

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-930-5348
www.texag.com



BROKER:

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

SALESMAN:

Ron Leps – Cell 512-869-6766
ron@texag.com

PROPERTY FOR SALE: ± 410 ACRES

Donahoe Road

Bell County - Bartlett, Texas

SOLD NORTHERN 161.581 ACRES IN JUNE 2018

LOCATION:

The property is located 6 miles northeast of Bartlett and north of FM 487 on Donahoe Road.

LEGAL:

A0008BC M Davila, 58 & 59, off FM 487 NE of Bartlett, Acres 179.318, Acres 40, Acres 49.5, Acres 83.322, Acres 56.68.

FRONTAGE: The tract offers approximately ±7,160 feet of frontage on the east side of Donahoe Road, ±3,610 feet of frontage on the north side of Post Oak Road and ±1,020 feet of frontage on the south side of Vilas Road.

UTILITIES:

Tract is serviced by Bell, Milam, Falls WSC. See attached CCN Map – Water.

SCHOOL DISTRICT:

Bartlett ISD

TAXES:

2017 taxes – Approximately \$854 based on BCAD. The subject property is under Ag Valuation.

MINERALS:

Owners believed to own all rights subject to title review. Oil and gas rights to be reserved subject to contract negotiations.

LEASE:

The subject property is under row crop and pasture.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the tract does contain land area within the 100-year floodplain area (Note attached map).

RESTRICTIONS:

Deed restriction including no manufactured housing on the property will be negotiated by sellers during contract. Sellers own property on south side of Donahoe Road and wish to preserve natural rural setting.



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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:

“All-In-One” - Recreation, Agriculture Income-Production, and Location. This property offers the “ideal” type of rural/recreational ownership with mix of land use. The tract has both sides of Donahoe Creek & Pennington Branch, rolling topography, water, draws, woods, brush, and areas for food plots to attract and hold a variety of wildlife including trophy white-tail deer, dove, ducks, wild hogs, and varmints. The property also offers income from the ±157 acres of cropland currently under cash lease. Pasture is native Post Oak Savannah mixed with open bottomland pasture.

The tract is varied terrain and provides for excellent views and picturesque, yet private home sites for a weekend dwelling or permanent estate homesite. There is room to roam for hiking/walking, riding all-terrain vehicles and horses.

The location removes one from the hustle and bustle of city life to the quiet of the country, but still convenient to Austin, Temple/Belton, and Waco.

The tract is in excellent condition having been in the same family for 100+ years.

PRICE: \$1,845,000.00 or \$4,500 per surveyed acre.

