

**76.237 ACRES
(3,320,865 SF)
Highway 95
Bastrop County - Elgin, Texas**

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BROKER:

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**PROPERTY FOR SALE: 76.237 ACRES
800 N SH 95
Bastrop County - Elgin, Texas**

LOCATION:

Property is located on the west side of Hwy 95, north of Elgin.

LEGAL:

76.237 acres out of the Thomas Christian Survey, A-20 in Bastrop County described in Volume 647, Page 728 and Volume 1582, Page 502, Bastrop County Deed Records. (See attached survey dated August 16, 2023)

FRONTAGE:

The property contains approximately 986 feet of frontage along the west side of Highway 95.

UTILITIES:

Water: City of Elgin & Aqua Water Supply Corporation service area. 8" City of Elgin line on west side of SH 95 and services the house.

Wastewater: City of Elgin service area. 8" City of Elgin wastewater line on the west side of SH 95 and services the house.

SCHOOL DISTRICT:

Elgin ISD

TAXES:

2022 taxes – Approximately \$5,697.52 based on Bastrop Central Appraisal District. The subject property is under Agriculture Use in 2023 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 production. 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 Bastrop County, Texas, the tract does not contain land area within the 100-year floodplain area (note attached map).

IMPROVEMENTS:

Property is improved with a single-family dwelling constructed in 2013 with 2,037 SF of living. House is a 1 story built on a concrete slab foundation with a Hardie Plank and rock exterior. The house provides 3 bedrooms, 2 bathrooms along with a kitchen, dining room, great room and breakfast area. Attached to house is a 475 SF garage, 402 SF front porch and 234 SF rear porch which is adjacent to inground pool. The property also contains a 840 SF detached garage and a 1,800 SF metal shop.

COMMENTS:

The 76.237 acre tract is located north of Elgin Texas on the west side of SH 95. Elgin High School is located ± 1.1 miles west of the property. Approximately 30 acres is located within the Elgin City Limits and is zoned R-1 (Single Family). The remainder of the property is within the City of Elgin ETJ with very active development occurring immediately west and south of the property. The property is located within the **Opportunity Zone**.

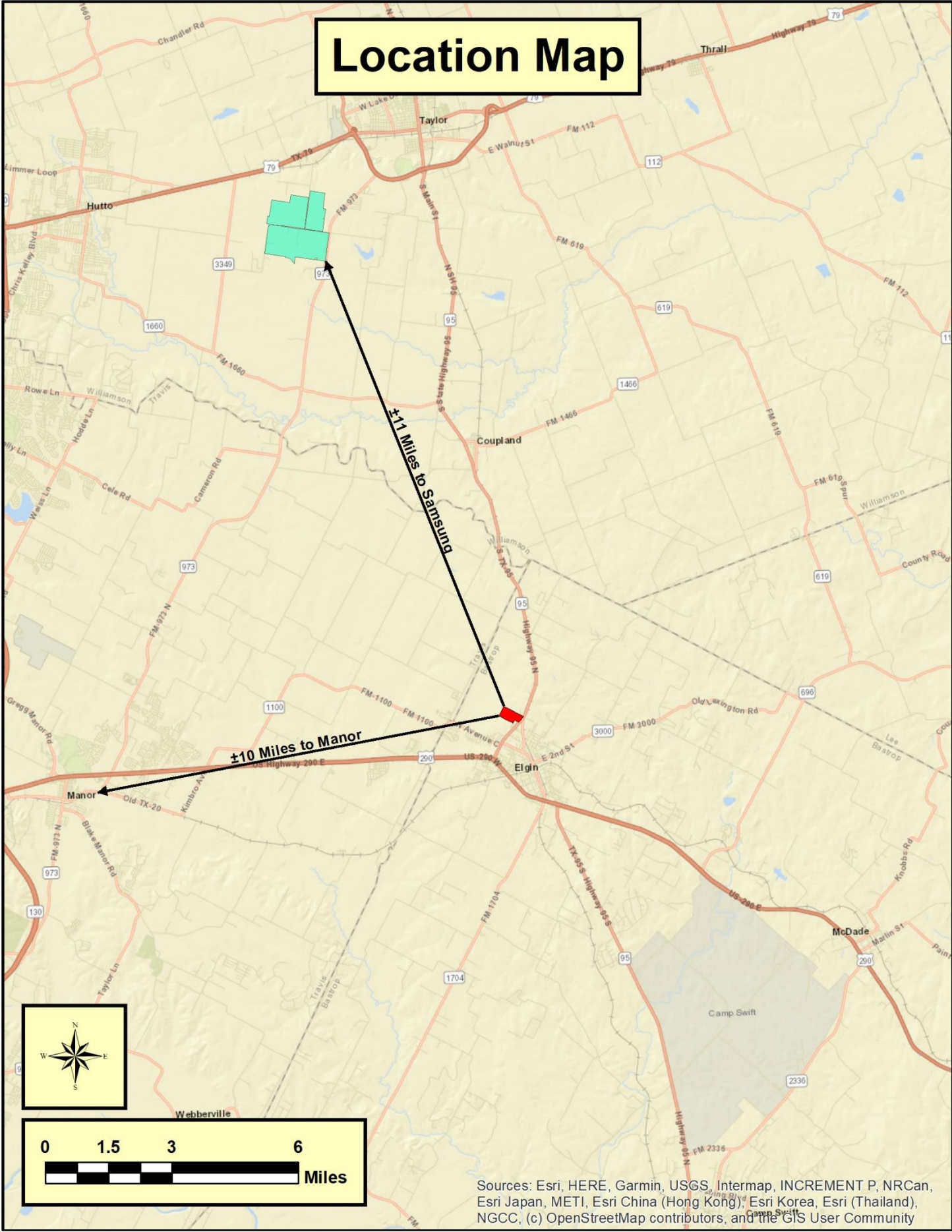
PRICE: \$9,000,000.00

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
Ron Leps Ph: 512-930-5258 Cell# 512-869-6766**

