

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: 230.03 ACRES
County Road 236
Williamson County - Liberty Hill, Texas

CLOSED
NOVEMBER 2019

LOCATION:

The property is located along the north side of CR 236 and the west side of the North Fork San Gabriel River, approximately 7.7 miles north of Liberty Hill, Texas.

LEGAL:

230.03 acres out of the John Caruthers Survey, A-129 in Williamson County, Texas.

FRONTAGE:

The subject contains approximately 1,500 feet of frontage along the north side of CR 236.

UTILITIES:

Water is provided to the property by water well and wastewater is provided by on-site septic system. The subject is within the City of Georgetown (Chisholm Trail) water service area with the nearest line being located along the west side of US 183, near CR 236.

SCHOOL DISTRICT:

Burnet ISD

TAXES:

2018 taxes – Approximately \$1,823 based on WCAD. The subject property is under Ag Valuation.

MINERALS:

Owner believed to own all minerals. Minerals negotiable with seller to retain at least ½ oil and gas rights.

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:

Seller to restrict against mobile homes.

IMPROVEMENTS:

The property is improved with an 1,801 SF wood frame house built on a pier and beam foundation with a composition shingle roof and wood siding exterior. The house was built in 1949 according to the Williamson Central Appraisal District. The house is in average condition for its age.

COMMENTS:

± 6,700 feet of frontage along the North Fork San Gabriel River. Very attractive water features with limestone bottom. Land has mixture of tree cover and varied topography. Expanding area of northwestern Williamson County.

PRICE: \$2,875,000 or \$12,500 per surveyed 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**
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.

Area Map

This map shows the region around Burnet, Texas, and its surrounding areas. Key features include:

- Subject Area:** Indicated by a red arrow pointing to a location near Burnet and Briggs.
- Geographic Features:** Burnet, Briggs, Florence, Liberty Hill, Leander, Cedar Park, Jones Town, Lago Vista, Georgetown, Round Rock, and Killeen are labeled.
- Roads:** Major roads shown include US-190, US-183, US-29, US-138, US-970, US-243, US-240, US-963, US-1174, US-1809, US-1431, US-734, and various county roads (e.g., County Road 206, County Road 207, County Road 208, County Road 210, County Road 200).
- Water Bodies:** Lake Georgetown Recreational Area, Lake George, and various creeks (e.g., Brushy Creek, Avery Ranch Blvd, Leander Rd) are shown.
- Other Features:** Balcones Nat'l Wildlife Ref, Gary Park, and various smaller towns and communities are also labeled.
- Scale and Orientation:** A scale bar indicates distances from 0 to 10 miles. A compass rose shows North (N), South (S), East (E), and West (W).

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

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- Geographic Features:** Burnet, Briggs, Florence, Liberty Hill, Leander, Cedar Park, Jones Town, Lago Vista, Georgetown, Round Rock, and Killeen are labeled.
- Infrastructure:** Major roads (Highways 190, 183, 243, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021

