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Fax: 512-943-4539
www.texag.com



BROKER:

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

**PROPERTY FOR SALE: 100 ACRES
CR 384 & CR 302, Bartlett, Texas
Williamson County**

LOCATION/FRONTAGE:

Property is located at the northeast corner of CR 384 (±2,904 feet) and CR 302 (±1,390' feet) being 1.7 mile south of FM 487, 5 miles southwest of Bartlett and 6 miles southeast of Jarrell in Williamson County, Texas. Future Ronald Reagan Boulevard proposed ±1,450' south of intersection CR 384/302.

LEGAL:

Williamson PID # R008161 – 100.0 Acres. Being land conveyed in Document # 9652873 & 9652874 out of the W. Donaho Jr. Survey, A-1774 in Williamson County, Texas.

UTILITIES:

Water: Jarrell Schwertner WSC with 2.5" line on east side of CR 384. **Buyer is responsible for verification of line size and water capacity with Jarrell Schwertner WSC (Phone # 512-746-2114).**

Wastewater: Septic required.

SCHOOL DISTRICT:

Bartlett ISD

TAXES:

2022 taxes – Approximately \$129.62 based on Williamson 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:

Property is under agriculture lease (row crop) on a crop year basis (crop share lease). Possession of land will be after crop harvest depending on time of closing.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, approximately 13 acres or 13% of the property is located within the 100-year floodplain. (Note attached map)

Easements:

Jarrell-Schwertner water, Oncor Electric Document #2009050415.

IMPROVEMENTS:

No improvements.

COMMENTS:

The tract offers ±2,904 feet along County Road 384 and ±1,390 feet along County Road 302. About 5 miles southwest of Bartlett, Texas, 6 miles northwest of Granger or 6 miles southeast of Jarrell. Landowners coordinate with Buyers on light restrictions. No mobile homes, RV parks, or junk yards.

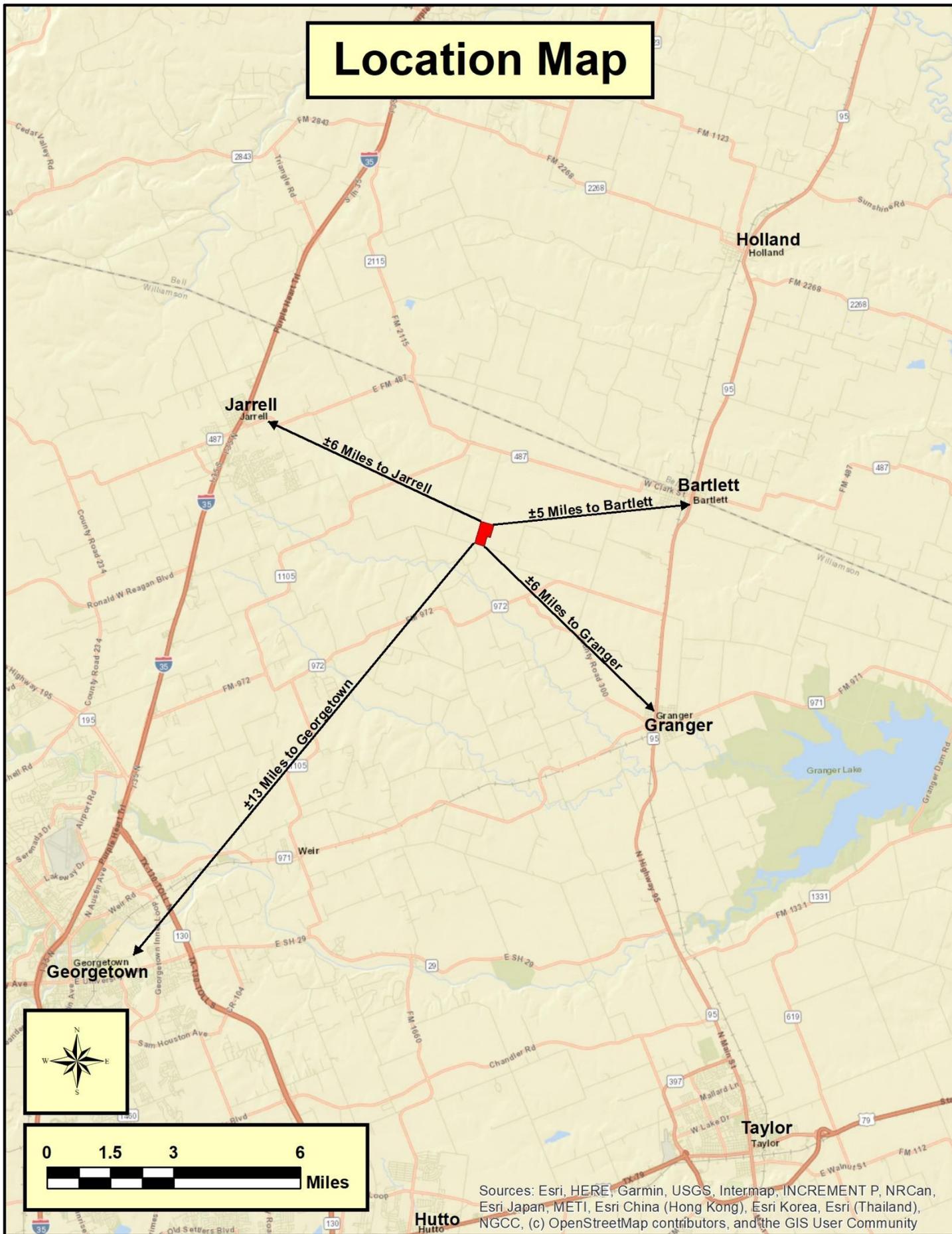
**PRICE: \$2,100,000.00
(\$21,000/Acre)**