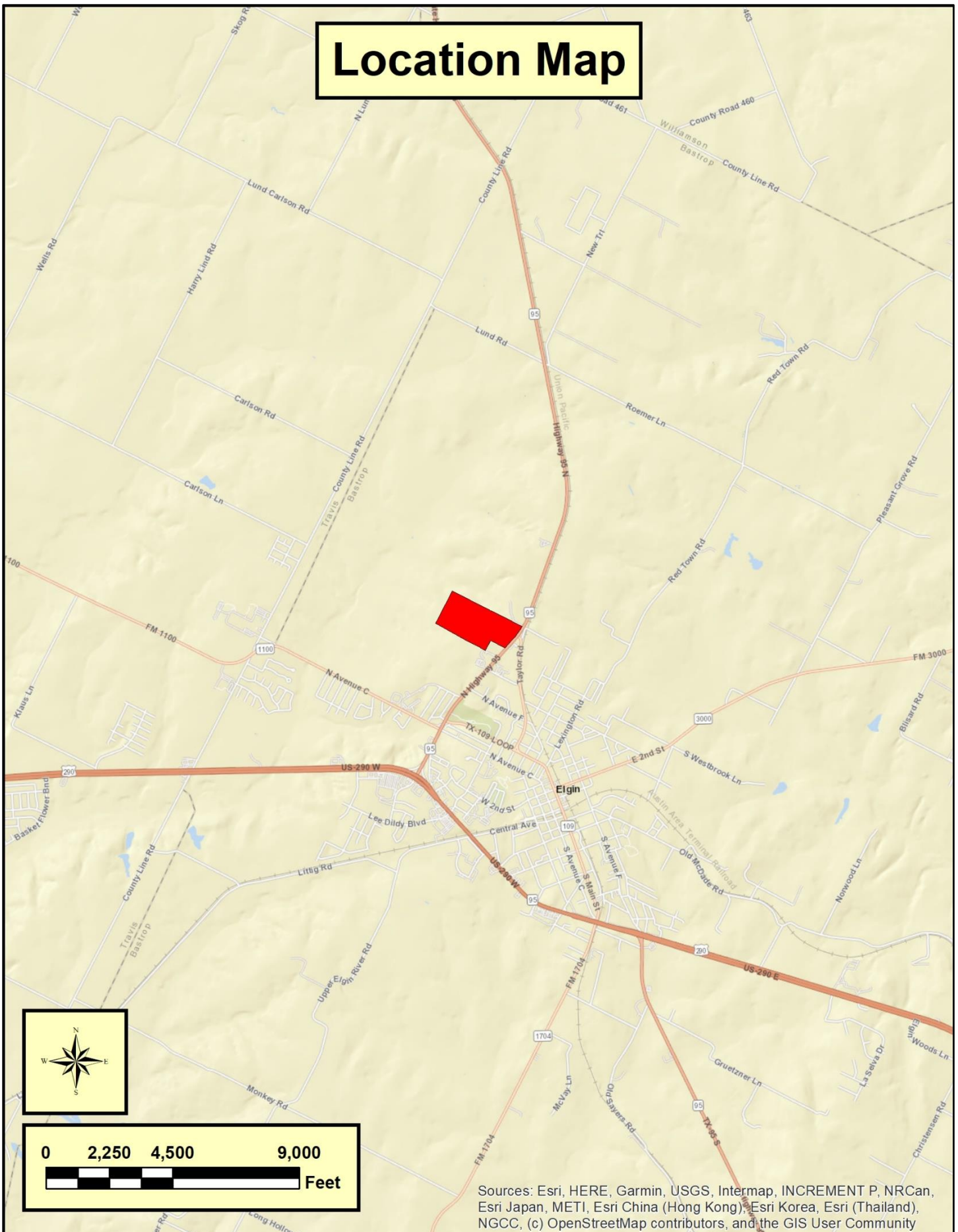
The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that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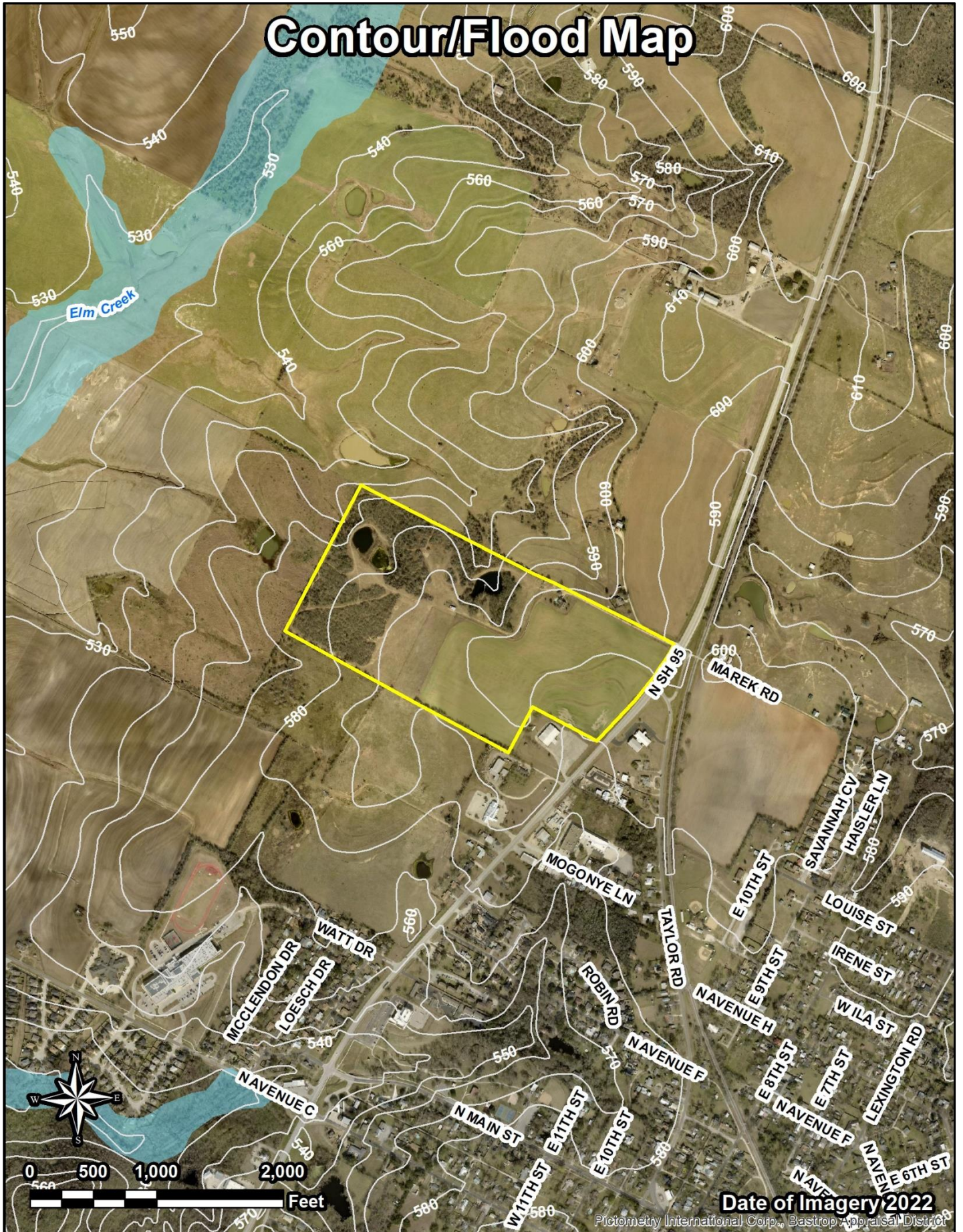
Aerial Map