Location Map

The map displays the study area, highlighted in red, situated within the North Fork San Gabriel River watershed. The area is bounded by the North Fork San Gabriel River to the north and the North Fork San Gabriel River to the south. The map includes a scale bar (0 to 9,000 feet) and a north arrow. The map also shows various roads, including County Road 212, County Road 214, County Road 243, County Road 282, County Road 208, County Road 236, County Road 209, County Road 210, County Road 207, County Road 204, County Road 203, County Road 202, County Road 201, County Road 200, County Road 199, County Road 198, County Road 197, County Road 196, County Road 195, County Road 194, County Road 193, County Road 192, County Road 191, County Road 190, County Road 189, County Road 188, County Road 187, County Road 186, County Road 185, County Road 184, County Road 183, County Road 182, County Road 181, County Road 180, County Road 179, County Road 178, County Road 177, County Road 176, County Road 175, County Road 174, County Road 173, County Road 172, County Road 171, County Road 170, County Road 169, County Road 168, County Road 167, County Road 166, County Road 165, County Road 164, County Road 163, County Road 162, County Road 161, County Road 160, County Road 159, County Road 158, County Road 157, County Road 156, County Road 155, County Road 154, County Road 153, County Road 152, County Road 151, County Road 150, County Road 149, County Road 148, County Road 147, County Road 146, County Road 145, County Road 144, County Road 143, County Road 142, County Road 141, County Road 140, County Road 139, County Road 138, County Road 137, County Road 136, County Road 135, County Road 134, County Road 133, County Road 132, County Road 131, County Road 130, County Road 129, County Road 128, County Road 127, County Road 126, County Road 125, County Road 124, County Road 123, County Road 122, County Road 121, County Road 120, County Road 119, County Road 118, County Road 117, County Road 116, County Road 115, County Road 114, County Road 113, County Road 112, County Road 111, County Road 110, County Road 109, County Road 108, County Road 107, County Road 106, County Road 105, County Road 104, County Road 103, County Road 102, County Road 101, County Road 100, County Road 99, County Road 98, County Road 97, County Road 96, County Road 95, County Road 94, County Road 93, County Road 92, County Road 91, County Road 90, County Road 89, County Road 88, County Road 87, County Road 86, County Road 85, County Road 84, County Road 83, County Road 82, County Road 81, County Road 80, County Road 79, County Road 78, County Road 77, County Road 76, County Road 75, County Road 74, County Road 73, County Road 72, County Road 71, County Road 70, County Road 69, County Road 68, County Road 67, County Road 66, County Road 65, County Road 64, County Road 63, County Road 62, County Road 61, County Road 60, County Road 59, County Road 58, County Road 57, County Road 56, County Road 55, County Road 54, County Road 53, County Road 52, County Road 51, County Road 50, County Road 49, County Road 48, County Road 47, County Road 46, County Road 45, County Road 44, County Road 43, County Road 42, County Road 41, County Road 40, County Road 39, County Road 38, County Road 37, County Road 36, County Road 35, County Road 34, County Road 33, County Road 32, County Road 31, County Road 30, County Road 29, County Road 28, County Road 27, County Road 26, County Road 25, County Road 24, County Road 23, County Road 22, County Road 21, County Road 20, County Road 19, County Road 18, County Road 17, County Road 16, County Road 15, County Road 14, County Road 13, County Road 12, County Road 11, County Road 10, County Road 9, County Road 8, County Road 7, County Road 6, County Road 5, County Road 4, County Road 3, County Road 2, County Road 1, County Road 0.

