

TEXAG Real Estate Services, Inc.  
404 W. 9<sup>th</sup> Street, Suite 201  
Georgetown, Texas 78626  
Phone: 512-930-5258  
Fax: 512-930-5348  
[www.texag.com](http://www.texag.com)



**BROKER:**

Larry D. Kokel – Cell 512-924-5717  
[info@texag.com](mailto:info@texag.com)

**SALESMAN:**

Ron Leps – Cell 512-869-6766  
[ron@texag.com](mailto:ron@texag.com)

**PROPERTY FOR SALE: ± 10.5 ACRES**  
**Vilas Road**  
**Bell County - Bartlett, Texas**

**LOCATION:**

Tract is located south of FM 2268 & north of FM 487, east of Highway 95 between Bartlett & Holland.

**LEGAL:**

± 10.5 acres out of Miguel Davila Survey, Abstract 8 in Bell County out of 161.58 acres out of Deed Number 201800027093.

**FRONTAGE:**

The subject contains approximately ± 525 feet of road frontage along the south side of Vilas Road.

**UTILITIES:**

Sewer is septic. A “meter reserve” with Bell-Falls-Milam Water District is available with this tract. Buyer will be required to contact Water District at 254-697-4016 to transfer “meter reserve” and make water meter application within 30 days of purchase. Bell-Falls-Milam water line runs on south side of Vilas Road.

**SCHOOL DISTRICT:**

Bartlett ISD

**TAXES:**

2018 taxes – Approximately \$2.04 per acre based on BCAD. The subject property is under Ag Valuation.

**MINERALS:**

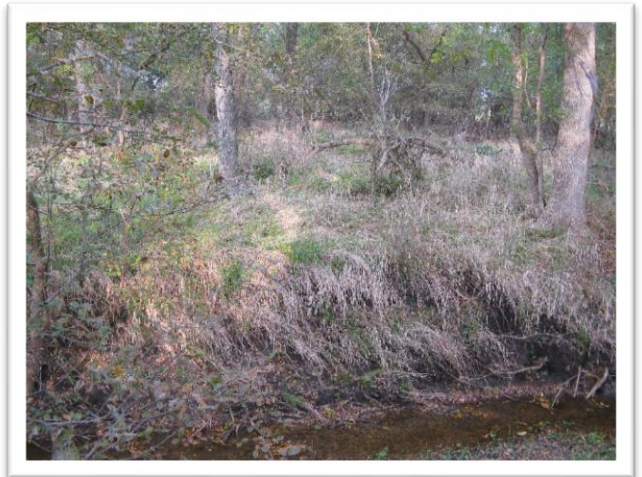
Owners believed to own 50% of all rights, subject to title review. Transfer of mineral interest is negotiable at time of sale.

**FLOOD PLAIN:**

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

**RESTRICTIONS:**

According to document number 2018-27093 of the Official Public Records of Bell County, no structure of a temporary character, trailer, tent, or shack shall be used on the Property at any time as a residence, either temporarily or permanently, nor shall any mobile home or modular home be moved on the Property.



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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:**

Woods, water, and wildlife highlight the characteristics of this ± 10.5 acres tract.

The tract is located in a pristine area of Bell County and on a paved road. The property is partially wooded with Pennington Branch running through the property. The wooded tract offers habitat for many wildlife species including deer, dove, and hogs. Tract offers a beautiful rural home-sight. A “meter reserve” with Bell-Falls-Milam Water District is available with this tract. The cultivated portion of this tract is being planted to improved Bermuda grass, Spring 2019.

This tract is a rare find in its unique characteristics and location offering a beautiful rural home-sight.