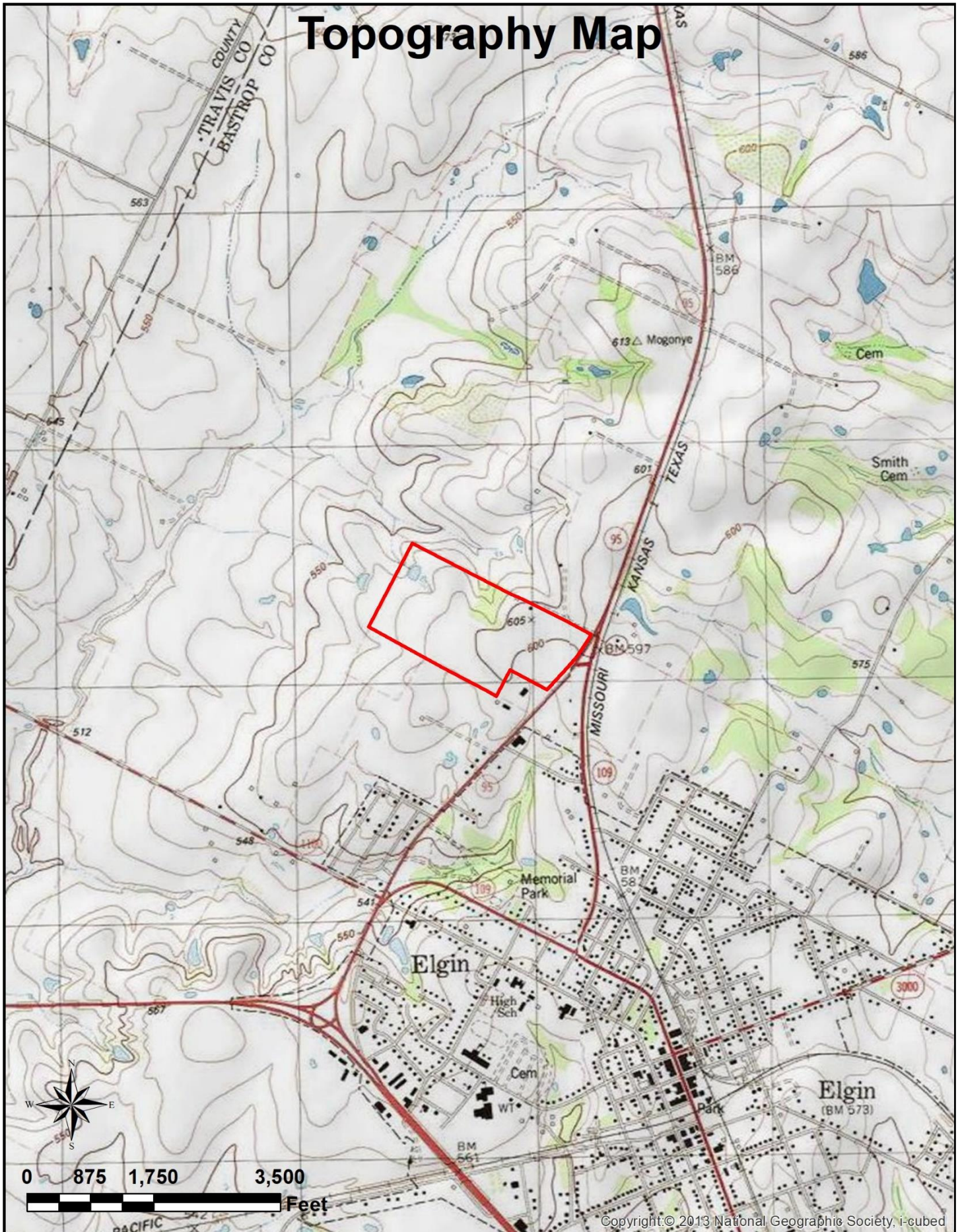
Date of Imagery 2022

Pictometry International Corp., Bastrop Appraisal District

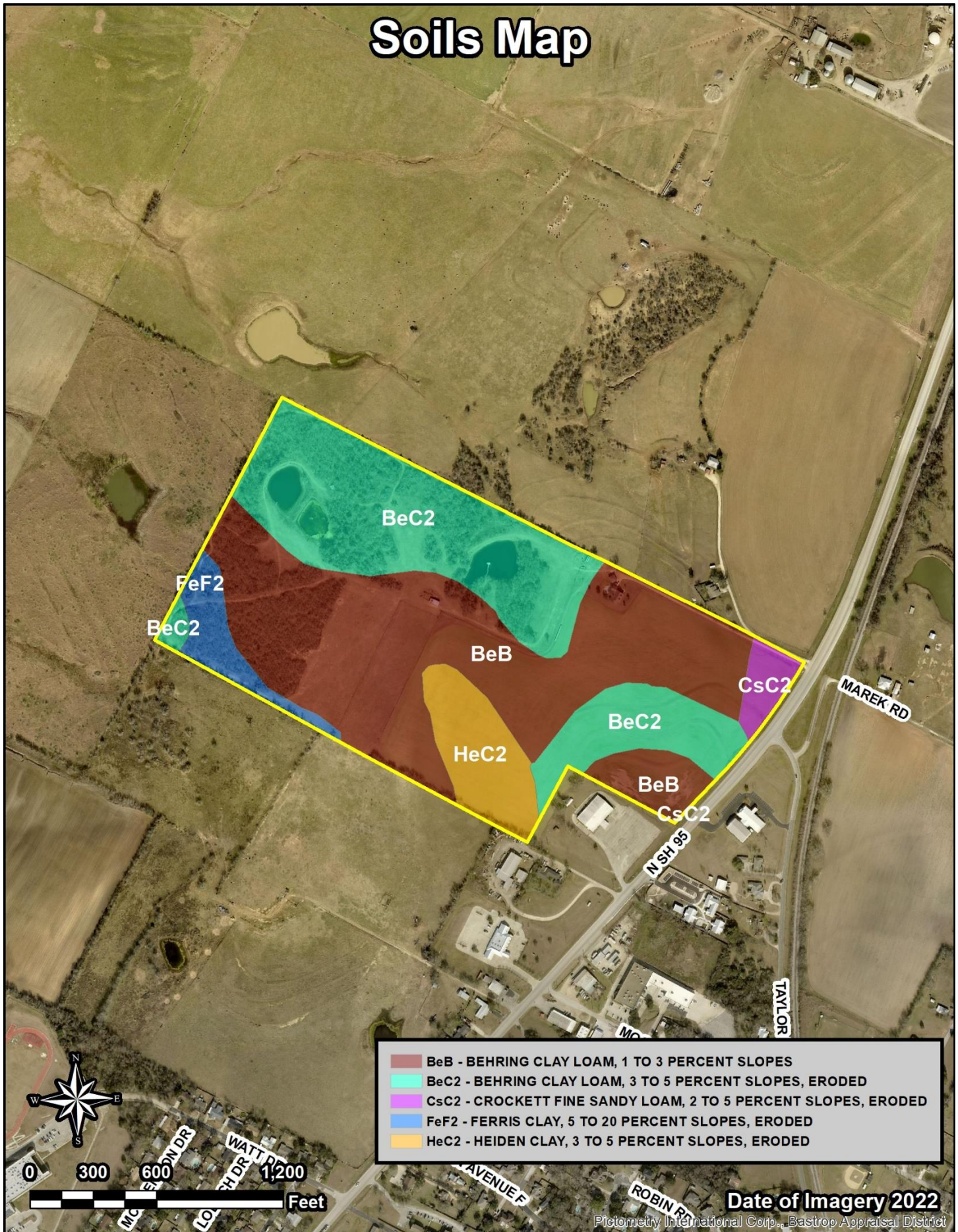
Contour/Flood Map



Topography Map

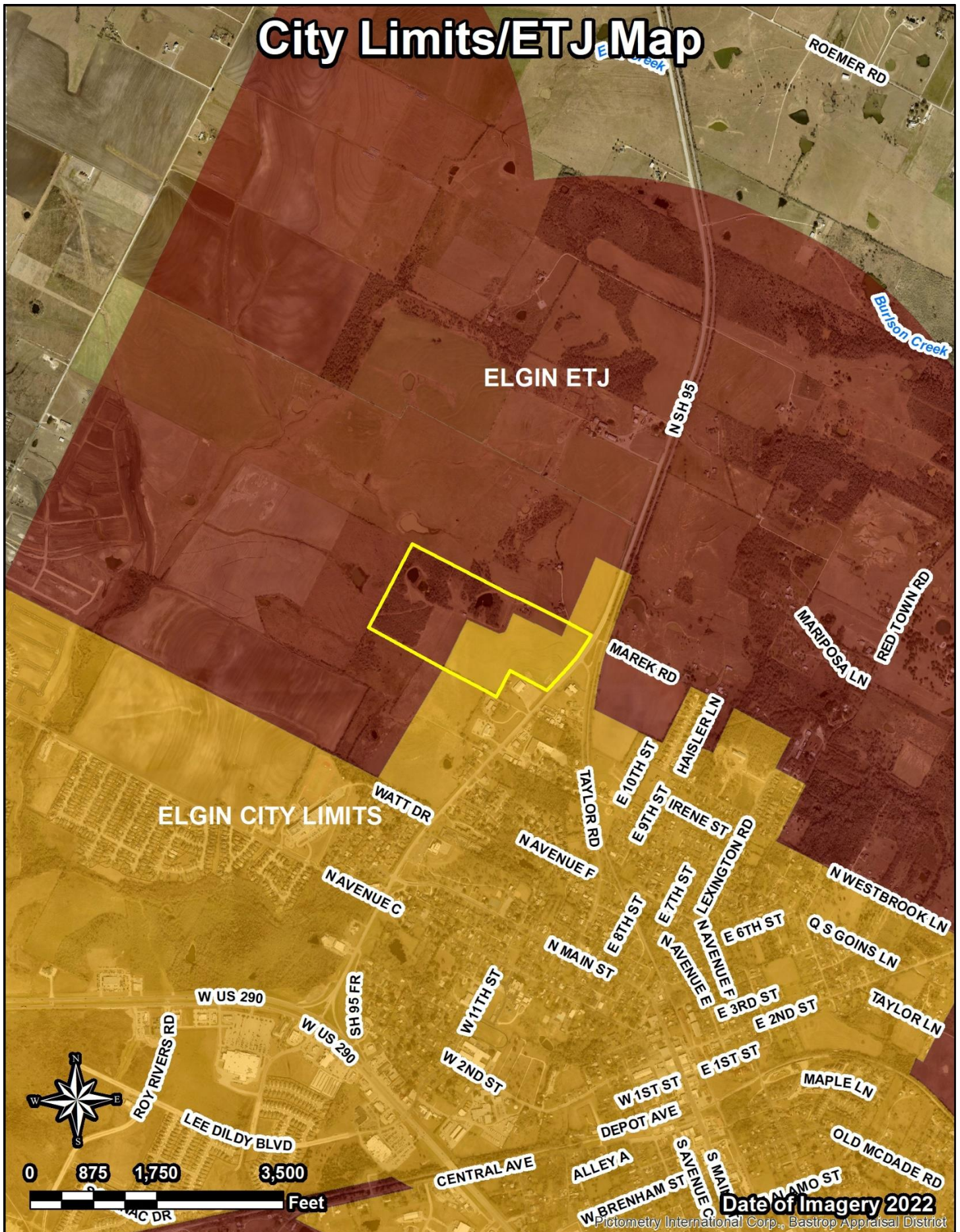