0 2,250 4,500 9,000 Feet

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

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Aerial Map

Bertram Branch

Brizendine Branch

Co Rd 236

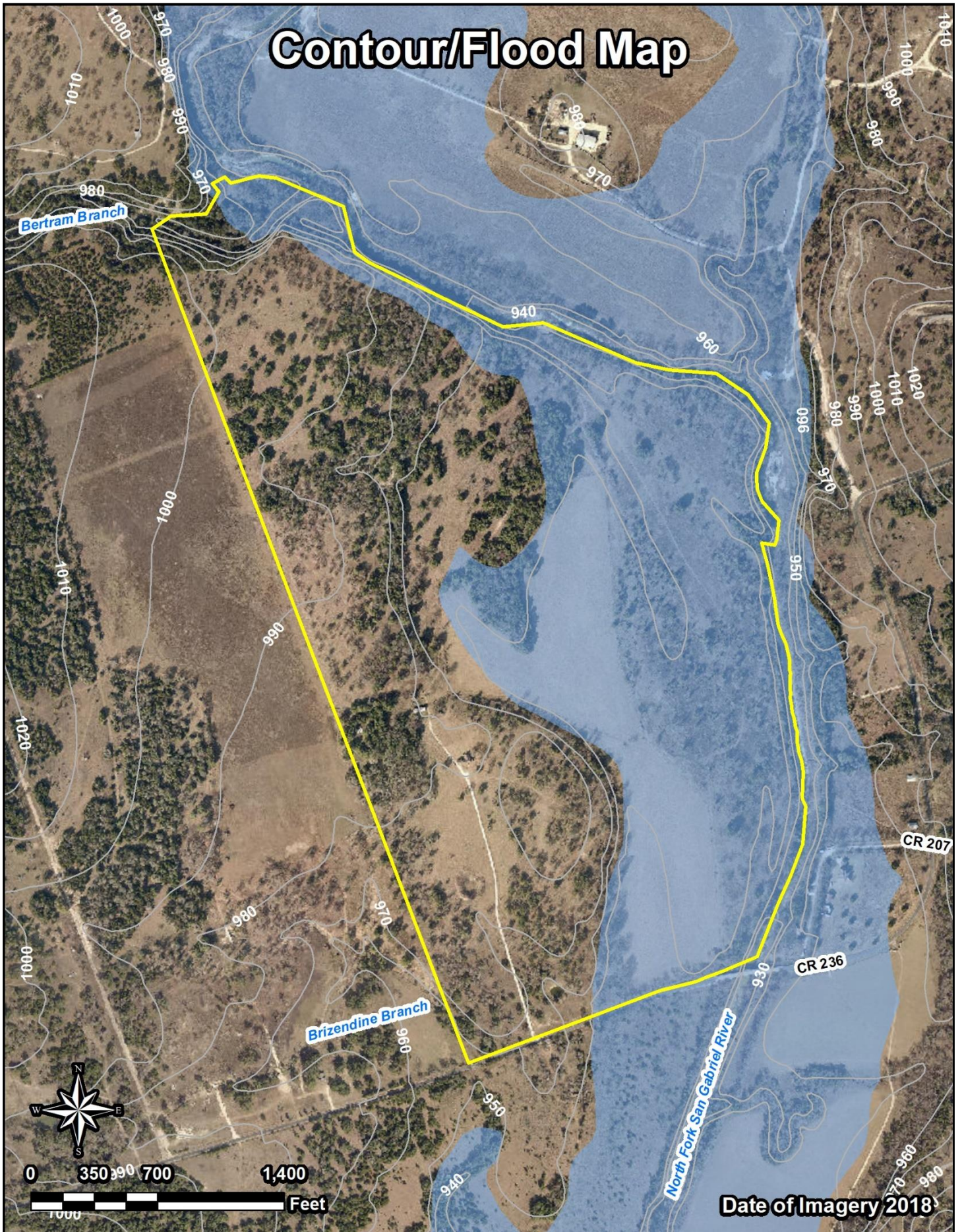