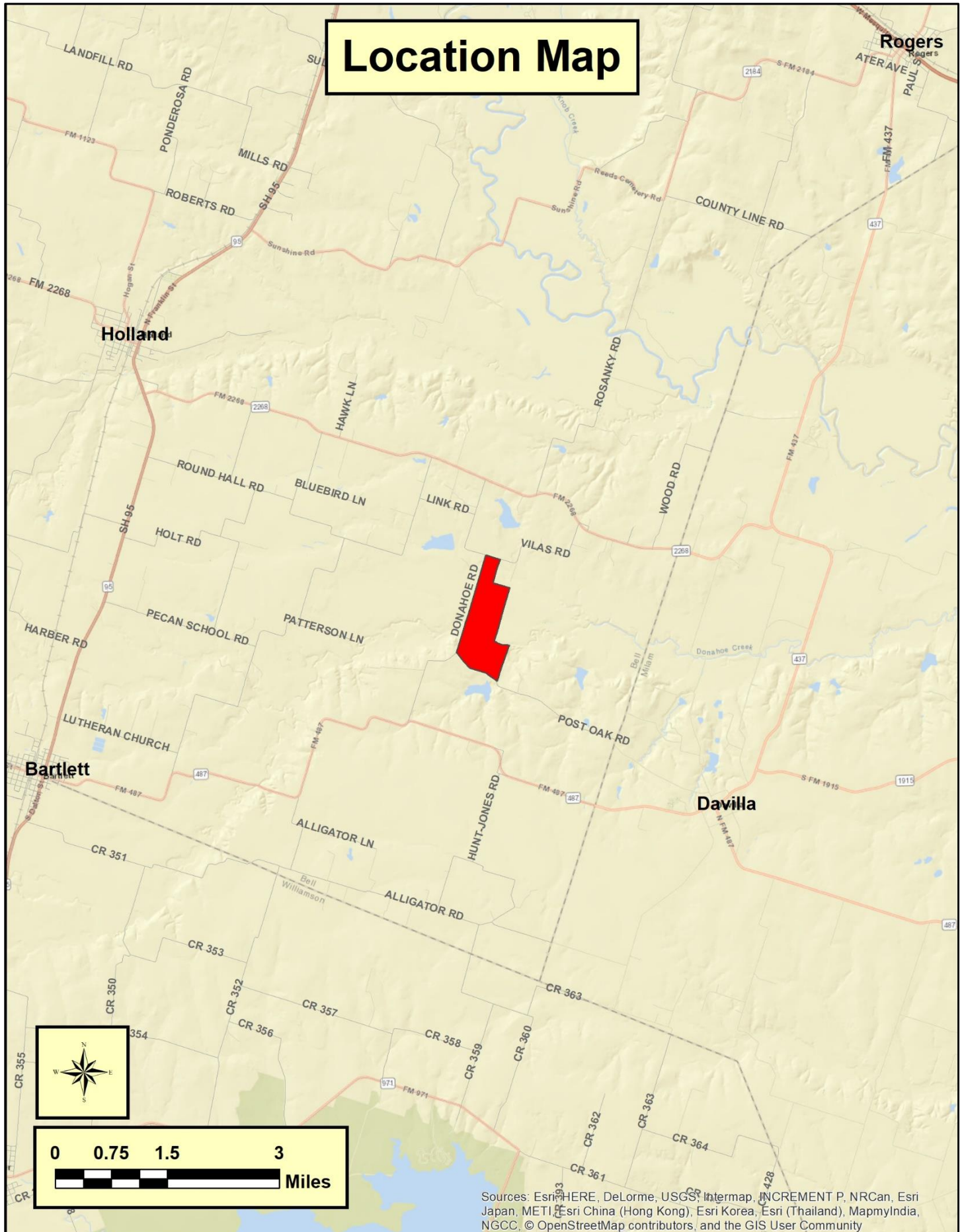
COMMISSION: 3% to Buyer’s Broker provided Broker is identified by prospective Buyer at first showing.