**PRICE: \$125,990.00 or \$11,999 per surveyed acre.**

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

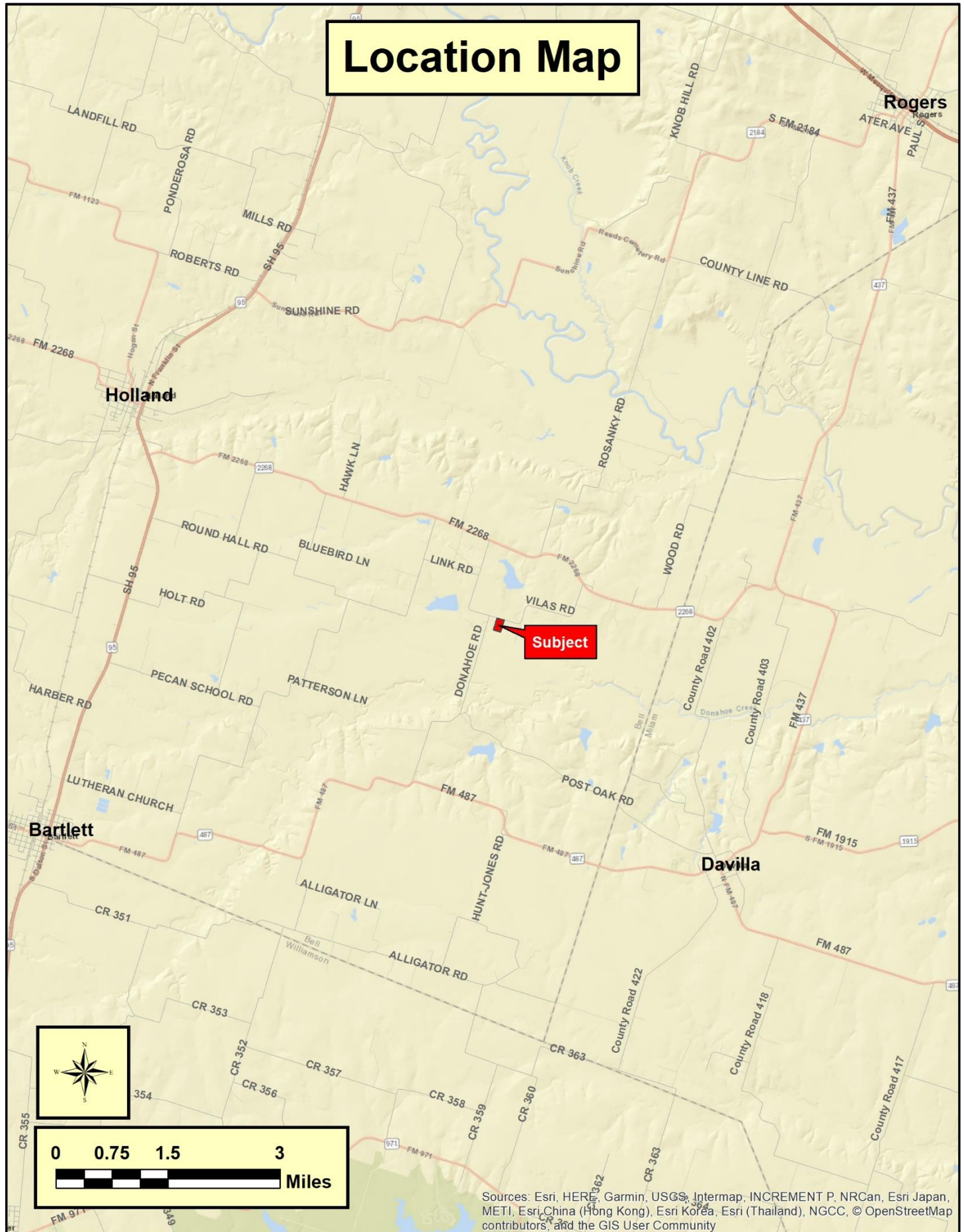
**CLOSED NOVEMBER 2019**

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# Location Map



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



**Tax Plat**

130377 350758 364786 382742 388101 349935 90313 56871 45494 20004 434225 367230 90659 45239 93341 418362 45238 405229 405227 405228 400892 205221 366501 105212 105214 105215 113730 405226 93331 45494 20004 434225 367230 90659 45239 93341 418362 45238