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

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

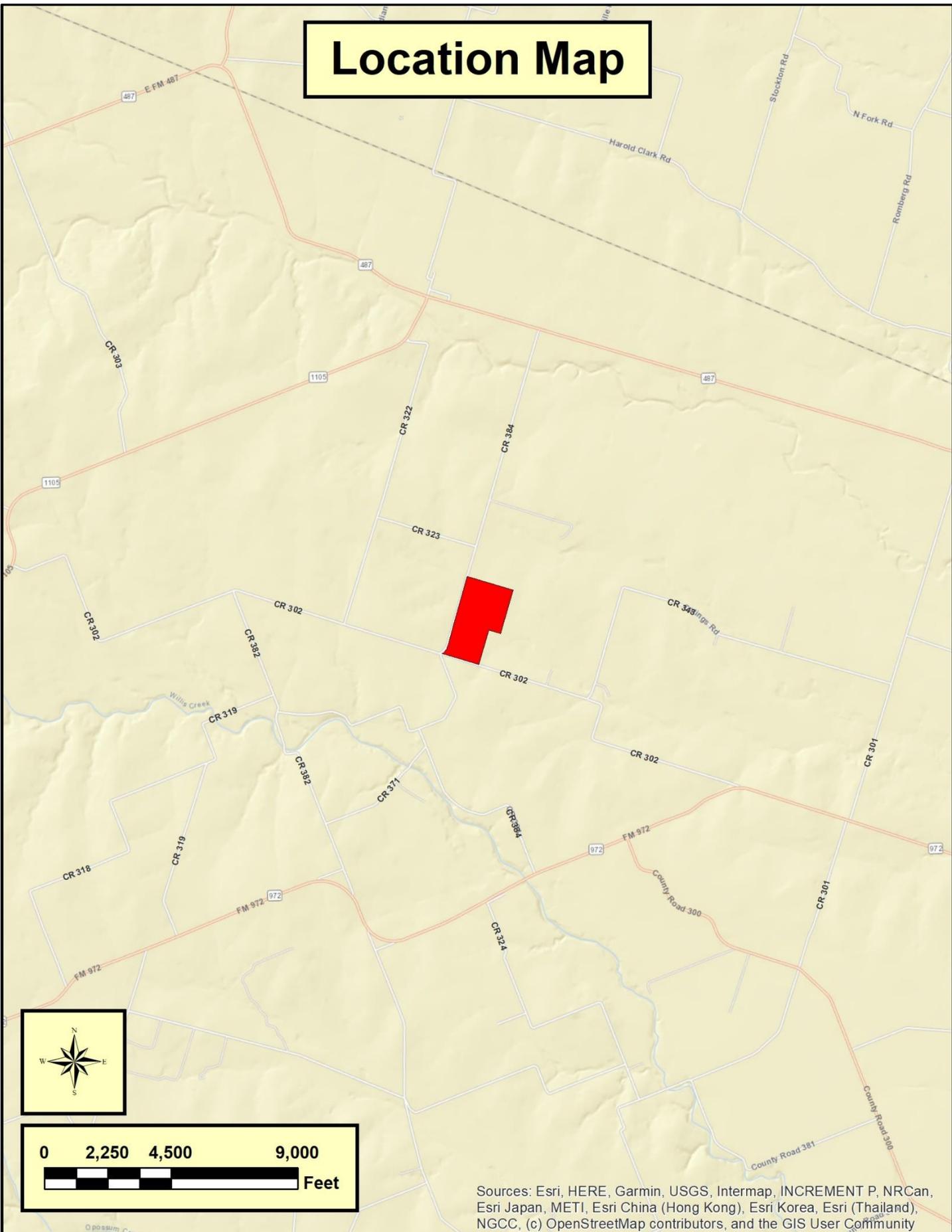
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that 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