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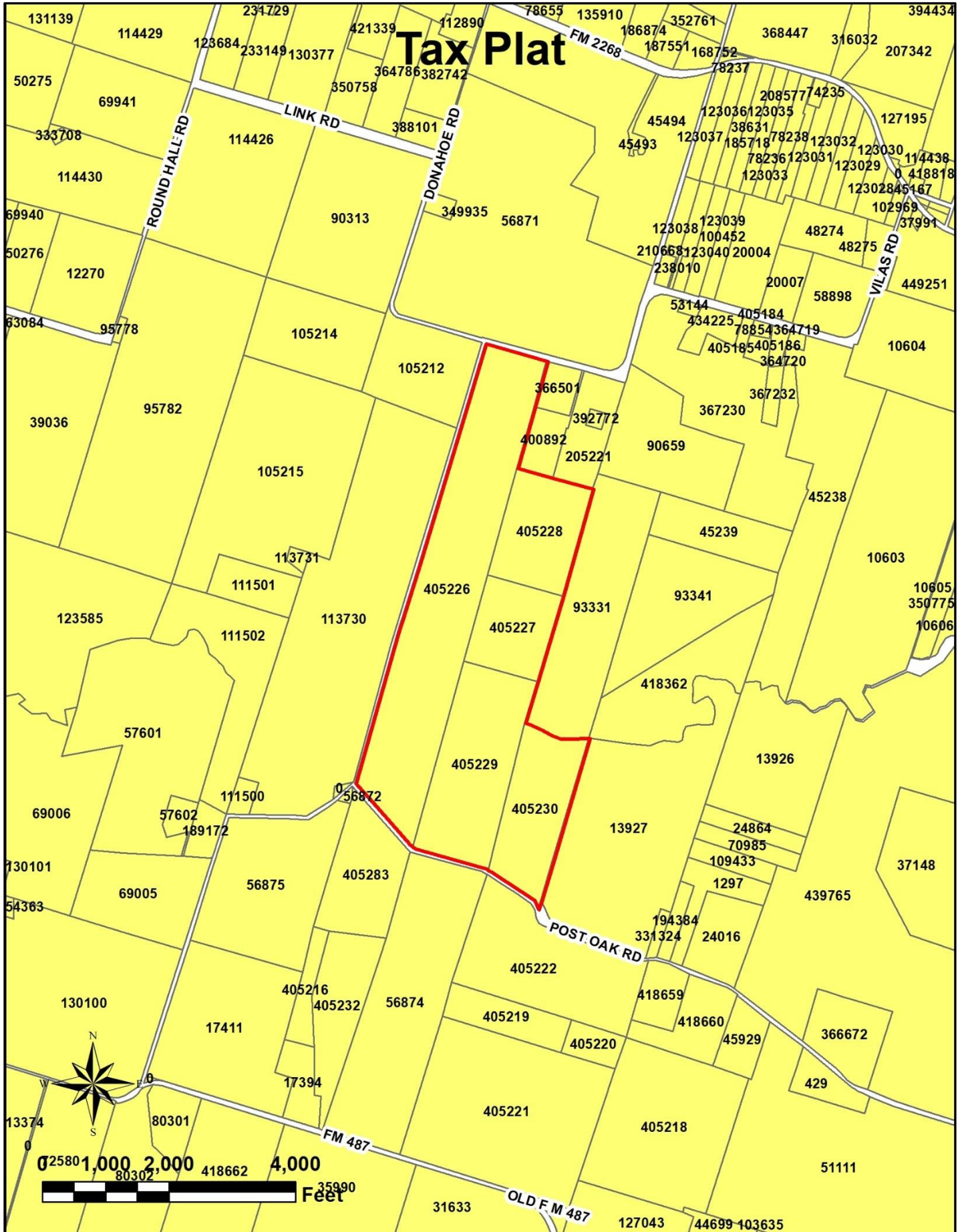
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Location Map



