF HUTTO

Cottonwood Crk
CR 134

City Lf
FM 3349

Avery Br

FM 1660

Brushy Crk

BRUSHY CREEK TRL

LOOKOUT CIR

TONKAWA RDG

COMANCHE CIR

CR 198

MANVILLE WSC

CR 129

MELBER LN

WIND FARM RD

CAMERON RD

ENGELMANN LN



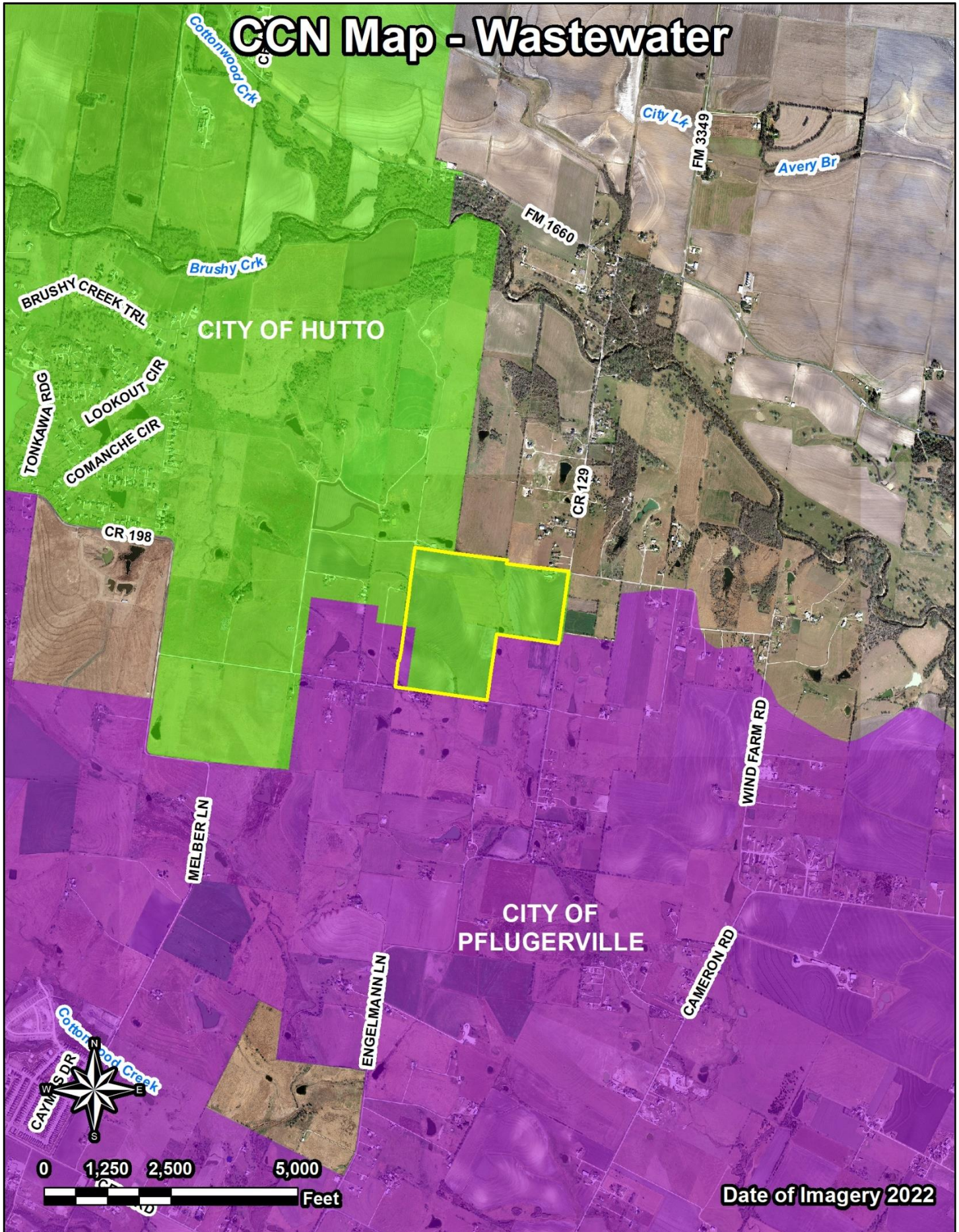
0 1,250 2,500 5,000
Feet

Date of Imagery 2022

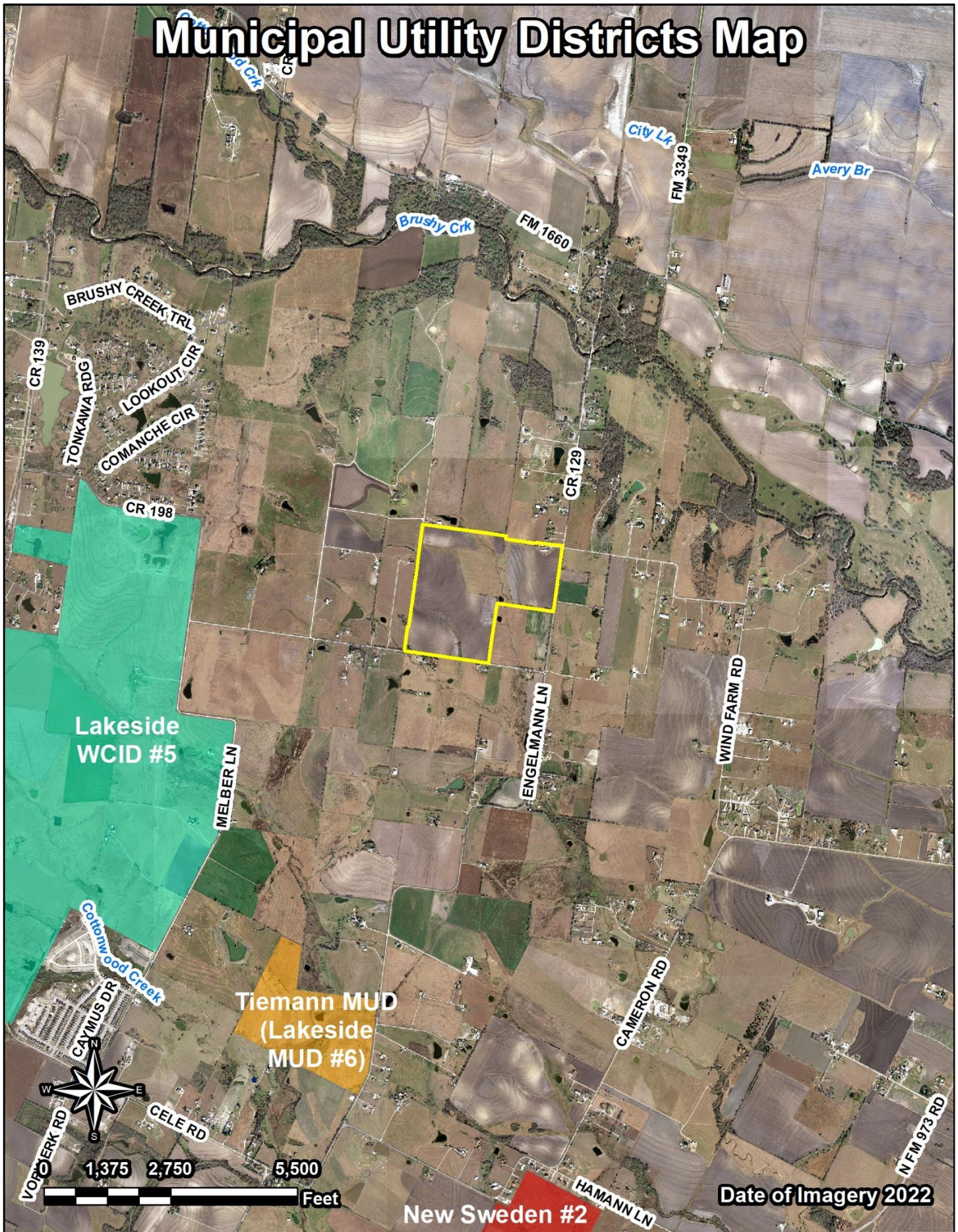
Water Line Map (Manville WSC)



