

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

BROKER ASSOCIATE:

Michael Mays – Cell 512-930-8948
michael@texag.com

PROPERTY FOR SALE: 204.995 ACRES
County Road 389
San Saba County - Fredonia, Texas

LOCATION:

Tract is located on the east side of CR 389, north of SH 71 and northeast of Fredonia, Texas.

LEGAL:

204.995 acres out of Joseph Krust Survey No. 80, Abstract No. 776 and various other surveys in San Saba, County, Texas (as referenced in Volume 365, Page 332, SSOPR). Contact broker for copy of deed and fieldnotes.

FRONTAGE:

The property contains approximately ± 750 feet of frontage along the east side of CR 389 and about 2,700 feet of frontage along both sides of Deer Creek.



UTILITIES:

Well required.

SCHOOL DISTRICT:

Mason ISD

TAXES:

2019 taxes – Approximately \$730 based on SSCAD. The property is under Ag Valuation.

MINERALS:

Subject to title review, with transfer negotiable.

FLOOD PLAIN:

FEMA has not studied the rural areas of San Saba County, Texas. Low-lying areas along Deer Creek may be prone to periodic flooding.

RESTRICTIONS:

No existing restrictions known of record.

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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:

Land consists of gently rolling upland native pasture. Tree cover consists mostly of a mixture of oak, elm and mesquite trees scattered over sandy loam soils. Deer Creek meanders through the tract among numerous scenic granite outcroppings, providing seasonal water flows. The property is recently partitioned out of a larger ownership and is not fenced along 5,120 feet of the western boundary.

The one-story house on the property contains 1,553 SF and is estimated to be 1940's construction. 560 SF detached garage and out-buildings offers minimal value. All building improvements are offered "As-Is" with seller making no representation or warranty of condition.

PRICE: \$815,000.00 or \$3,976 per surveyed acre.

COMMISSION: 2.5% to Buyer's Broker provided Broker is identified by prospective Buyer at first showing.