Soils Map



Pictometry International Corp., Bastrop Appraisal District

City Limits/ETJ Map



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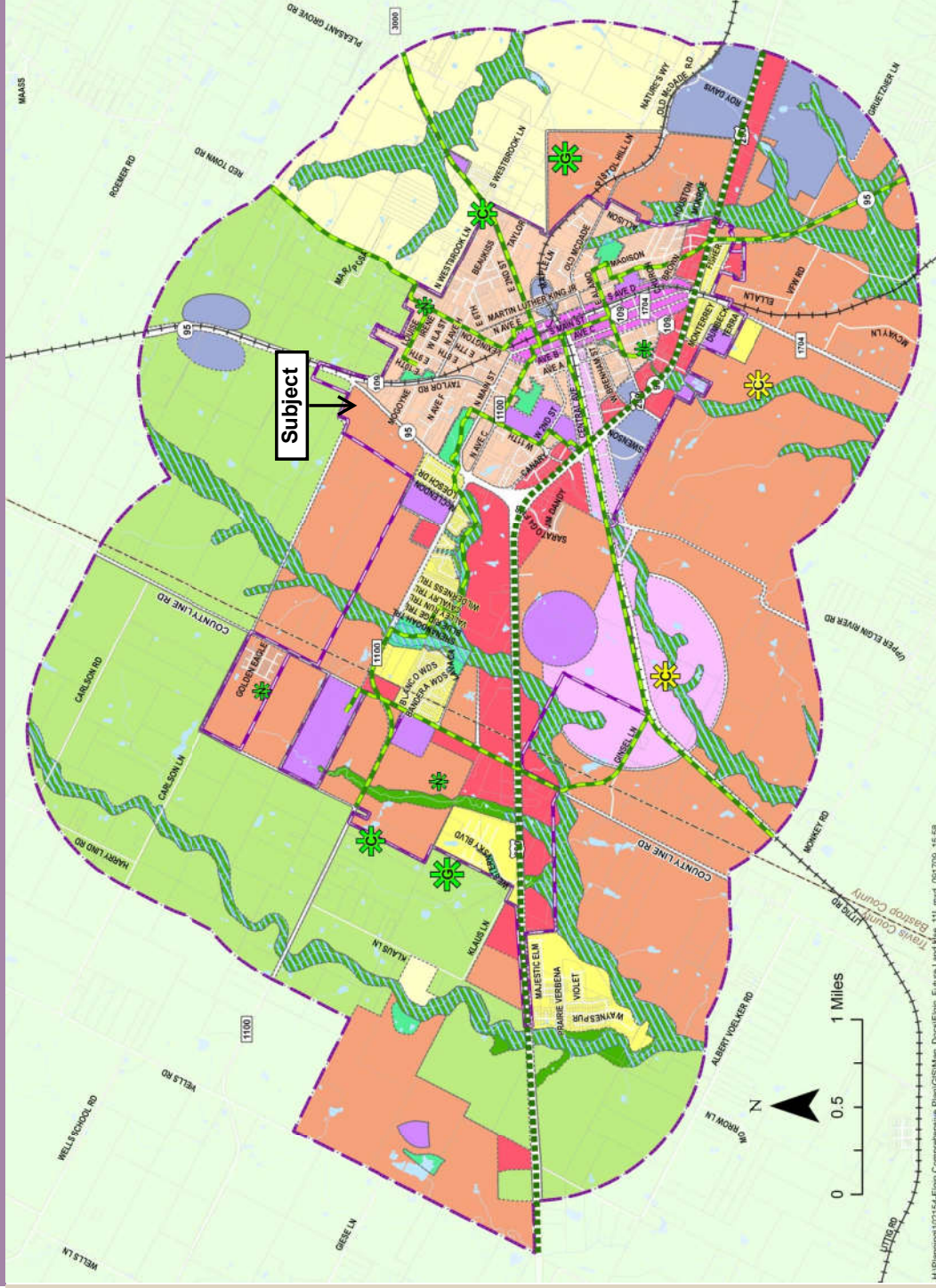
Pictometry International Corp., Bastrop Appraisal District



