



FYI information 2055 County Road 284, Liberty Hill, Tx 78642

No Sign, No Lockbox- Listing Agent must be present for ALL showings
Please see attached documents.

FARM AND RANCH CONTRACT:

Title is open at INDEPENDENCE TITLE -Dusti Herman - 1432 W State Hwy 29 Suite 22, Liberty Hill, Tx 78642. Do not put title officer name on contract but do know that is who it will go to.

Dusti's Contact information is: DHerman@independencetitle.com / TeamHerman@independencetitle.com

1. **PARTIES:** The parties to this contract are Rhonda G Smith, Jill Marie Steward (Seller) and _____ (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.
2. **PROPERTY:** The land, improvements, accessories and crops except for the exclusions and reservations, are collectively referred to as the Property (Property).
 - A. **LAND:** The land situated in the County (or Counties) of Williamson Texas, described as follows: AW0188 AW0188- DAVIS,D.SUR., ACRES 40
AW0188 DAVIS,D. SUR.,ACRES 58.533
AW0188 AW0188 - DAVIS, D. SUR., ACRES 26.9
or as described on attached exhibit, also known as 2055 County Road 284, Liberty Hill, Tx 78642 (address/zip code), together with all rights, privileges, and appurtenances pertaining thereto.
 - B. **IMPROVEMENTS:**
 - (1) **FARM and RANCH IMPROVEMENTS:** The following **permanently installed and built-in items**, if any: windmills, tanks, barns, pens, fences, gates, sheds, outbuildings, and corrals.
 - (2) **RESIDENTIAL IMPROVEMENTS:** Any houses, garages, and all other fixtures and improvements attached to the above-described real property, including without limitation, the following **permanently installed and built-in items**, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property attached to the above described real property.
 - C. **ACCESSORIES:**
 - (1) **FARM AND RANCH ACCESSORIES:** The following described related accessories: (check boxes of conveyed accessories) ☒ portable buildings ☐ hunting blinds ☐ game feeders ☒ livestock feeders and troughs ☐ irrigation equipment ☐ fuel tanks ☐ submersible pumps ☐ pressure tanks ☒ corrals ☒ gates ☒ chutes ☐ other: 2- 8' x 40' containers.
 - (2) **RESIDENTIAL ACCESSORIES:** The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories. "Controls" includes Seller's transferable rights to the (i) software and applications used to access and control improvements or accessories, and (ii) hardware used solely to control improvements or accessories.
 - D. **CROPS:** Unless otherwise agreed in writing, Seller has the right to harvest all growing crops until delivery of possession of the Property.
 - E. **EXCLUSIONS:** The following improvements, accessories, and crops will be retained by Seller and must be removed prior to delivery of possession: Red Round Pin Panels, 1 Hay Ring

H. SELLER'S DISCLOSURE:

- (1) Seller ☐ is ☒ is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
- (2) Seller ☐ is ☒ is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
- (3) Seller ☐ is ☒ is not aware of any environmental hazards that materially and adversely affect the Property.
- (4) Seller ☐ is ☒ is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
- (5) Seller ☐ is ☒ is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
- (6) Seller ☐ is ☒ is not aware of any threatened or endangered species or their habitat affecting the Property.
- (7) Seller ☐ is ☒ is not aware that the Property is located ☐ wholly ☐ partly in a floodplain.
- (8) Seller ☒ is ☐ is not aware that a tree or trees located on the Property has oak wilt.
- If Seller is aware of any of the items above, explain (attach additional sheets if necessary):
Oaks have had in past, have been treated and working to medigate (See Oak Wilt Disclosure)

21. **NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer at: _____	To Seller at: 2055 CR 284 _____
_____	Liberty Hill, Tx 78642 _____
Phone: _____	Phone: _____
E-mail/Fax: _____	E-mail/Fax: rhonda@spiritreins.org _____
E-mail/Fax: _____	E-mail/Fax: jill@jillsteward.com _____
With a copy to Buyer's agent at: _____	With a copy to Seller's agent at: Vanessa@RanchTexas.com _____

eXp Realty	603392
Listing or Principal Broker Firm	License No.
Vanessa Nunez	610401
Listing Associate's Name	License No.
Ranch Texas	
Team Name	
vanessanunez.realtor@gmail.com	(512)750-5716
Listing Associate's Email Address	Phone
Tony King	622946
Licensed Supervisor of Listing Associate	License No.
9600 Great Hills Trl #150W	(512)750-5716
Listing Broker's Office Address	Phone
Austin	TX
City	State
	78759
	Zip

Please send offers to Vanessa@ranchtexas.com and cc her assistant: michelle@ranchtexas.com.
Please TEXT Vanessa at 512-750-5716 to let her know you have sent.

Thank you!