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Area Map

Subject



0 2.5 5 10
Miles

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

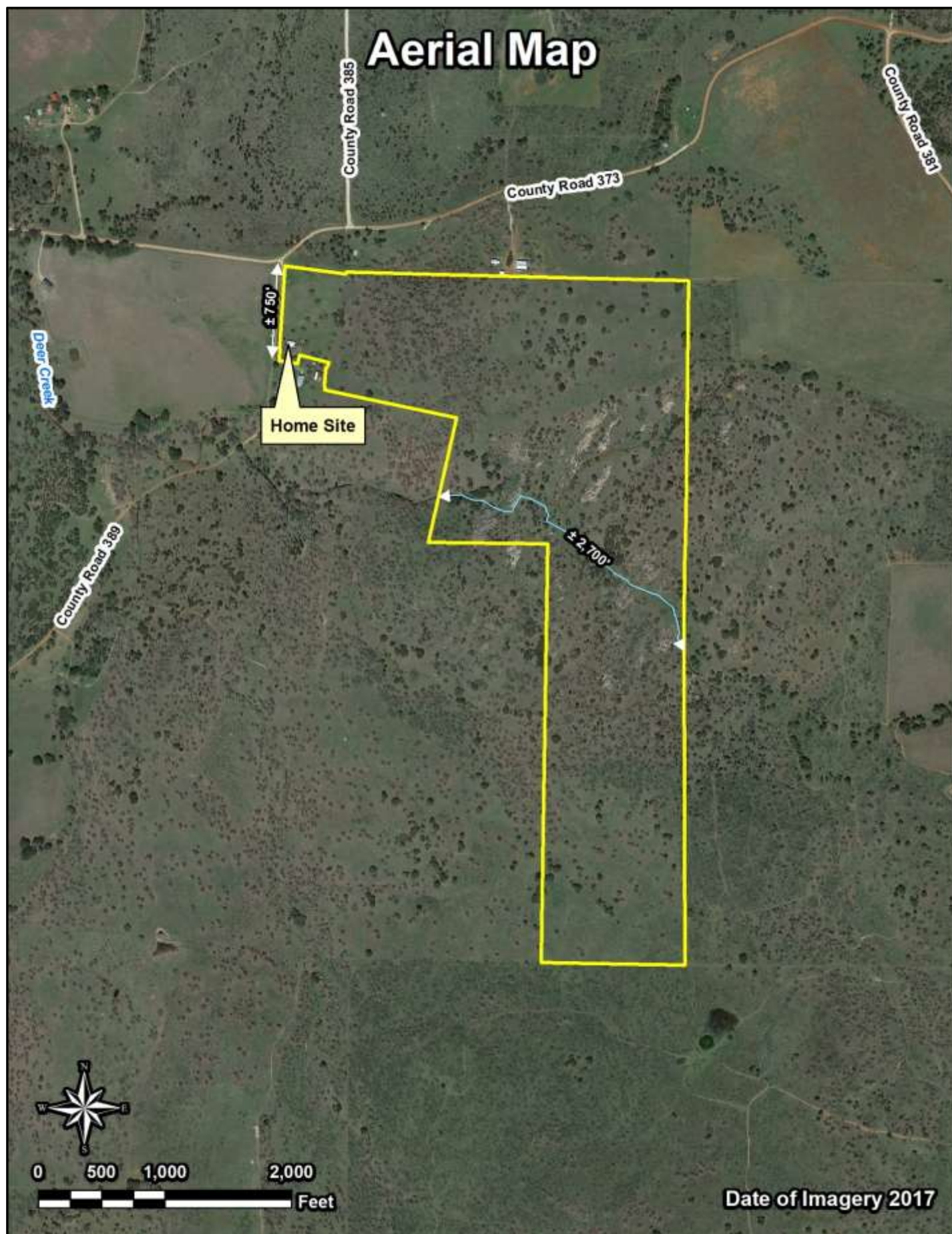
Location Map



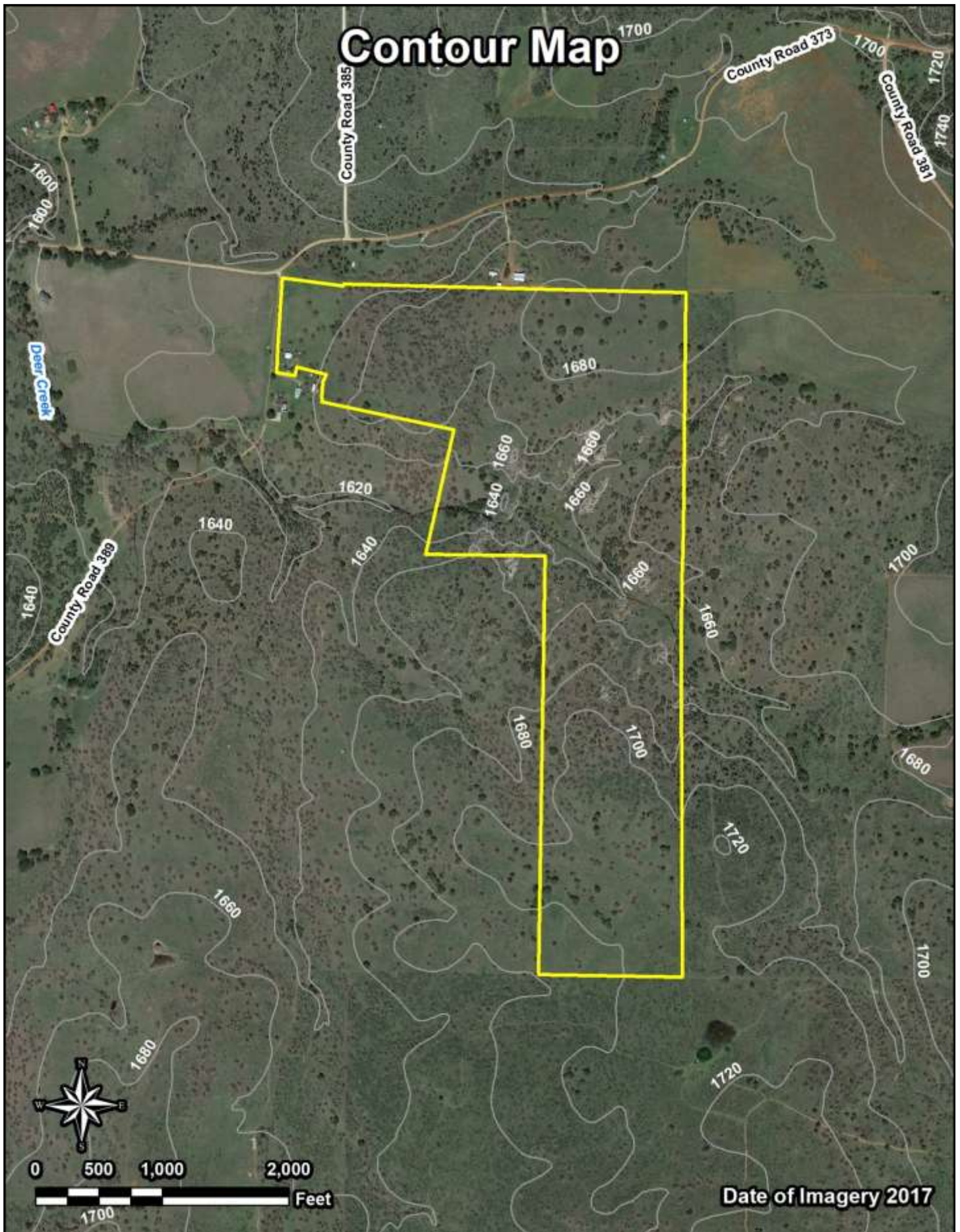
A horizontal scale bar with a black background and white markings. The markings are at 0, 2,250, 4,500, and 9,000. The bar is divided into segments: a white segment from 0 to 2,250, a black segment from 2,250 to 4,500, a white segment from 4,500 to 9,000, and a black segment from 9,000 to the end. The word "Feet" is written in white at the right end of the bar.