Exhibit 4.4: Future Land Use and Development Plan

- Parcel Boundary
- Elgin City Limits
- Elgin Planning Area
- Future Land Use**
 - Natural Area
 - Agriculture
 - Low Density Residential
 - Existing Single-Family Residential
 - Traditional Neighborhood Residential
 - Central Elgin Neighborhoods
 - Mixed Use
 - Main Street Elgin
 - Commercial
 - Light Industrial
 - Institutional
 - Parks and Recreation
- 100-Year Flood Plain
- Proposed Park from Parks Master Plan
- Proposed Park from WSA
- Proposed Trail from Parks Master Plan
- US 290 Corridor Greenscaping

Note: A Comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

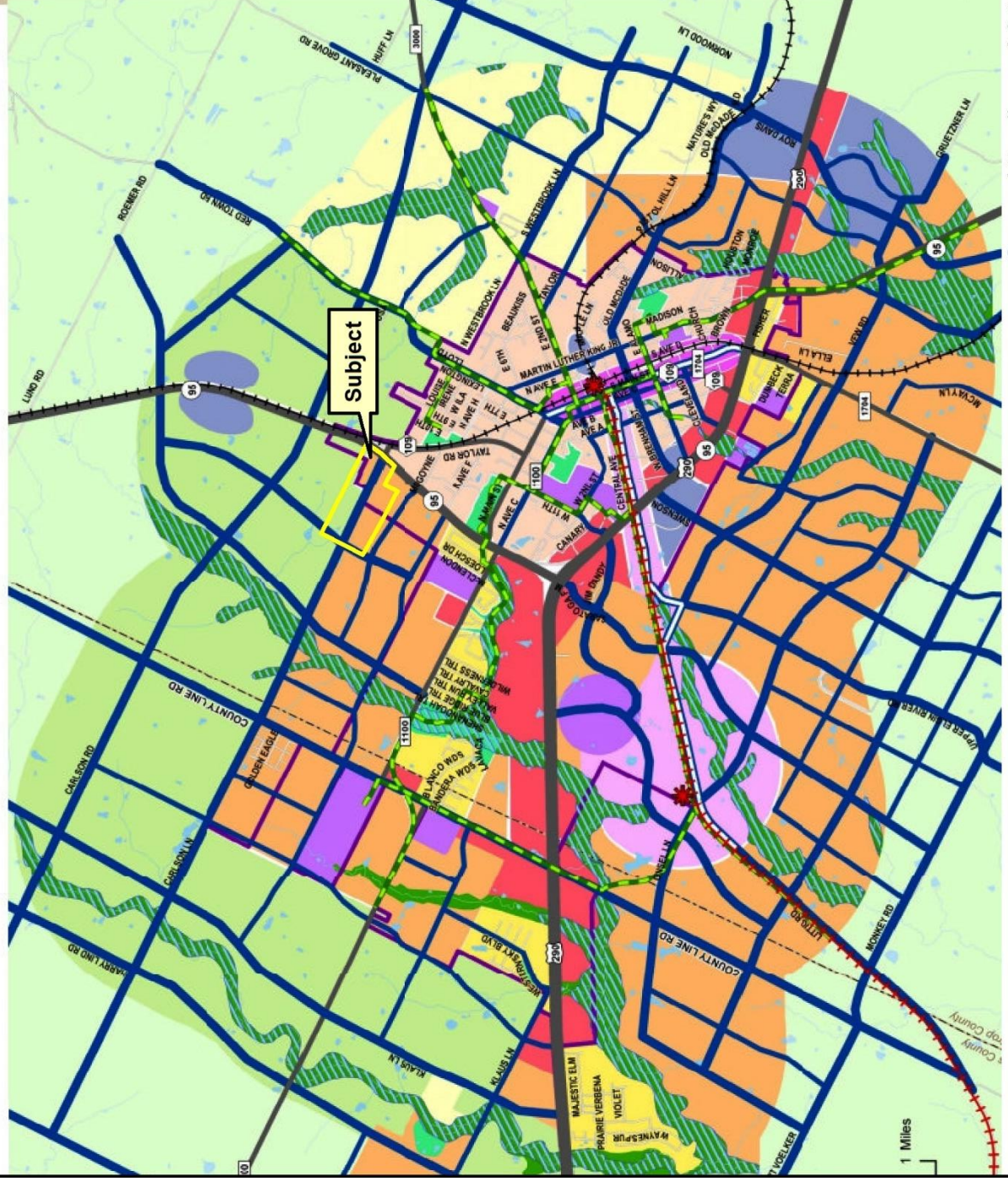


H:\Planning\102154-Elgin Comprehensive Plan\GIS\Map_Docs\Elgin_Future Land Use_11L.mxd 09/17/09 15:58
Source: Wilbur Smith Associates, Inc., 2009.