CCN Map - Wastewater



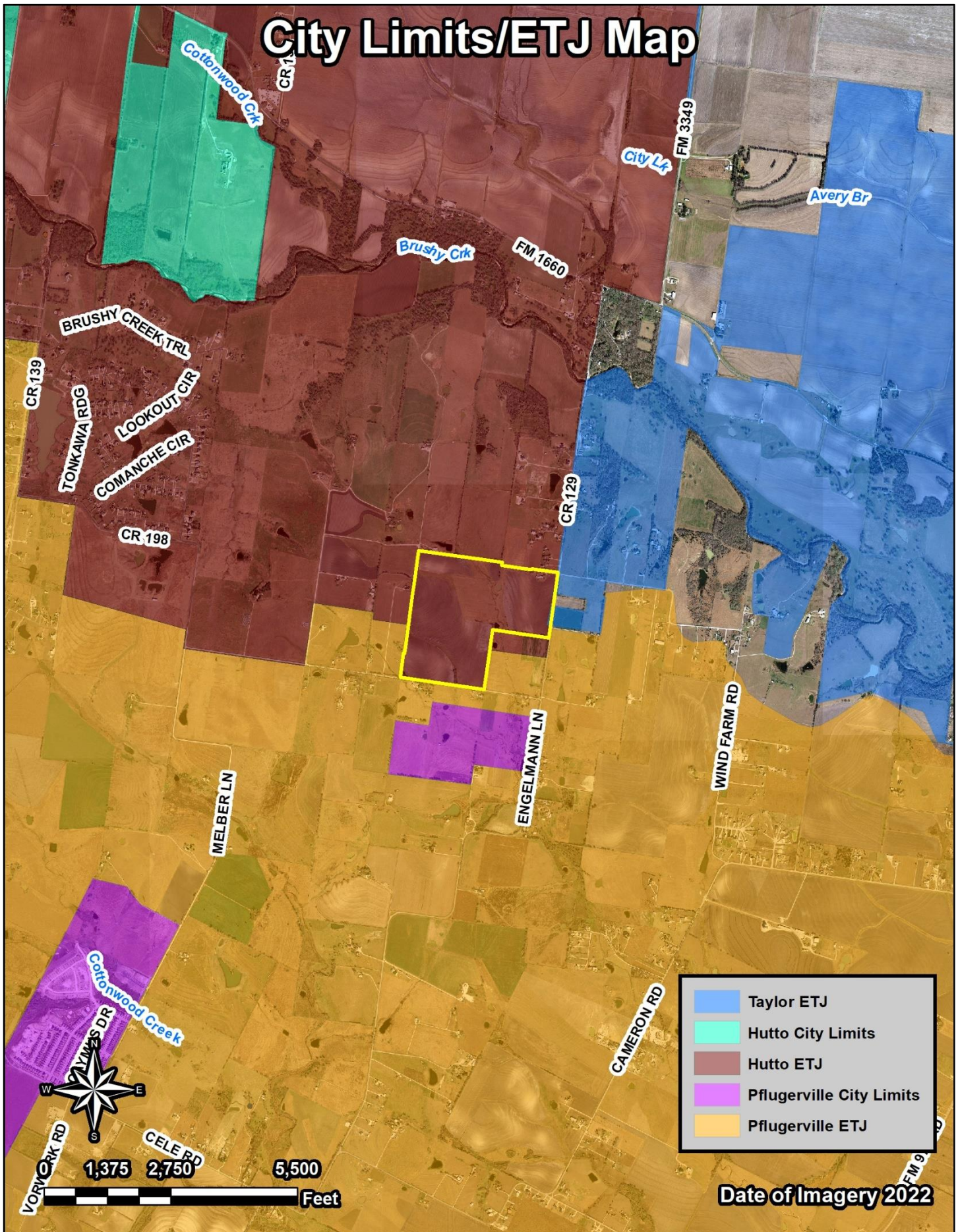
Municipal Utility Districts Map



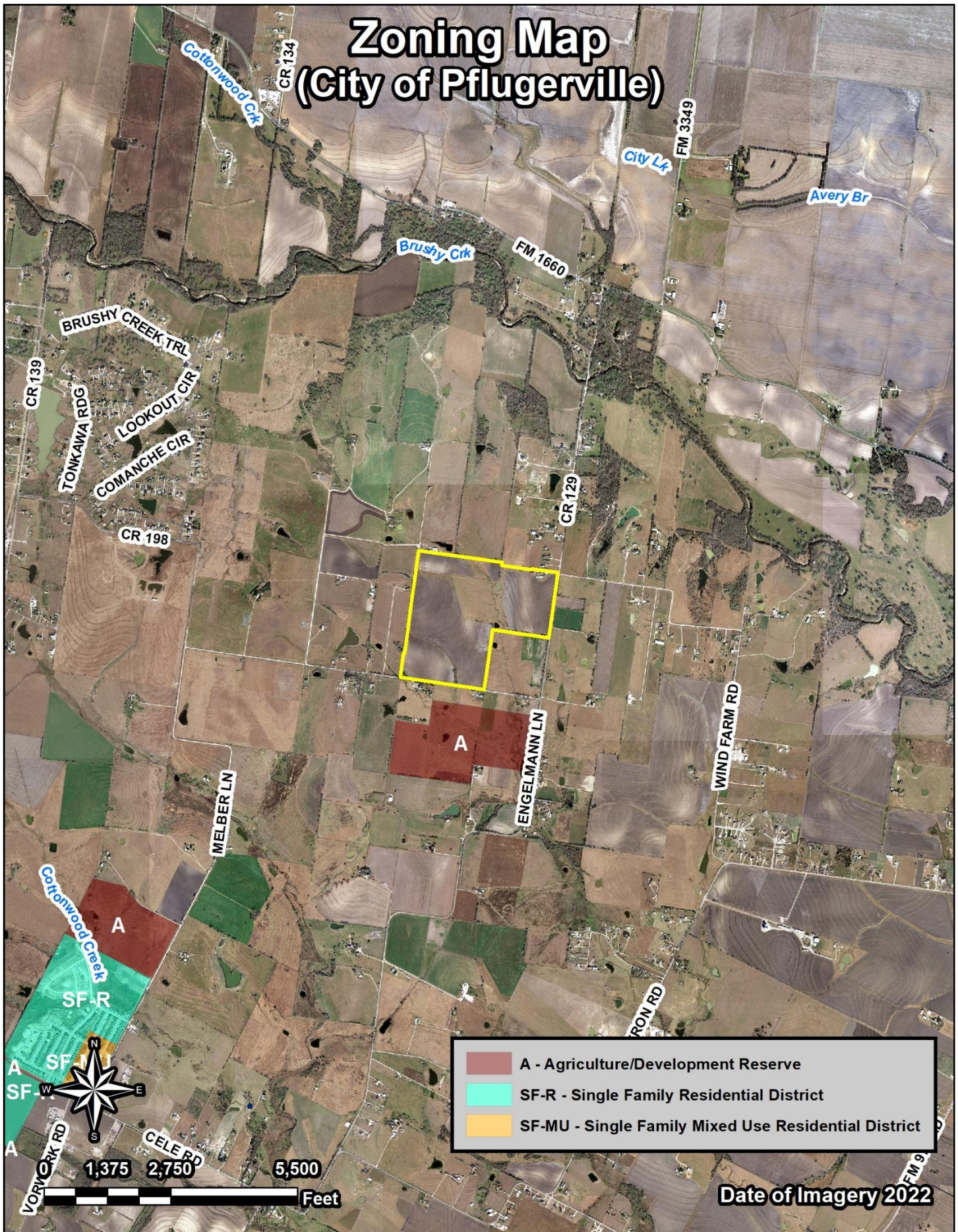
Date of Imagery 2022

New Sweden #2

City Limits/ETJ Map



Zoning Map (City of Pflugerville)



Tax Plat

Map showing land ownership parcels with owner names and acreage. A large parcel is outlined in red.