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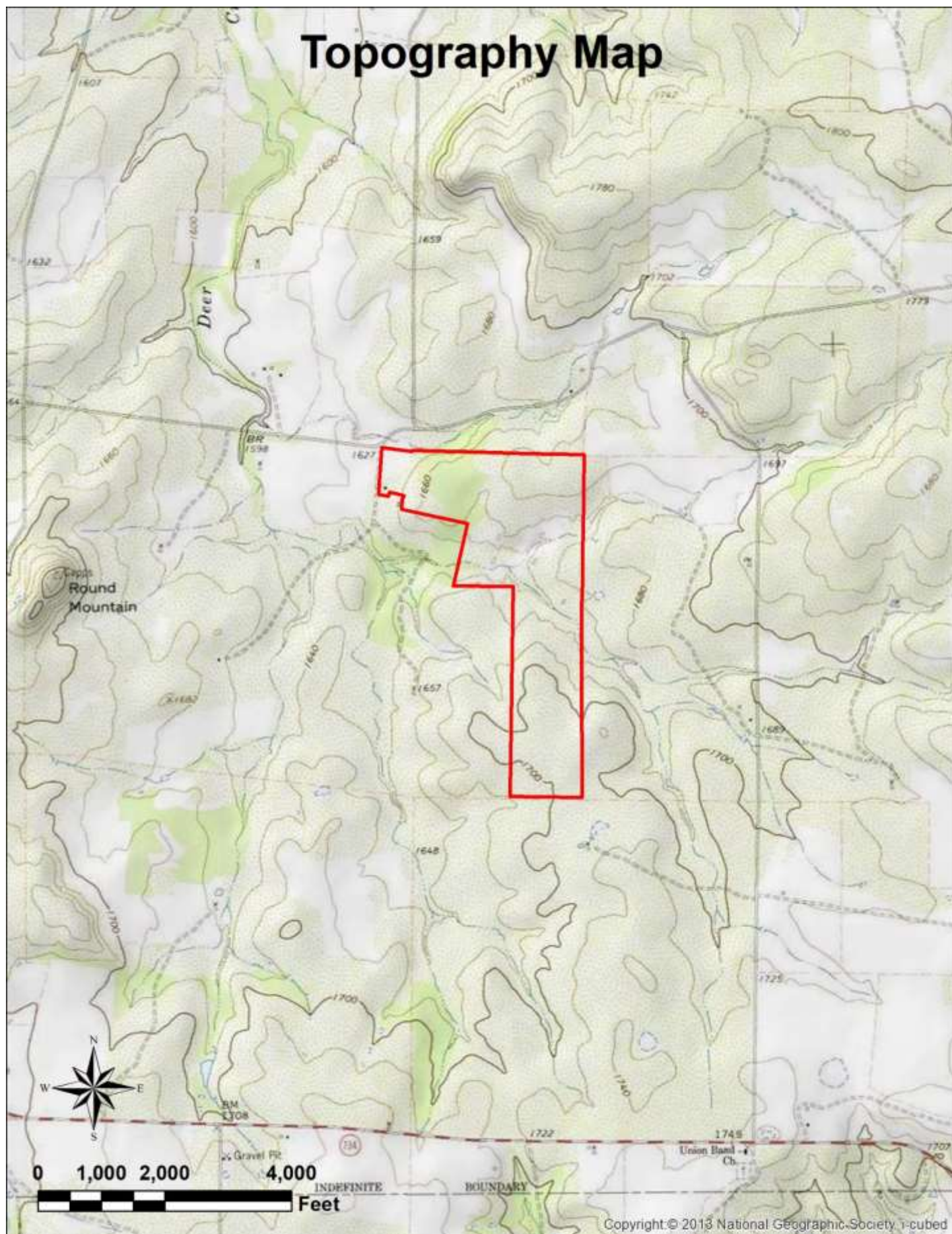
Aerial Map