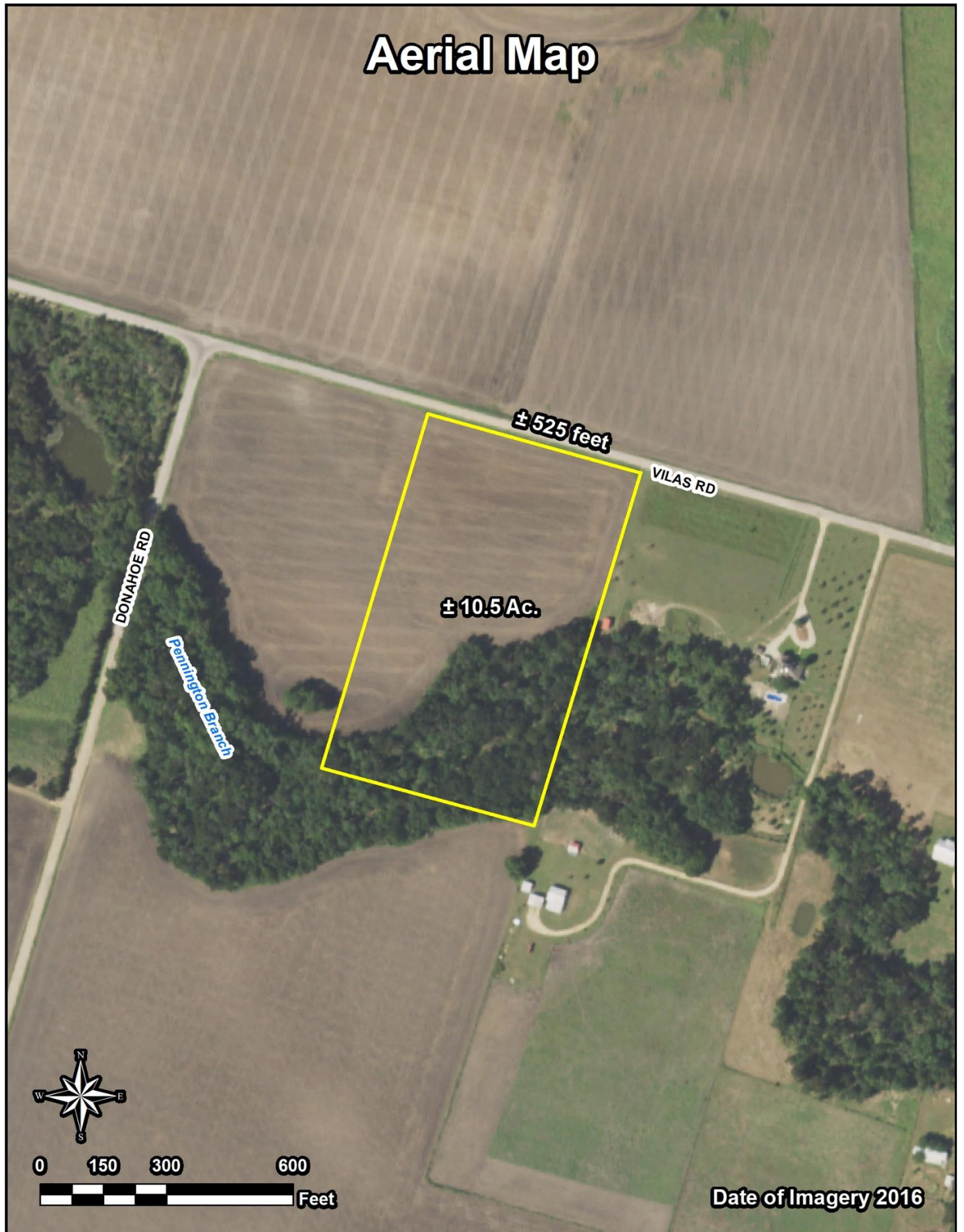
LINK RD DONAHOE RD VILAS RD

0 500 1,000 2,000 Feet

N  