North Fork San Gabriel River



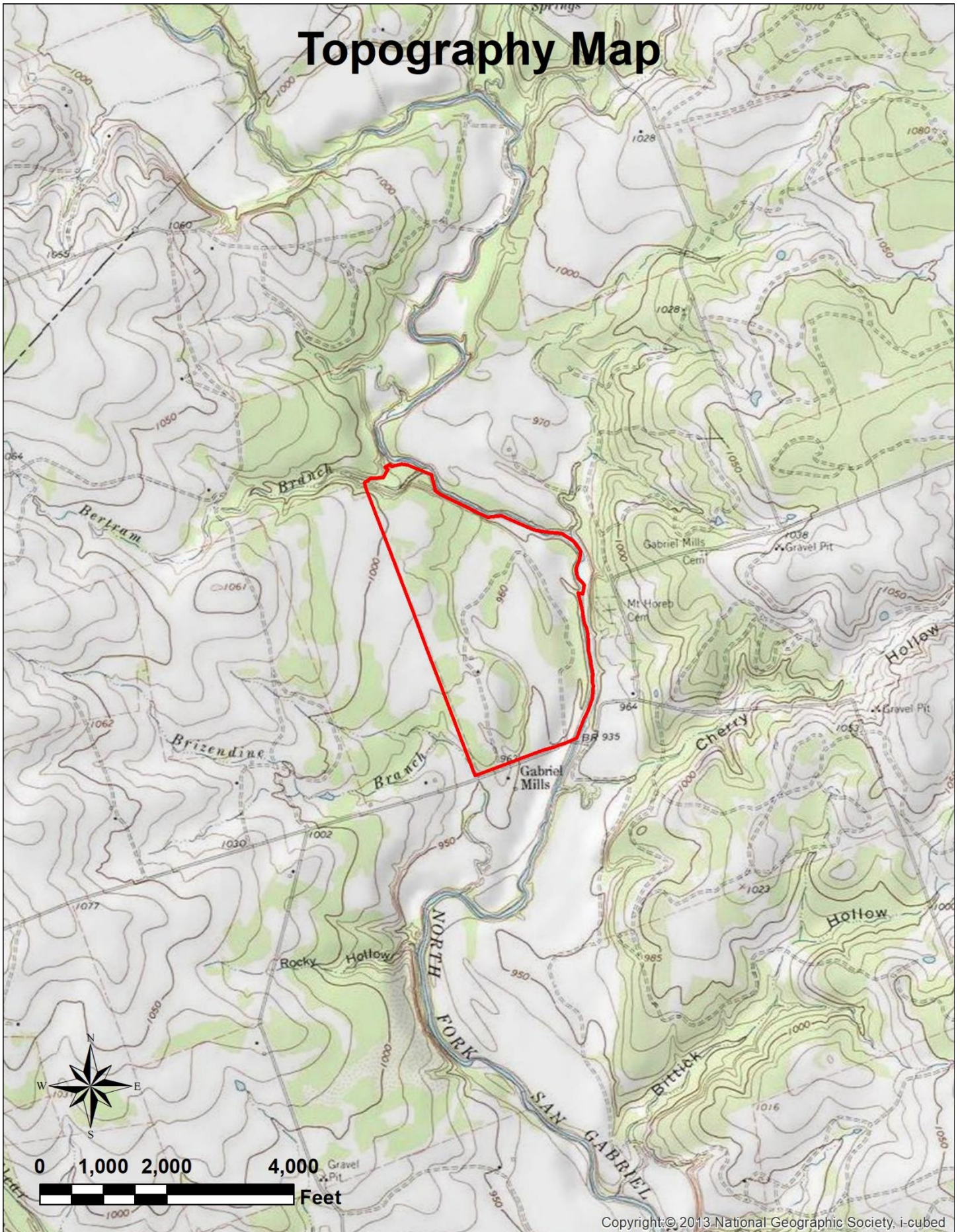
0 350 700 1,400 Feet

Date of Imagery 2019

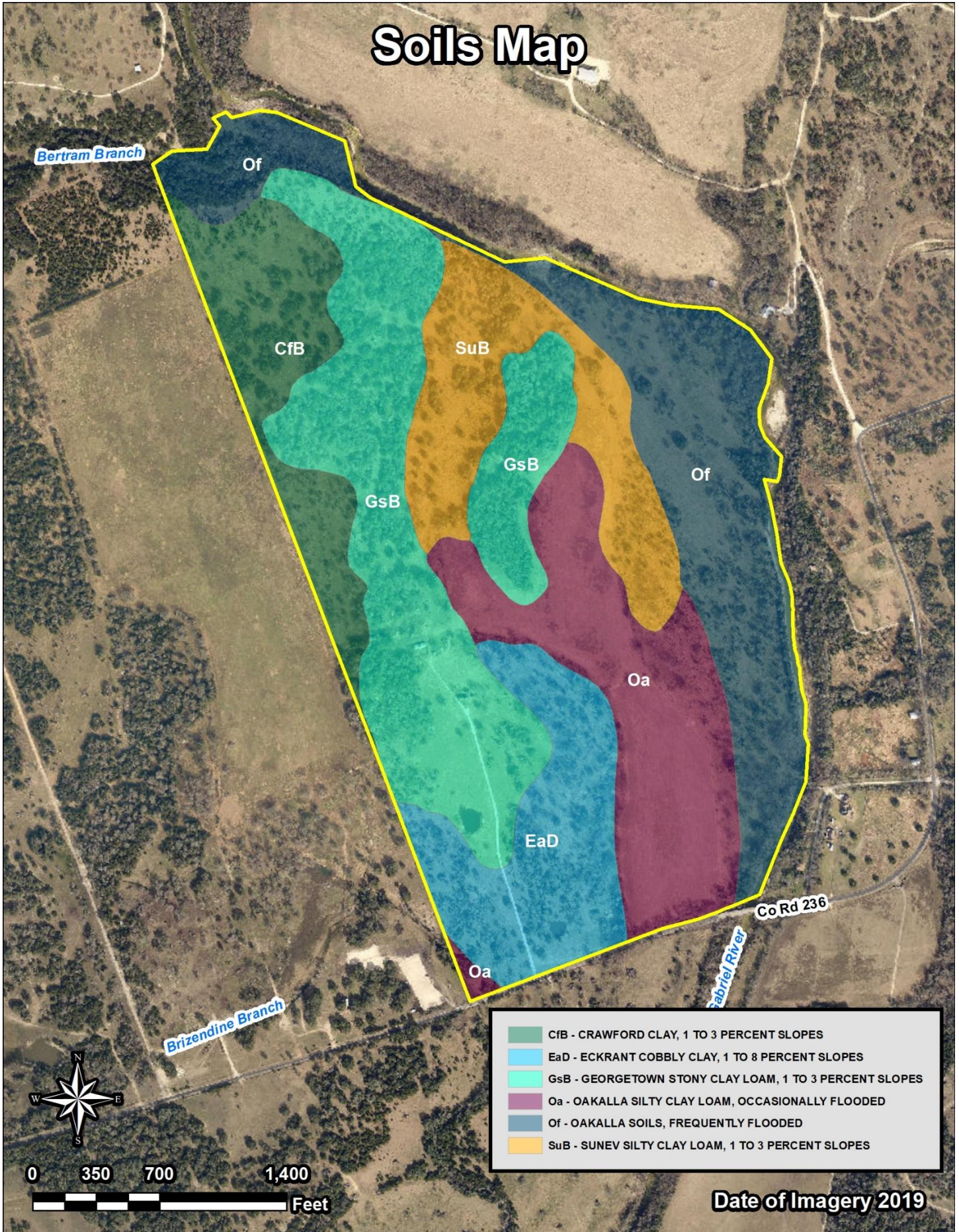
Contour/Flood Map



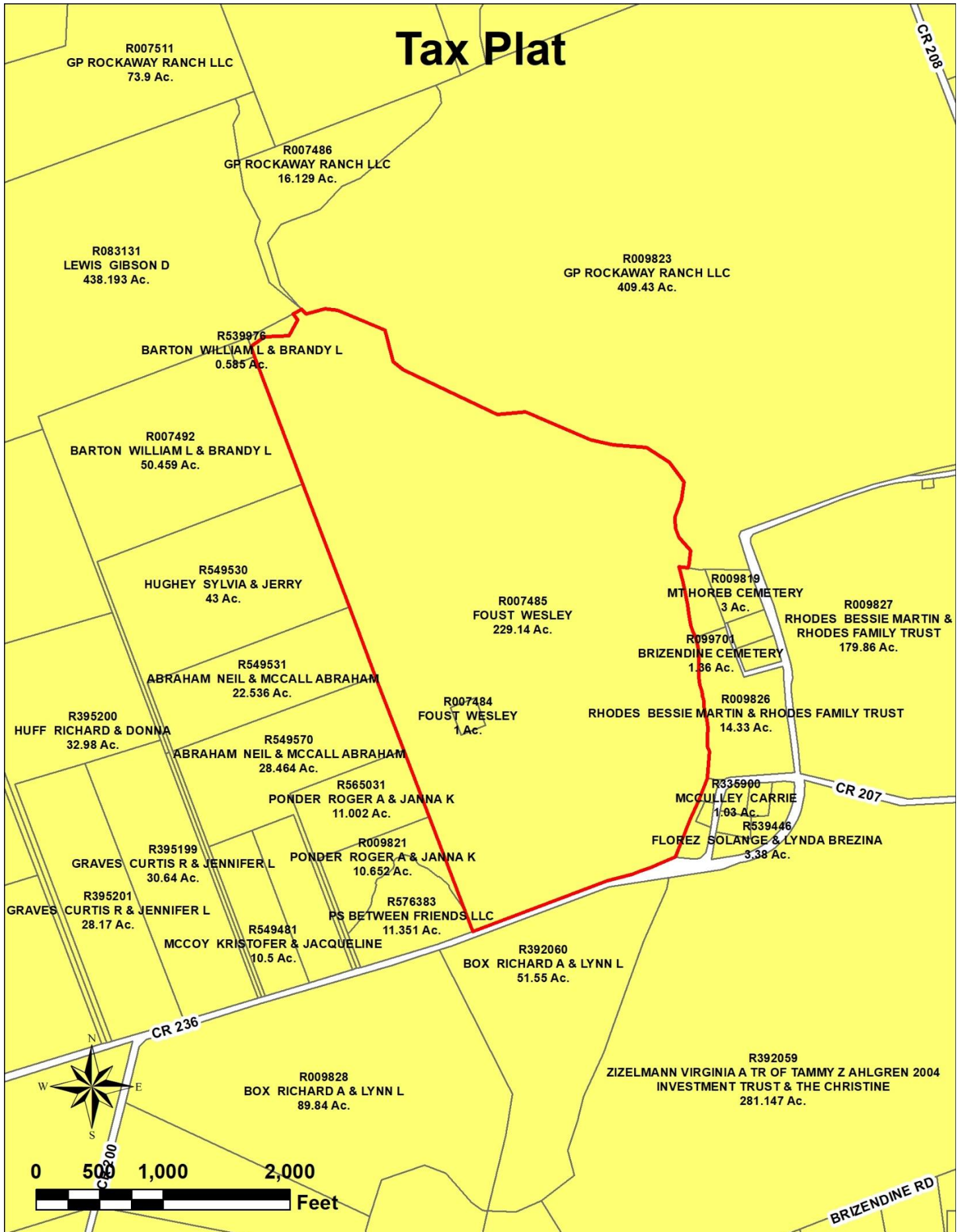
Topography Map



Soils Map



Tax Plat



PHOTOS



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

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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (512)930-5258

Fax: (512)930-5348

IABS 1-0 Date

Untitled