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

CR 323

11.313 Ac.
Existing Oncor
Electric Transmission
Line Easement
(Doc. No. 2009050415)

Long Br

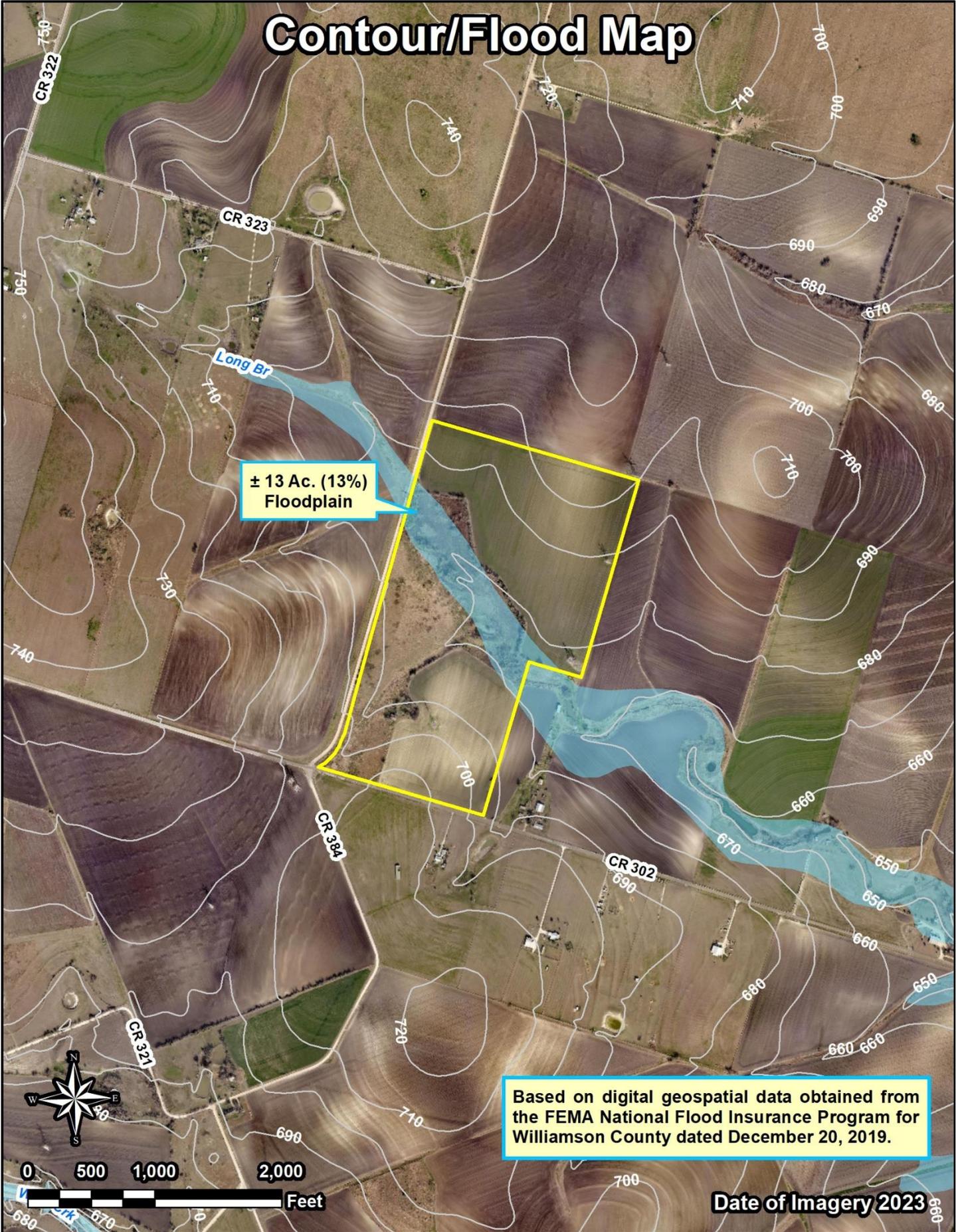
CR 384

CR 302

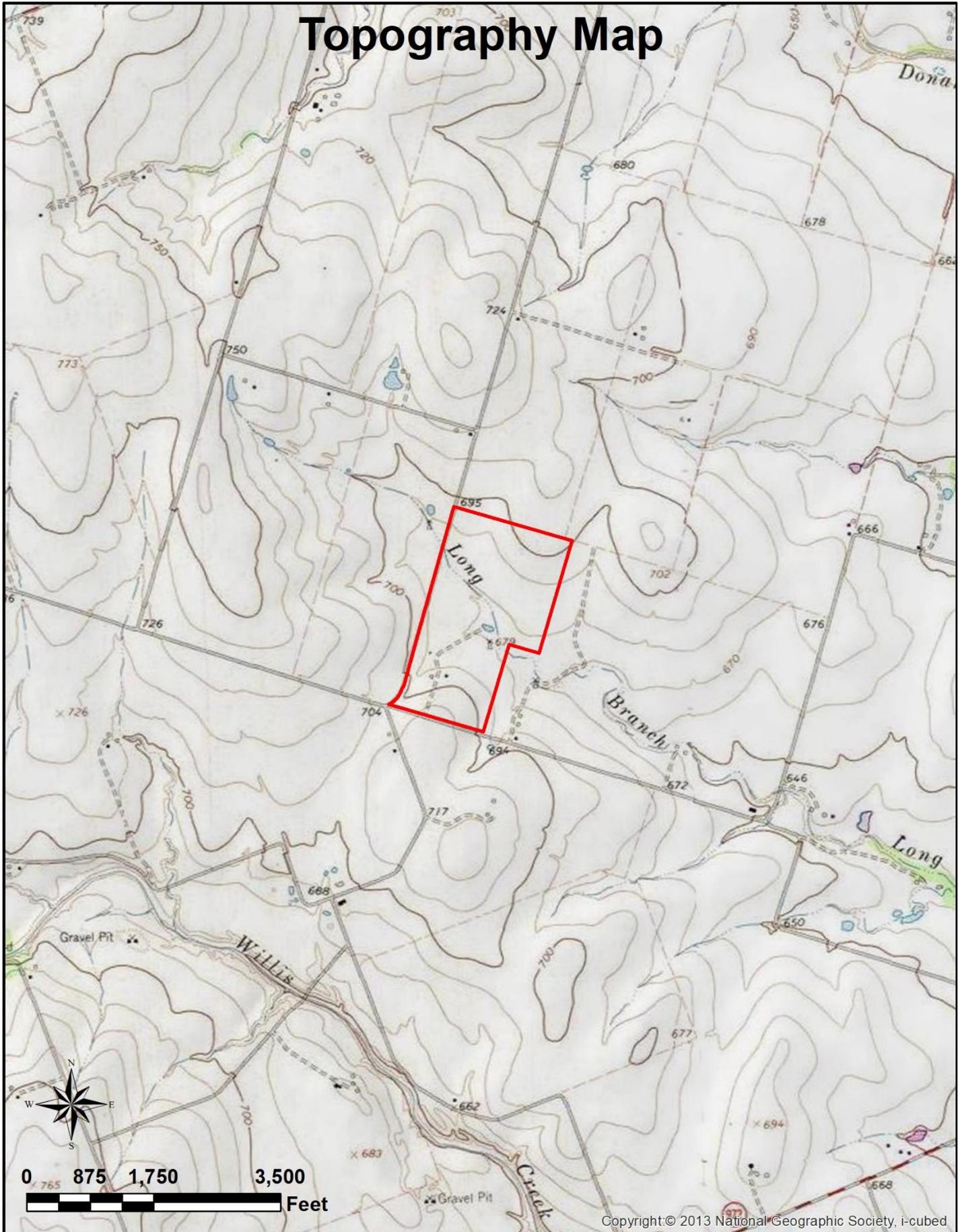