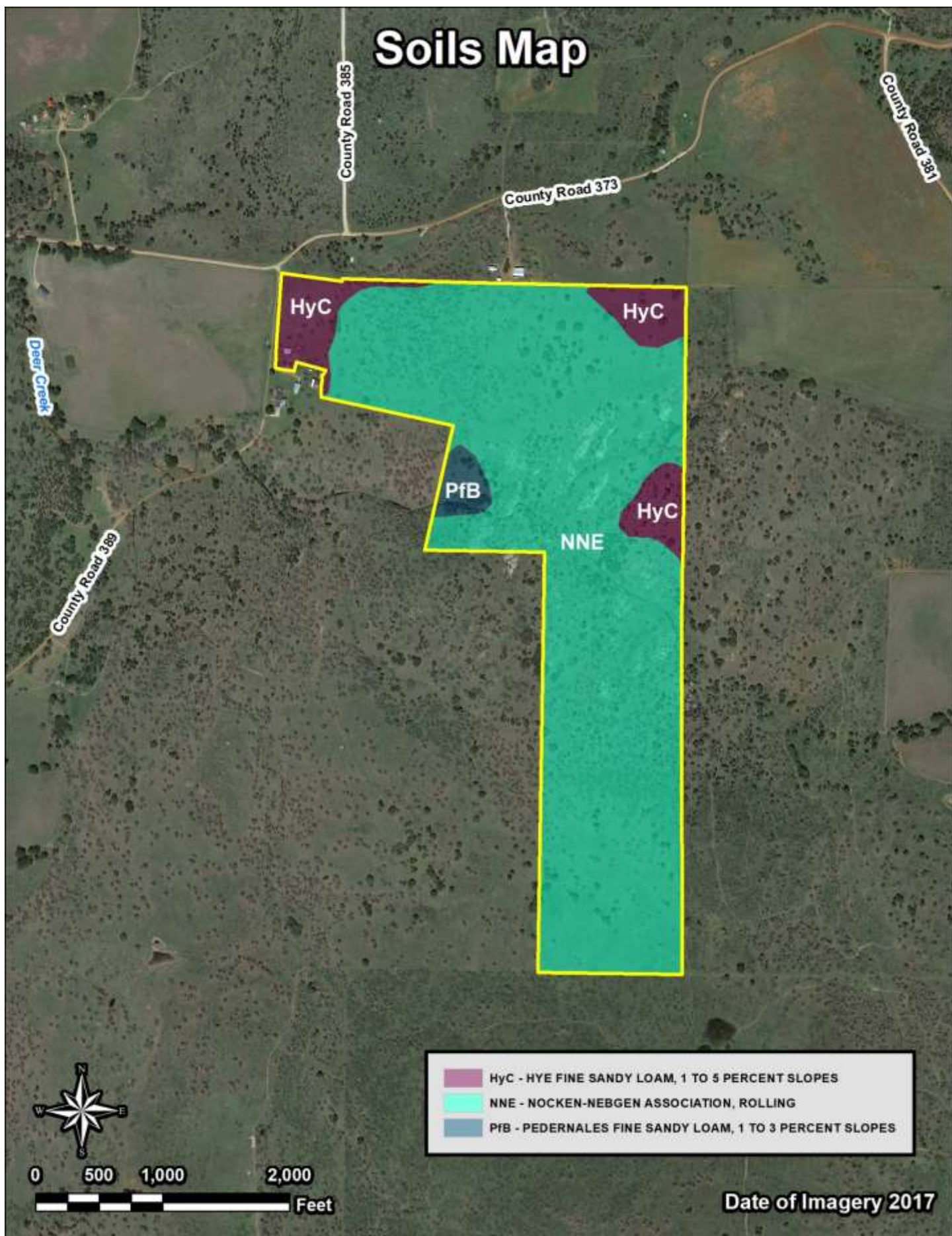
Contour Map



Topography Map



Soils Map



PHOTOS



PHOTOS



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 confidential 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 Kokel	216754	info@texag.com	(512)930-5258
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Mays	0598690	michael@texag.com	(512)930-8948
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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