Parcel Data:

Parcel ID	Owner	Acreage
R020284	AUSTIN NOME VENTURES LLC	171.45 Ac.
281947	RANDIG WALTER & MARIE LIFE ESTATE	1796540 Ac.
550290	MELBER LINE LLC	456760 Ac.
550290	MELBER LINE LLC	456760 Ac.
281948	LESSNER WYNETTE N	1200000 Ac.
281968	STIBA FRANKLIN & RUBY	235730 Ac.
780071	MELBER LINE LLC	10000 Ac.
837125	MELBER LINE LLC	10000 Ac.
837130	MELBER LINE LLC	496310 Ac.
281962	LOEVE HENRY L & GLENDA	10000 Ac.
281961	MOLTOCH HENRY	13900 Ac.
371260	SELFIDGE KENT & DOROTHY REVOCABLE TRUST	322380 Ac.
281994	GADDY FRANKLIN D	10000 Ac.
780196	GADDY FRANKLIN D	203700 Ac.
281985	LEFNER DOLORES	17100 Ac.
281985	LEFNER DOLORES	17100 Ac.
281987	PORTER JACKIE WEISS TRUST	149650 Ac.
738730	VU AN V & MY-HOA T HO	131900 Ac.
281988	PORTER JACKIE WEISS TRUST	526860 Ac.
281996	PORTER JACKIE WEISS TRUST	10000 Ac.
R554871	SNIDER BRIAN & LORI	5 Ac.
R554870	SNIDER BRIAN & LORI	5 Ac.
R554869	MONDRAGON, SANTA AGUIRRE	3.683 Ac.
R554866	SNIDER BRIAN & LORI	4.993 Ac.
R554865	DANKS, JORDAN & ASHLEY	2.858 Ac.
R020637	NICHOLS, CHAD A & ANGELLA L	12.217 Ac. 815818
R020640	NICHOLS CHAD A & ANGELLA L	133100 Ac.
R020640	DRAGUICEVICH, NICOLE	1.85 Ac.
R566446	KRUSE, DEBORAH S	0.872 Ac.
R020641	KRUSE, DEBORAH S	3.338 Ac.
906257	KRUSE, DEBORAH S	281956 48500 Ac.
R509056	KRUSE, DEBORAH S	0.1587 Ac.
R020632	EUBANKS, MICKI	21.996 Ac.
282012	MORGAN MARILYN ELAINE ADAMS REVOCABLE TRUST	234800 Ac.
281950	STERN VICTOR H & BERTHA A	400000 Ac.
281951	STERN VICTOR H & BERTHA A	100000 Ac.
281952	STERN VICTOR H & BERTHA A	850000 Ac.
281954	STERN VICTOR H & BERTHA A	214000 Ac.
282001	JAECKS GAIDA ALEEN ETAL	34550 Ac.
282018	KRUSE-DAVID LEE & SHERRY L D	19800 Ac.
281969	KRUSE BESSIE	97990 Ac.
282011	KRUSE BESSIE	105650 Ac.
281981	GORHAM EUGENE A & KELLY	40000 Ac.
281979	GORHAM EUGENE A & KELLY	22200 Ac.
281970	CARLSON JOEL T & MARGARET	10000 Ac.
281970	CARLSON JOEL T & MARGARET	10000 Ac.
507195	HAMANN LESLIE	10000 Ac.
281972	KRIEG EUGENE & NICOLE S	49980 Ac.

Streets: Melber Ln, Co Rd 139, Engelmann Ln

Scale: 0 300 600 1,200 Feet

North Arrow: N, S, E, W

PHOTOS



View Along Engelmann Lane Near Northeast Corner Facing South.



View Of Farmstead Located In Northeast Part Of Property.

PHOTOS



Interior View Of Subject.



Interior View Of Subject.

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 Primary Assumed Business Name	License No.	Email	Phone
Larry Don Kokel	216754	info@texag.com	(512)924-5717
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	

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TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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

Phone: (512)930-5258 Fax: (512)930-5348
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoll.com

William D. Ste