Date of Imagery 2023

Contour/Flood Map



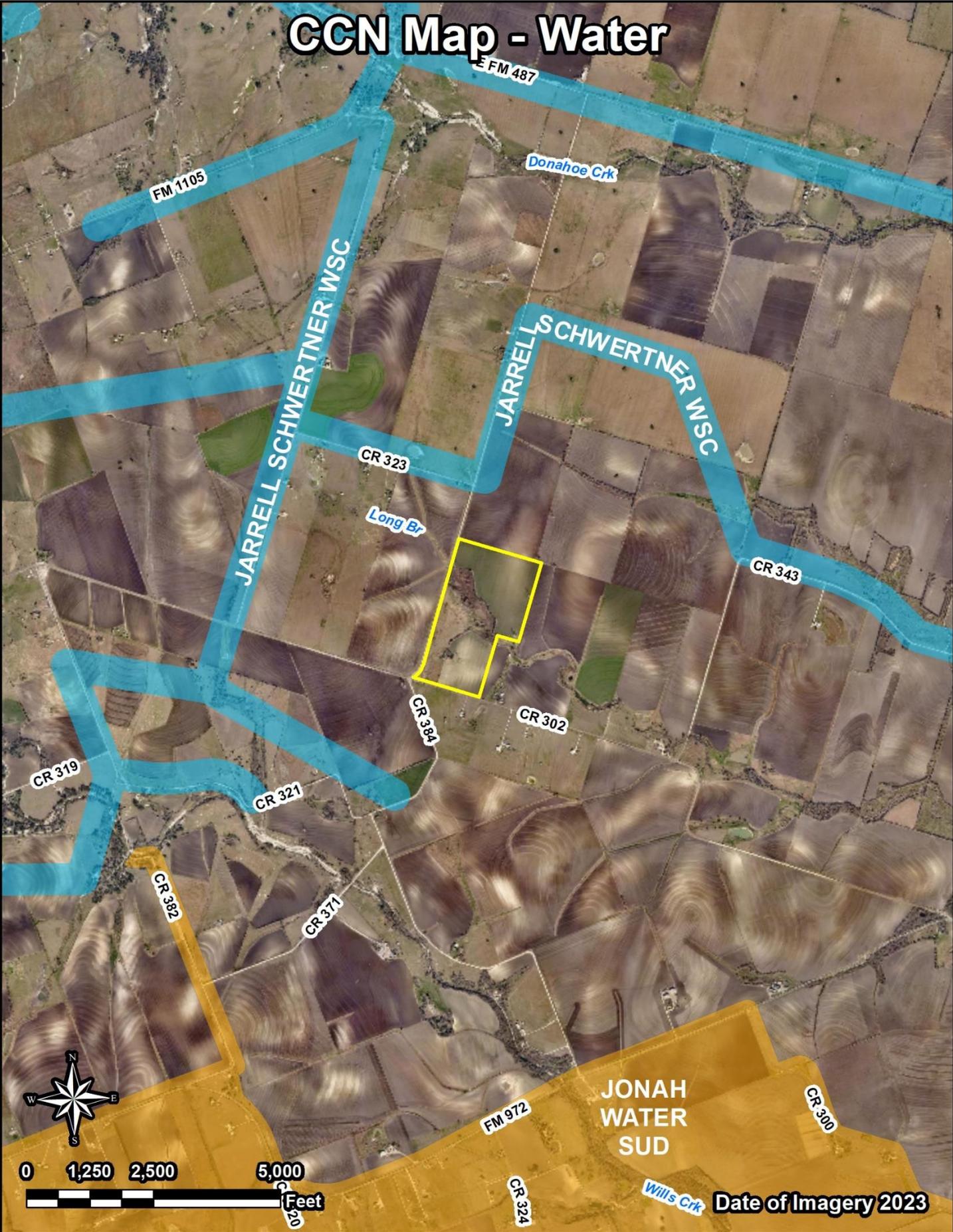
Topography Map



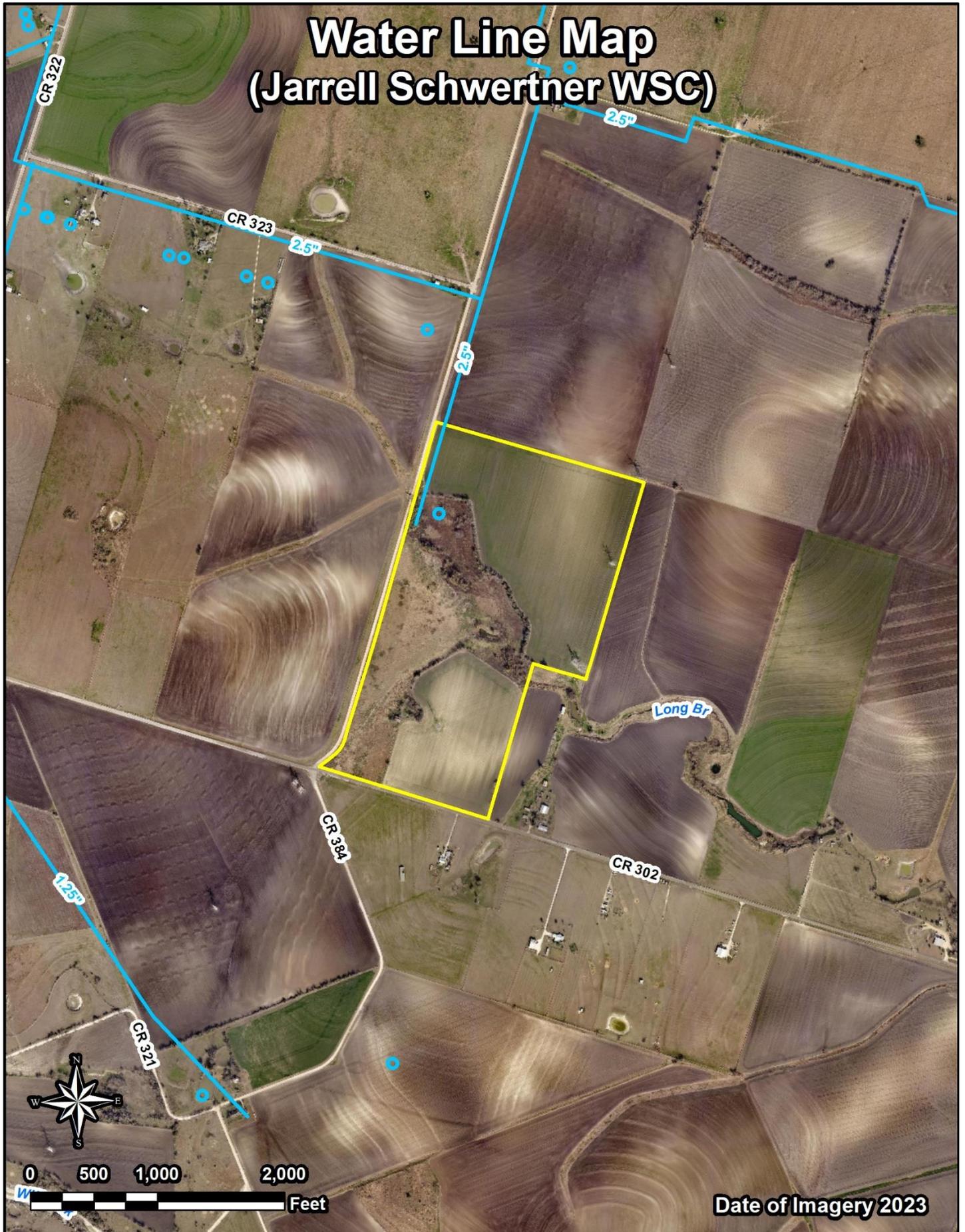