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

Tax Plat



Aerial Map

Pennington Branch

VILAS RD

Flag Branch

DONAHOE RD

Donahoe Creek

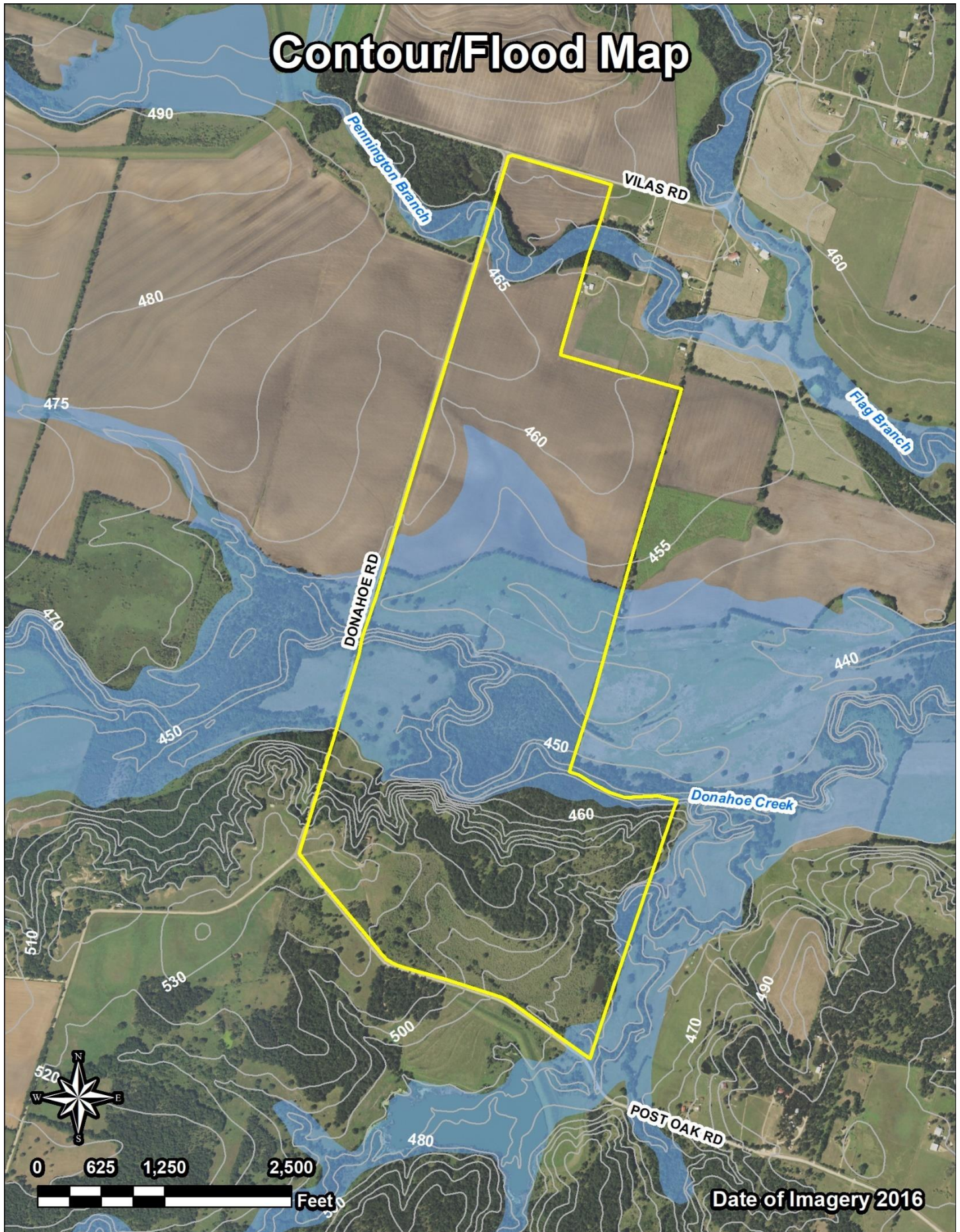
POST OAK RD



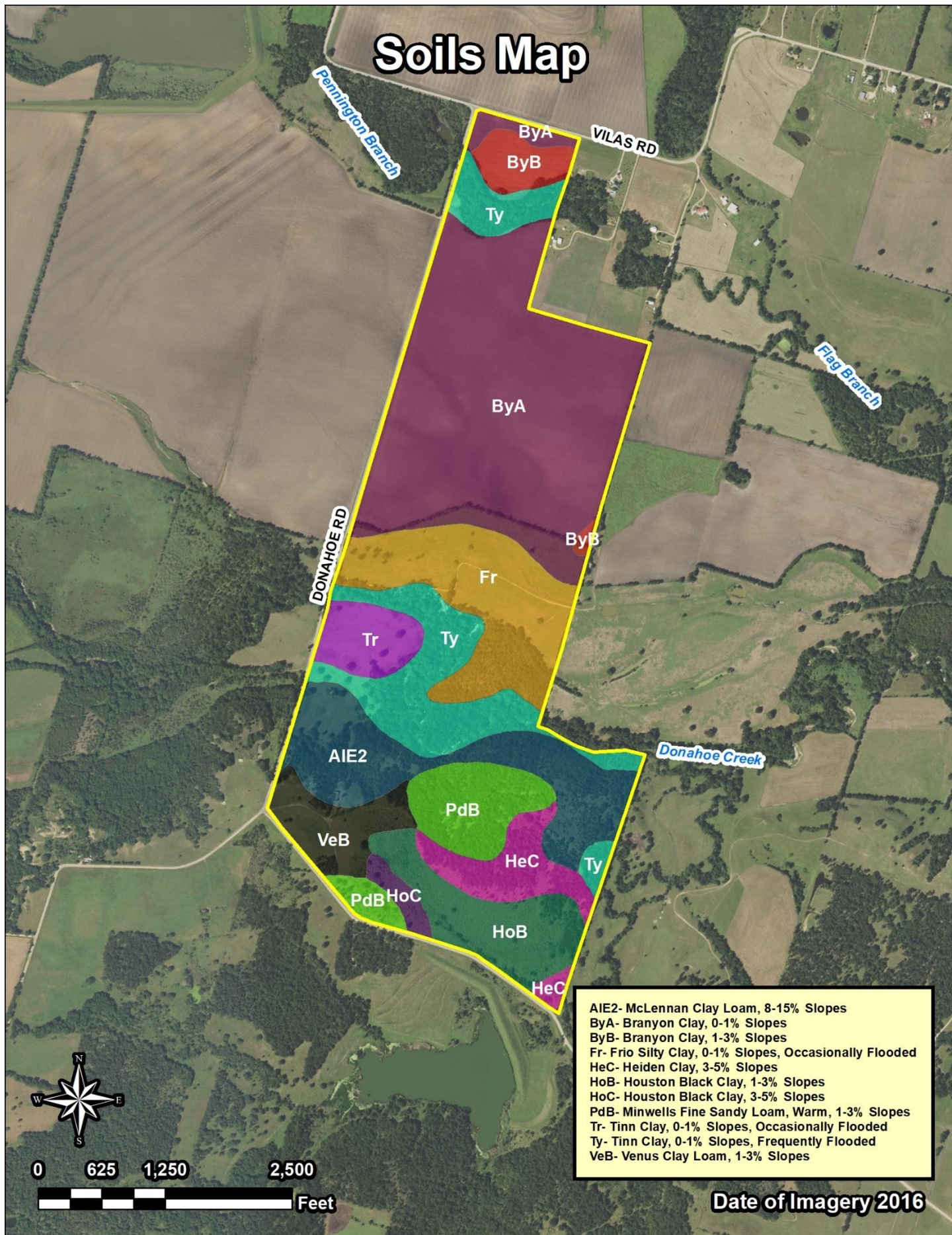
0 625 1,250 2,500 Feet

Date of Imagery 2016

Contour/Flood Map



Soils Map



Topography Map

This topographic map displays a region with a red rectangular area of interest. The map features contour lines indicating elevation, with labels such as 450, 475, 500, and 525. Key geographical features include the 'Branch' river, 'Vilas', and 'Donahoe'. A 'LANDING STRIP' is marked with a dashed line. The map also shows various shaded areas in green and purple. A compass rose is located in the bottom left corner, and a scale bar indicates distances from 0 to 4,000 feet. The copyright notice at the bottom right reads: Copyright © 2013 National Geographic Society, I-cubed.