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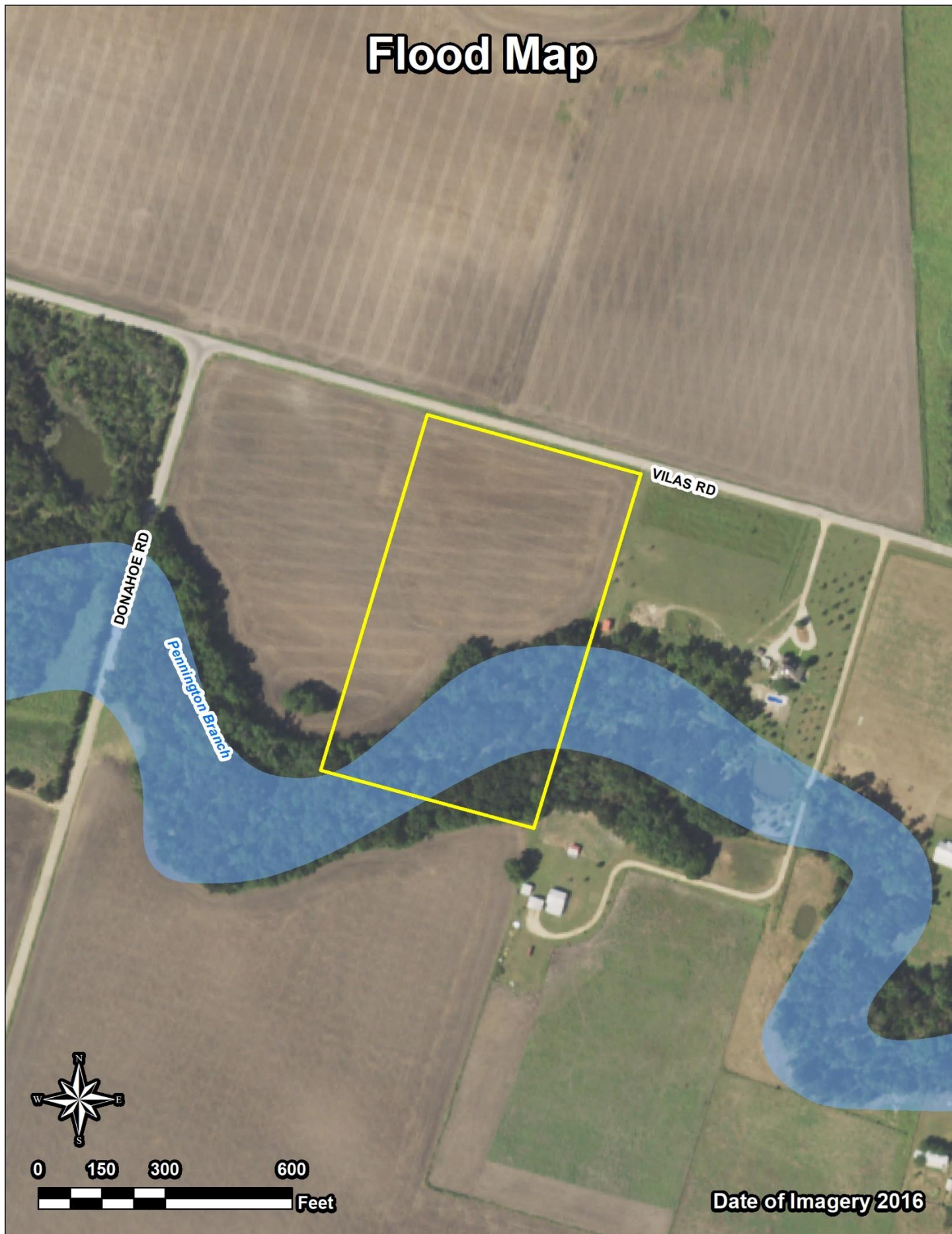