City of Elgin Thoroughfare Plan

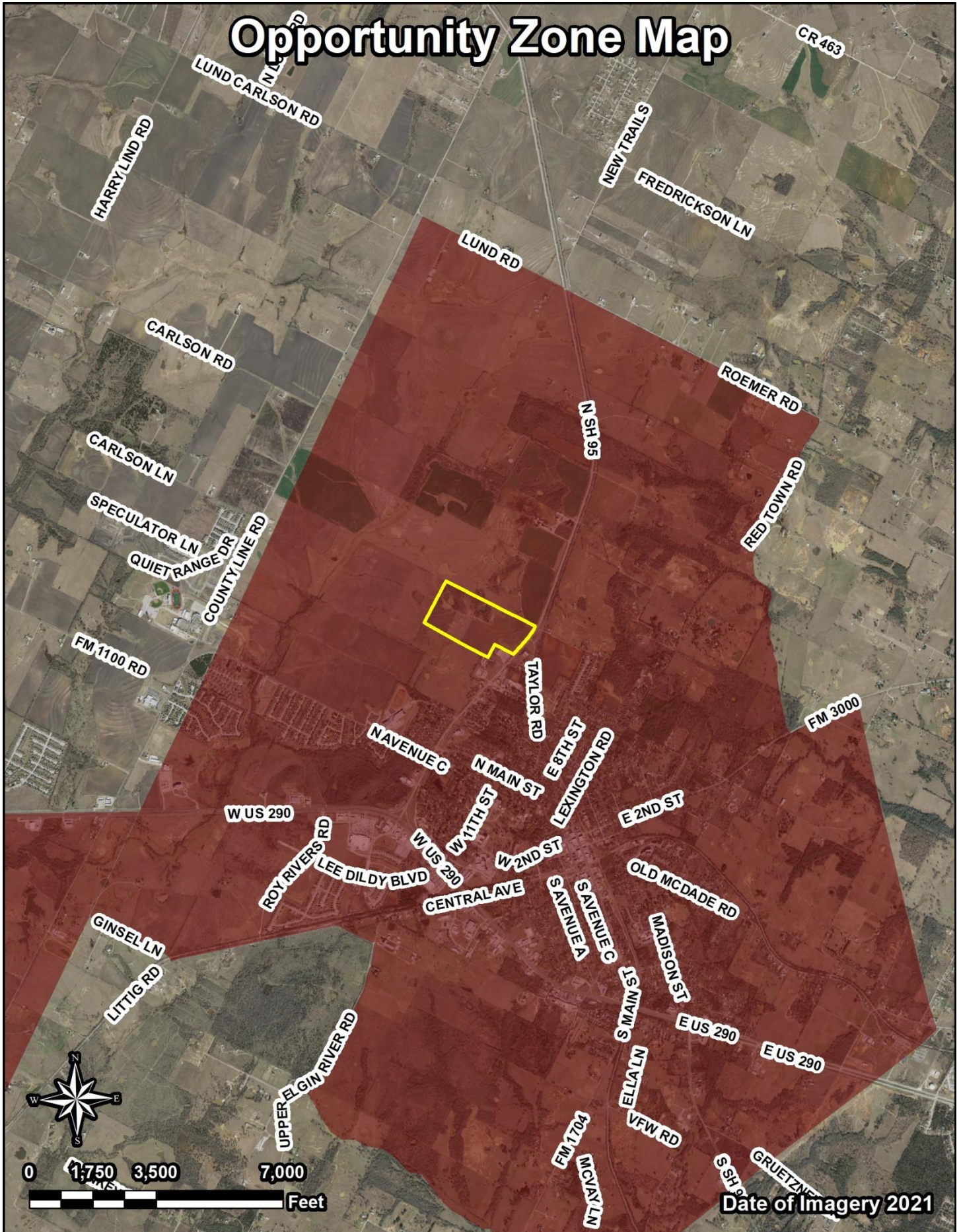


Exhibit 5.14: Thoroughfare Plan

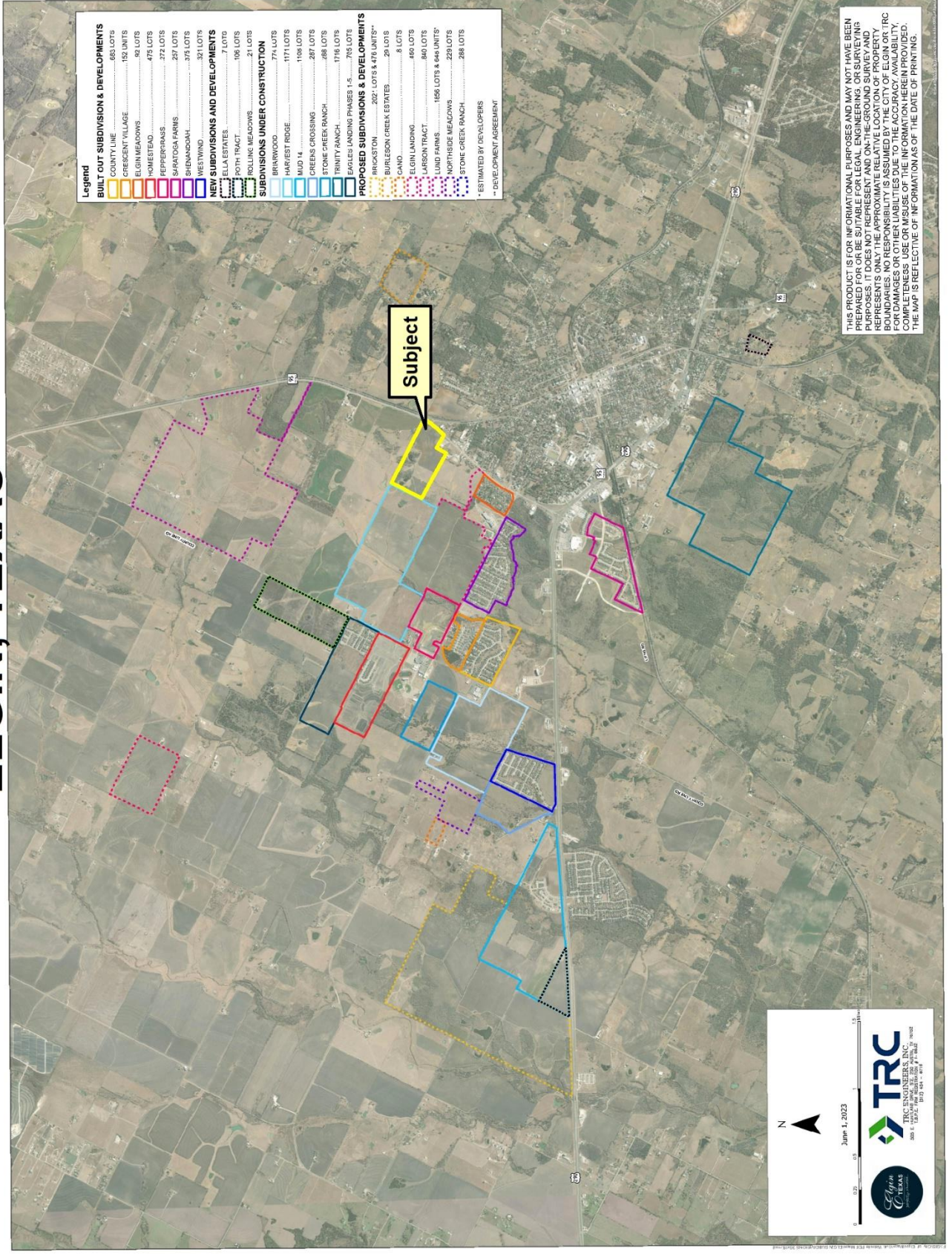


- Roadway Functional Classes**
- Regional/Rural Arterial
 - Regional/Rural Collector
 - Local Arterial
 - Local Collector
 - Community Corridor
- Future Land Use**
- Natural Area
 - Agriculture
 - Low Density Residential
 - Existing Single-Family Residential
 - Traditional Neighborhood Residential
 - Central Elgin Neighborhoods
 - Mixed Use
 - Main Street Elgin
 - Commercial
 - Light Industrial
 - Institutional
 - Parks and Recreation
 - 100-Year Flood Plain
 - Proposed Trail from Parks Master Plan
 - Potential Site for Passenger Rail Station
 - Proposed Passenger Rail
 - Railroad
 - Elgin City Limits