Copyright: © 2013 National Geographic Society, i-cubed

CCN Map - Water

BELL MILAM FALLS WSC

Pennington Branch

VILAS RD

Flag Branch

DONAHOE RD

Donahoe Creek

BELL MILAM FALLS WSC

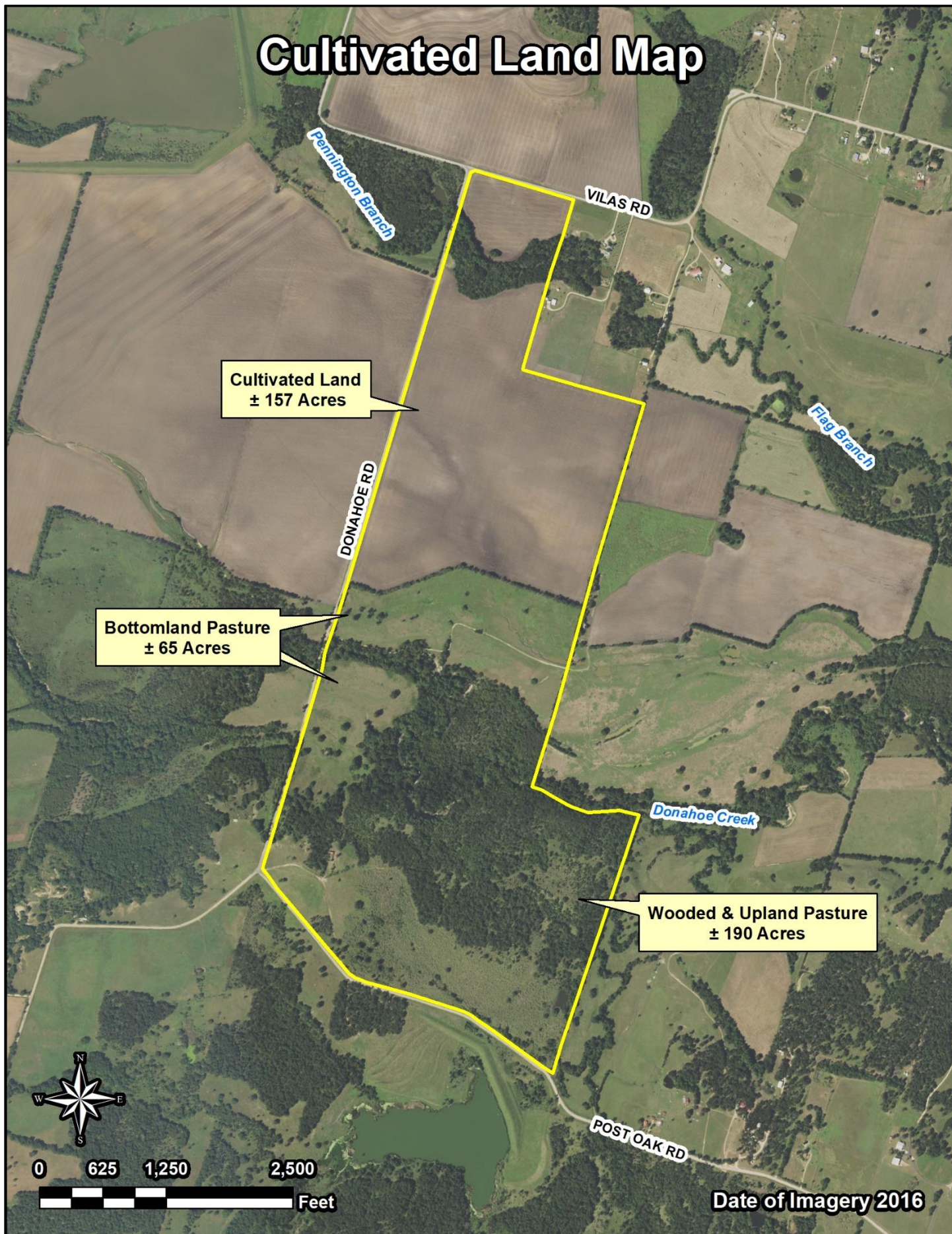
POST OAK RD



0 625 1,250 2,500
Feet

Date of Imagery 2016

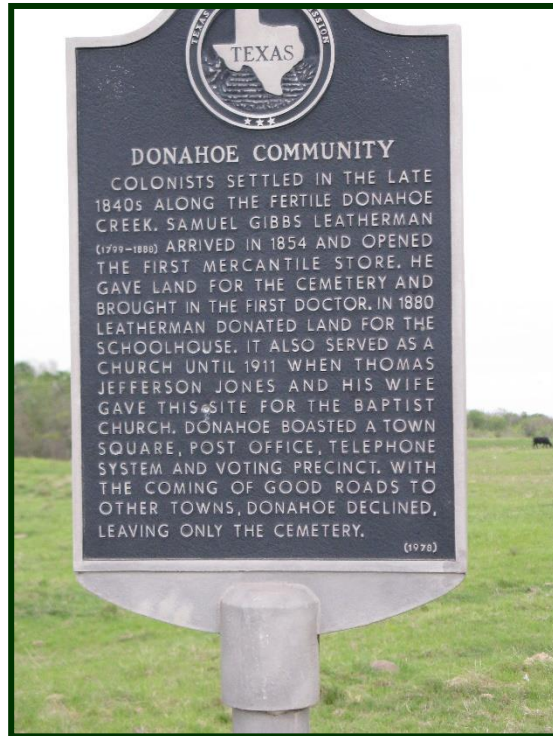
Cultivated Land Map



PHOTOS



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PHOTOS





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.

TexAg Real Estate Services, Inc.	368153	info@texag.com	(512)930-5258
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

IABS 1-0 Date

TexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626
Larry KokelProduced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (512)930-5258

Fax: (512)930-5348

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