Soils Map



CCN Map - Water

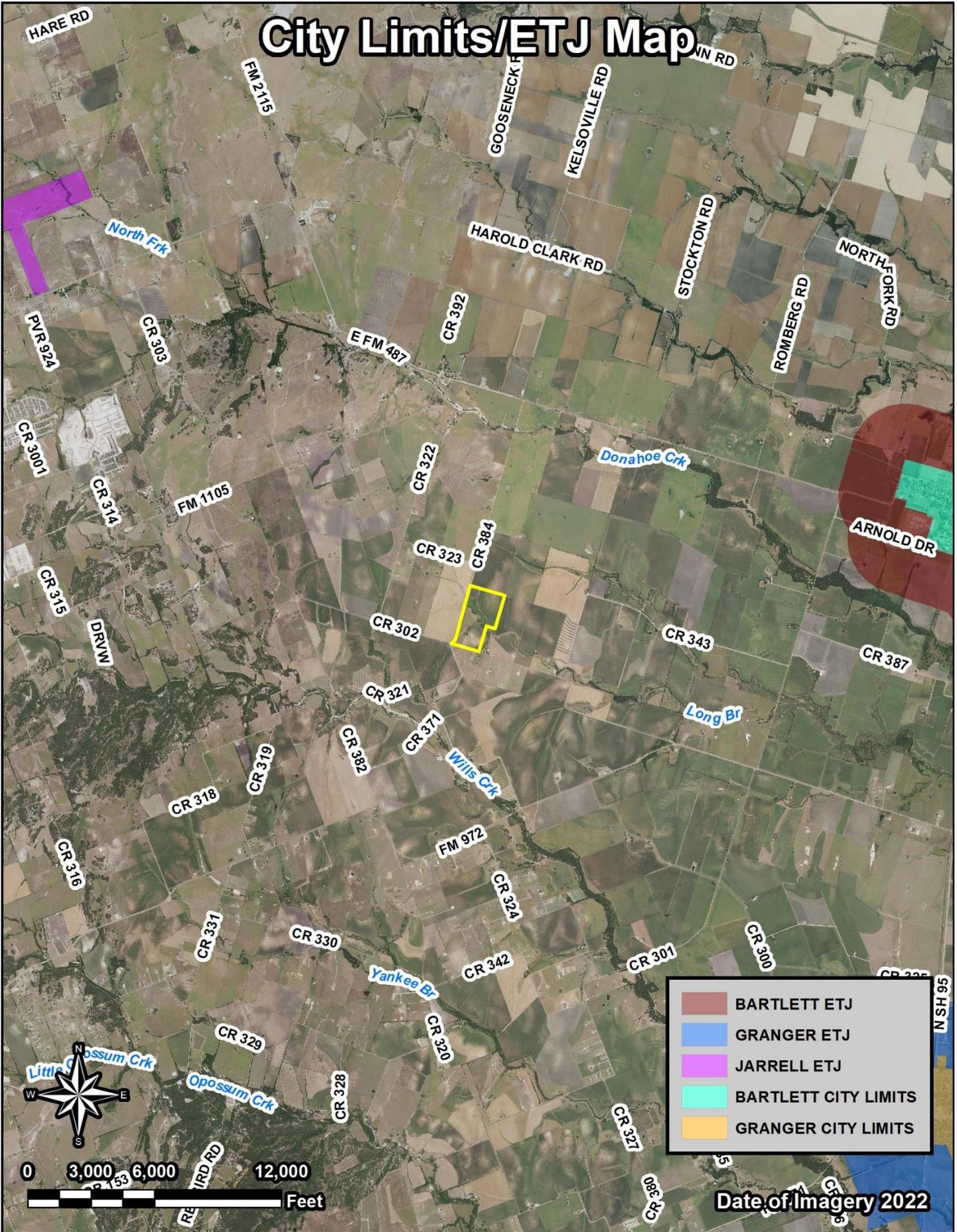


Water Line Map (Jarrell Schwertner WSC)

