



Helpful Offer Details

Item 1. Seller

Sarah Utley, as Attorney-in-Fact for Mary Helen Utley

Item 2. Legal Description

411.61 acres in AB 216 L Navarette, to include PID 70732 with 79.97 deeded acres, PID 62688 with 319.45 deeded acres, PID 63742 with 2.76 deeded acres, PID 61975 with 5.92 deeded acres, and PID 70731 with 3.51 deeded acres.

Property Address

TBD CR 131 KENEDY TX 78119

Items 5. & 6. Title Company

San Jacinto Title, Beeville
106 E Hefferman St
Beeville, TX 78102
(361) 597-2025
Jennifer Slusher
jenniferslusher@sanjacintotitle.com

Item 6.E.(7)

Mark "X" is not located in a Texas Agricultural Development District.

Item 7.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.

Item 21. Notices

Sarah Utley
(832)379-9895
sju79118@hotmail.com

cc: kendrick@brandxlandranch.com

Listing Broker Information

Please complete the listing/broker information on Page 9 of the Unimproved Property Contract using the following information.

Listing Broker Firm:	Coldwell Banker Realty
License:	420132
Listing Associate:	Kendrick Baros
License:	578428
Listing Associate's Email Address:	kendrick@brandxlandranch.com
Phone:	(361) 212-2892
Licensed Supervisor of Listing Associate:	Sarah Raymond
License:	653678
Phone:	sarah.raymond@cbrealty.com
Listing Broker's Office Address:	9442 N Capital of TX Hwy, 1-625 Austin, Texas 78759

Listing Associate Representation

Seller Only

Notes

Karnes County Taxes for all 5 PIDS: \$169.49
Bee County Taxes (ISD only) for all 5 PIDS: \$505.26