Opportunity Zone Map



RESIDENTIAL DEVELOPMENT PLANS ELGIN, TEXAS



CONCEPTUAL PLAN
ROADWAY
OVERVIEW

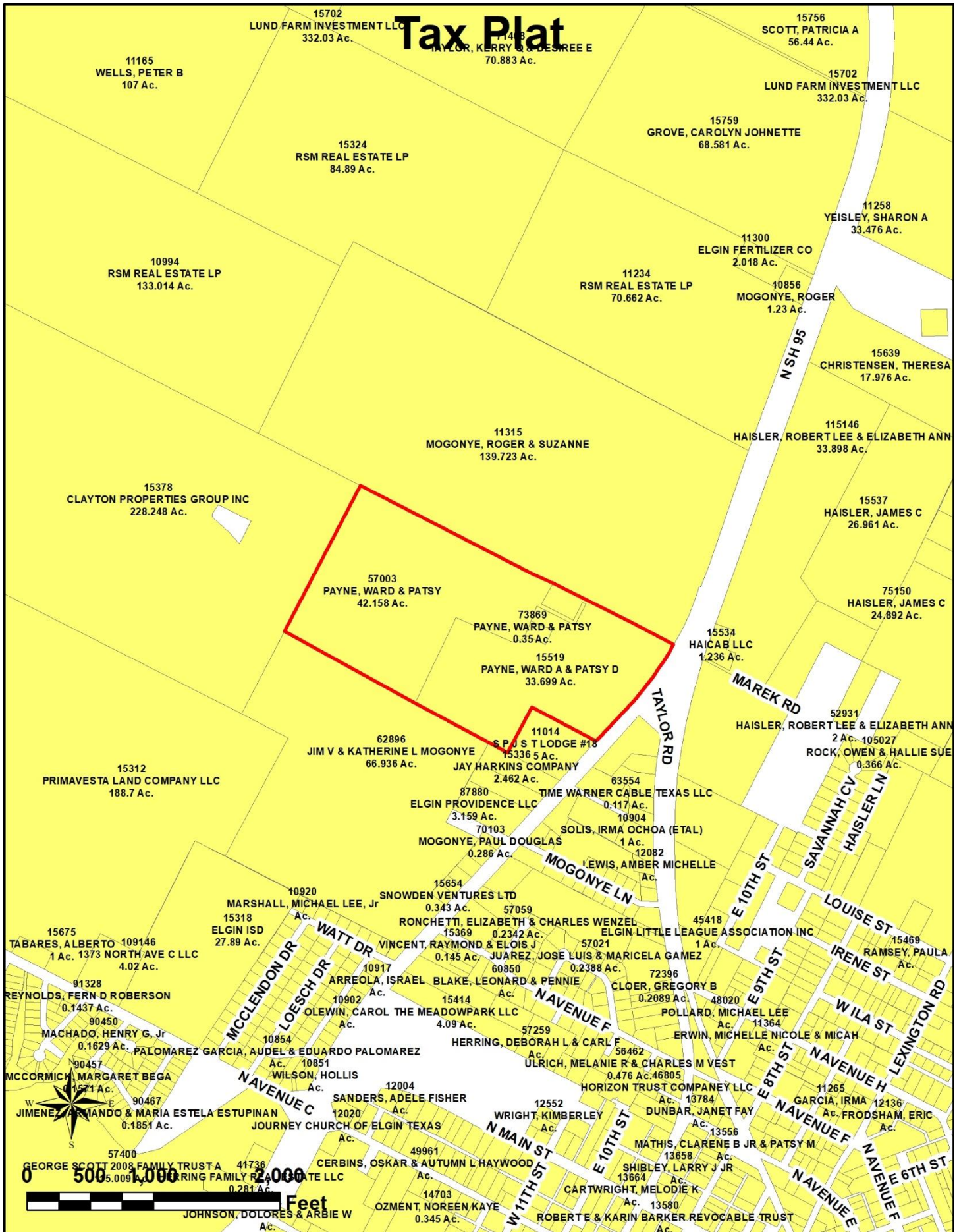


Potential
Taylor Rd &
SH 95 Inter.

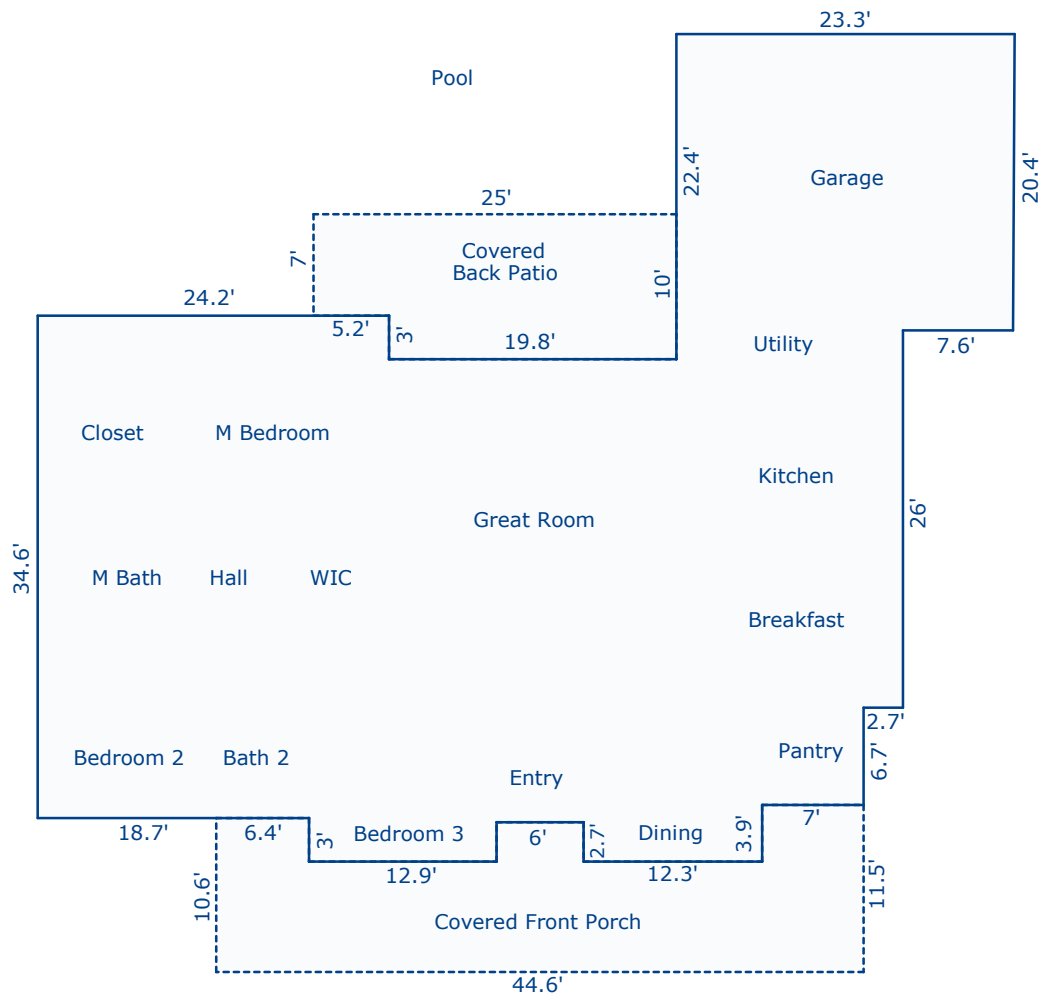
To Ave. F -
SH 95 Inter.