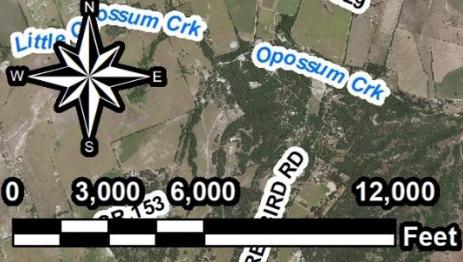


Date of Imagery 2023

City Limits/ETJ Map

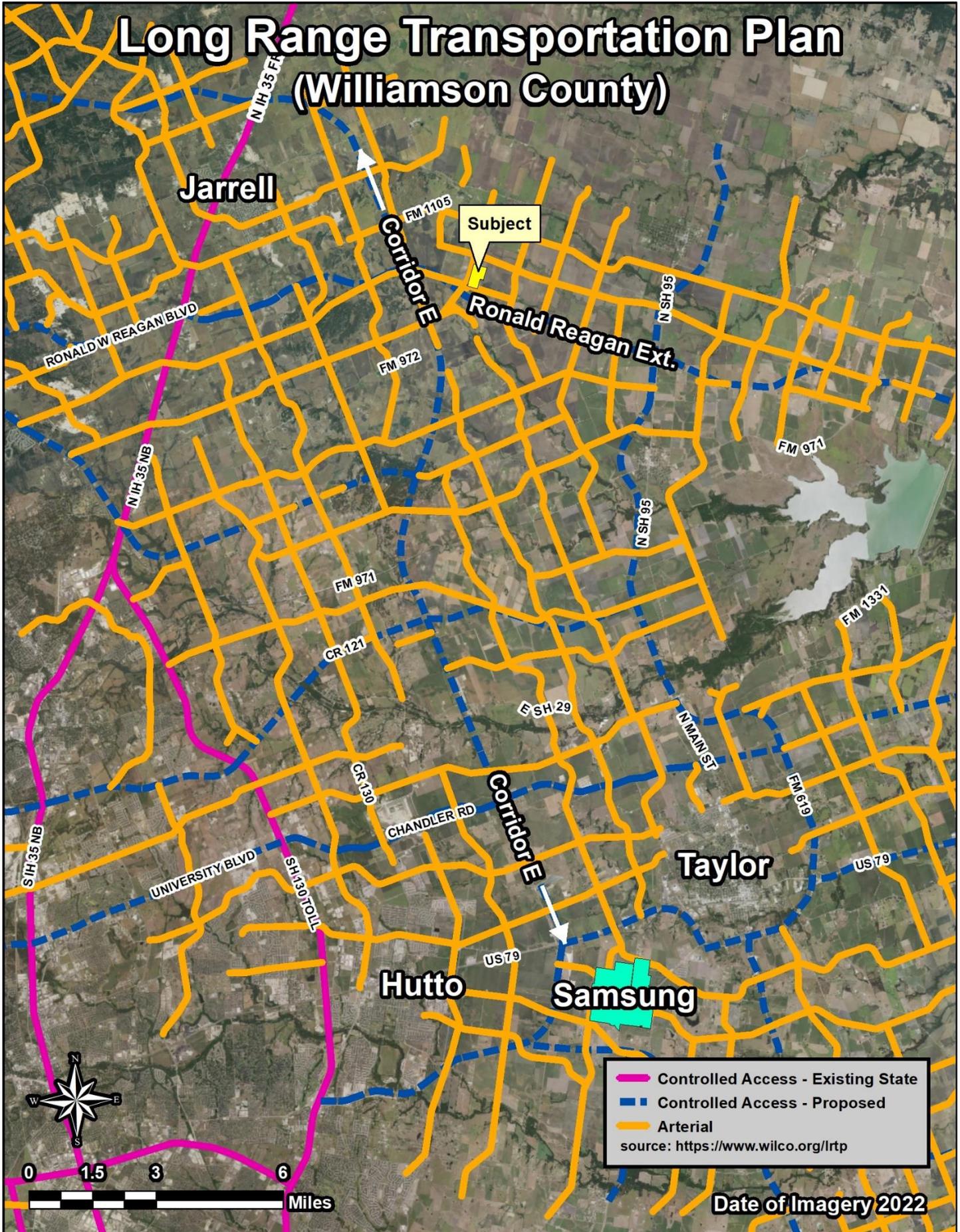


	BARTLETT ETJ
	GRANGER ETJ
	JARRELL ETJ
	BARTLETT CITY LIMITS
	GRANGER CITY LIMITS

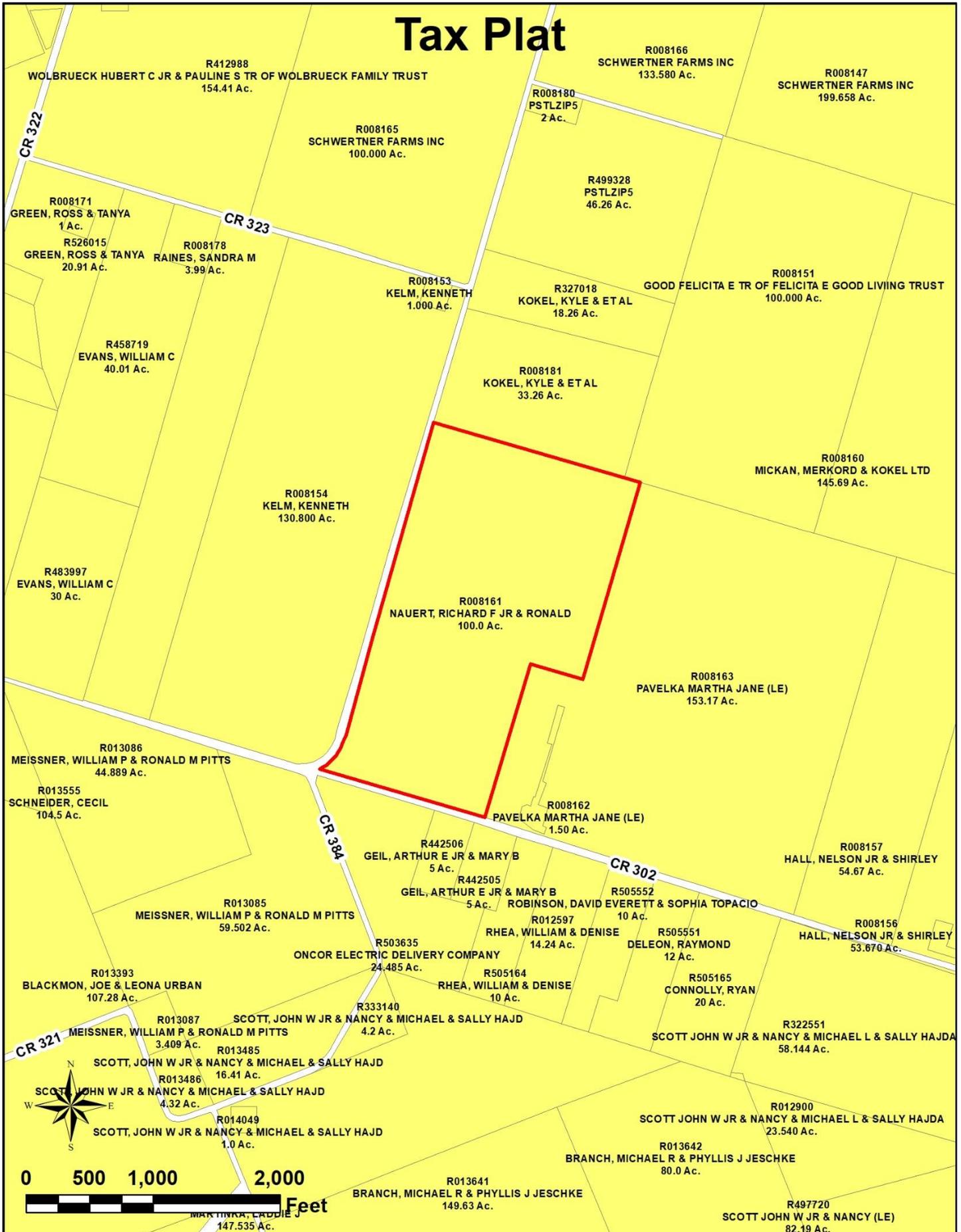


Date of Imagery 2022

Long Range Transportation Plan (Williamson County)



Tax Plat



PHOTOS



Northwest Corner Facing South.



Northwest Corner Facing East.

PHOTOS



Near Southwest Corner Facing North.



Near Southwest Corner Facing East.

PHOTOS



Southeast Corner Facing North.



Southeast Corner Facing West.



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.

<u>TexAg Real Estate Services, Inc.</u>	<u>368153</u>	<u>info@texag.com</u>	<u>(512)930-5258</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Larry D. Kokel</u>	<u>216754</u>	<u>info@texag.com</u>	<u>(512)924-5717</u>
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

TXR-2501

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

Information available at www.trec.texas.gov

IABS 1-0 Date

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Richard & Ronn