# Aerial Map





# Flood Map



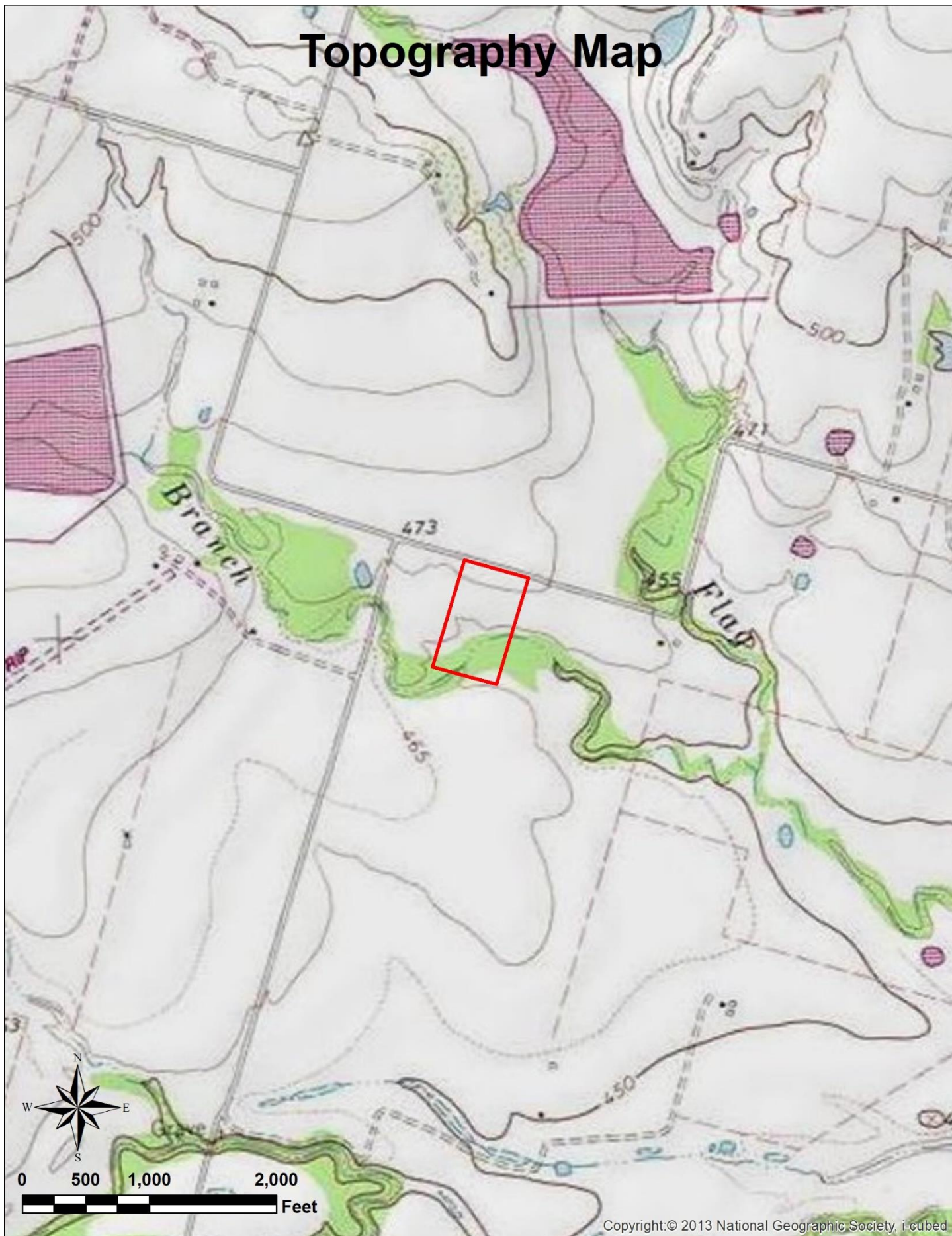


# CCN Map - Water





# Topography Map





## 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.

<b>TexAg Real Estate Services, Inc.</b>	<b>368153</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Larry Don Kokel</b>	<b>216754</b>		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>RON LEPS</b>	<b>483848</b>	<b>RON@TEXAG.COM</b>	<b>(512)869-6766</b>
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](http://www.trec.texas.gov)

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

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IABS 1-0 Date  
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