Tax Plat



Floor Plan



AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	First Floor	2512.04	2512.04
P/P	Covered Front Porch	401.66	
	Covered Back Patio	234.40	636.06
Net BUILDING Area		(rounded)	2512

BUILDING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
0.5 x	0.1 x	20.4	1.02
	2.0 x	15.6	31.20
	23.2 x	20.4	473.28
	6.7 x	56.9	381.23
	3.0 x	24.2	72.60
	24.0 x	59.6	1430.40
	0.9 x	49.9	44.91
	2.7 x	12.3	33.21
	2.7 x	12.9	34.83
	0.3 x	31.2	9.36
10 Items		(rounded)	2512

PHOTOS



Taken Near Northeast Corner Facing South Along SH 95 Toward Elgin.



Taken Near Northeast Corner Facing North Along SH 95 Which Leads To Taylor.

PHOTOS



Taken Near Northeast Corner Facing Southwest Giving A View Of Eastern Portion Of Land Which Is Under Cultivation.



Taken Near Northeast Corner Facing West Along North Property Line And Drive Leading To Improvements.

PHOTOS



Taken Along West Line Of Property Facing South.



Taken Near Northwest Corner Facing East Showing North Property Line.

PHOTOS



Stock Pond Located In Northwestern Portion Of Land.



Taken From Southeast Corner Facing North Along SH 95.

PHOTOS



Front View Of Residence.



Living Room.

PHOTOS



Kitchen.



Formal Dining.

PHOTOS



Pool & Out Buildings.



Recent Constructed 1,800 SF Metal Building.

THE STATE OF TEXAS§
COUNTIES OF BASTROP§

Being a 76.237 acre (3,320,865 square feet) tract of land out of the THOMAS CHRISTIAN SURVEY, A-20, located in Bastrop County, Texas, said 76.237 acre tract being all of the called 42.508 acre tract conveyed from Leslie L. Gustafson and wife, Evelyn Gustafson to Ward Payne and wife, Patsey Payne, filed November 3, 1992 and recorded in Volume 647, Page 728 of the Deed Records of Bastrop County, Texas (DRBC) and all of the called 33.699 acre tract conveyed from Evelyn Prinz Gustafson to Ward A. Payne and wife, Patsy D. Payne, filed November 7, 2005 and recorded in Document No. 200517005 of the Official Public Records of Bastrop County, Texas (OPRBC), said 76.237 acres being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on August 16, 2023. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 76.237 acre tract being more fully described as follows:

BEGINNING at a broken TxDOT Type I monument found for the Northeast corner of said 33.699 acre tract, the Southeast corner of a called 139.723 acre tract conveyed from Charlie Mogonye Jr. and Marjorie F. Mogonye to Mickey Joe Foster, filed July 13, 2000 and recorded in Document No. 200009748 of the Official Records of Bastrop County, Texas, being in the West line of North State Highway 95, and marking the Northeast corner of the herein described tract, from which a 5/8 inch iron rod found bears North 25°04'27" East, a distance of 503.02 feet and North 70°04'13" West, a distance of 10.00 feet;

THENCE, with the East line of said 33.699 acre tract and the West line of North State Highway 95 as follows:

1. Along a curve to the right having a central angle of 12°27'12", a radius of 2,804.79 feet, an arc length of 609.62 feet, a tangent of 306.02 feet, which bears a chord of South 36°15'23" West, and a chord distance of 608.42 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "RPLS 1753" found;
2. South 42°23'59" West, a distance of 376.99 feet (called 377.19 feet), to a 1/2 inch pinched top iron pipe found for the Southeast corner of said 33.699 acre tract, the Northeast corner of a called 5.00 acre tract conveyed to SPJST Lodge #18 in Volume 231, Page 126 DRBC, and marking the Southeast corner of the herein described tract;

THENCE, with the common line of said 33.699 acre tract and said 5.00 acre tract as follows:

1. North 61°26'10" West, a distance of 584.89 feet (called 584.72 feet), to a 5/8 inch iron rod found for the Northwest corner of said 5.00 acre tract;
2. South 28°40'40" West, a distance of 408.23 feet (called 408.36), to a 1/2 inch pinched top iron pipe found for the Southwest corner of said 5.00 acre tract, and being in the North line of Lot 3, Corlin Subdivision, recorded in Cabinet 3, Page 200-A of the Plat Records of Bastrop County, Texas;

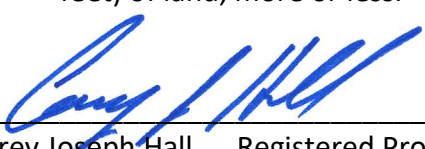
THENCE, North 61°29'07" West, with the South line of said 33.699 acre tract, a distance of 830.03 feet (called 829.88 feet), to a 1/2 inch iron rod found on the South side of a fence corner post for the Southwest corner of said 33.699 acre tract, the Southeast corner of said 42.508 acre tract, being in the North line of a called 69.055 acre tract conveyed from Jim V. Mogonye and Katherine Louise Mogonye Revocable Living Trust to Jim Mogonye Bypass Trust, filed August 25, 2014 and recorded in Document No. 201410215 OPRBC;

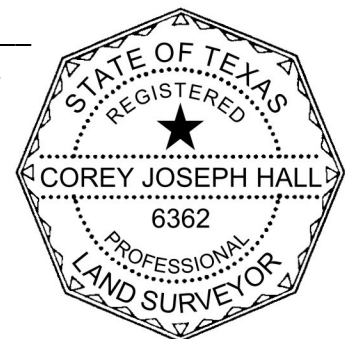
THENCE, North 61°16'24" West, generally along a barbed wire fence with the South line of said 42.508 acre tract and the North line of said 69.055 acre tract, a distance of 1,153.62 feet (called 1,154.28 feet), to a 1/2 inch iron rod found on the West side of a fence corner post for the Southwest corner of said 42.508 acre tract, the Northwest corner of said 69.055 acre tract, and being in the East line of a called 42.508 acre tract conveyed from Eugene R. Kanak and Judy A. Kanak to Clayton Properties Group, Inc., filed May 31, 2018 and recorded in Document No. 201807699 OPRBC, and marking the Southwest corner of the herein described tract;

THENCE, North 27°12'02" East, generally along a barbed wire fence with the West line of said 42.508 acre tract and the East line of said Clayton tract, a distance of 1,299.31 feet (called 1,298.84 feet), to a 1/2 inch iron rod found on the North side of a fence corner post for the Northwest corner of said 42.508 acre tract, the Northeast corner of said Clayton tract, being in the South line of said 139.723 acre tract, and marking the Northwest corner of the herein described tract;

THENCE, generally along a barbed wire fence with the South line of said 139.723 acre tract as follows:

1. South 63°03'34" East, a distance of 1,702.16 feet (called 1,702.34 feet), to a 1/2 inch iron rod found for the Northeast corner of said 42.508 acre tract, the Northwest corner of said 33.699 acre tract;
2. South 62°54'30" East, a distance of 1,070.72 feet (called 1,070.76 feet), to the **PLACE OF BEGINNING**, containing within these metes and bounds 76.237 acres (3,320,865 square feet) of land, more or less.


Corey Joseph Hall Registered Professional Land Surveyor No. 6362
TBPLS Firm No. 10194591





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 coincidental 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.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Larry Don Kokel	216754		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
RON LEPS	483848	RON@TEXAG.COM	(512)869-6766
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

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Larry Kokel

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IABS 1-0 Date
Untitled