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

**PROPERTY FOR SALE:**  
**40.3 ACRES OUT OF 71.096 ACRES WILLIAMSON COUNTY, TEXAS**  
**ED SCHMIDT BOULEVARD & LIMMER LOOP**  
**HUTTO, TEXAS 78634**

**CONTRACT PENDING**

**LOCATION:**

Southeast corner of Ed Schmidt Boulevard and Limmer Loop, Hutto Texas.  
±3,850 feet along Ed Schmidt Boulevard and ±780 feet along Limmer Loop.

**IMPROVEMENTS:**

Farm buildings.

**UTILITIES:**

Water: City of Hutto  
Wastewater: City of Hutto

**Zoning:**

Hutto ETJ.

**TAXES:**

Currently under agriculture. **Future change in use may trigger roll-back which is to be responsibility of Buyer.**

WCAD PID: R020489	70.096 Acres
R020490	<u>1.0 Acres</u>
Total	71.096 Acres

**COMMENTS:**

30.8 acres south of 71.096 tract currently under pending contract. Property very well located in active growth pattern of City of Hutto. Active development around property. Additional Hanson acreage available north of this 71.096 acre tract being 16.2982 acres at the northeast corner of Limmer Loop and CR 119 and 102.6946 acres north of Limmer Loop on east side of CR 119.

**PRICE: NEGOTIABLE**

**(PRICE TO BE DETERMINED BY ACCEPTABLE LETTER OF INTENT AND FINAL NEGOTIATED CONTRACT. PREFERENCE GIVEN TO 90 DAY FEASIBILITY WITH 30 DAY CLOSING)**

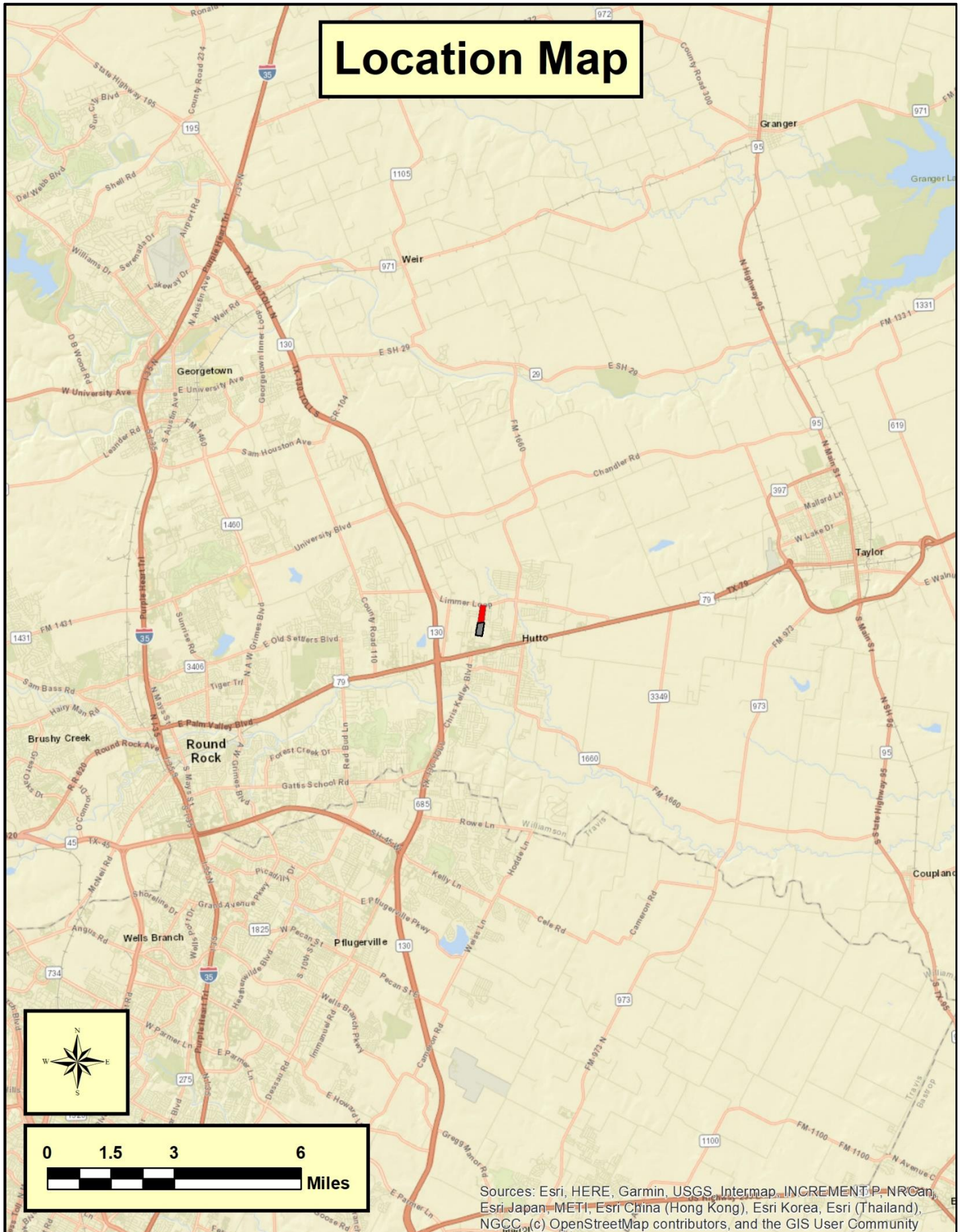
**COMMISSION: 3% to be paid to Buyer's Broker with acceptable contract and final closing and funding.**

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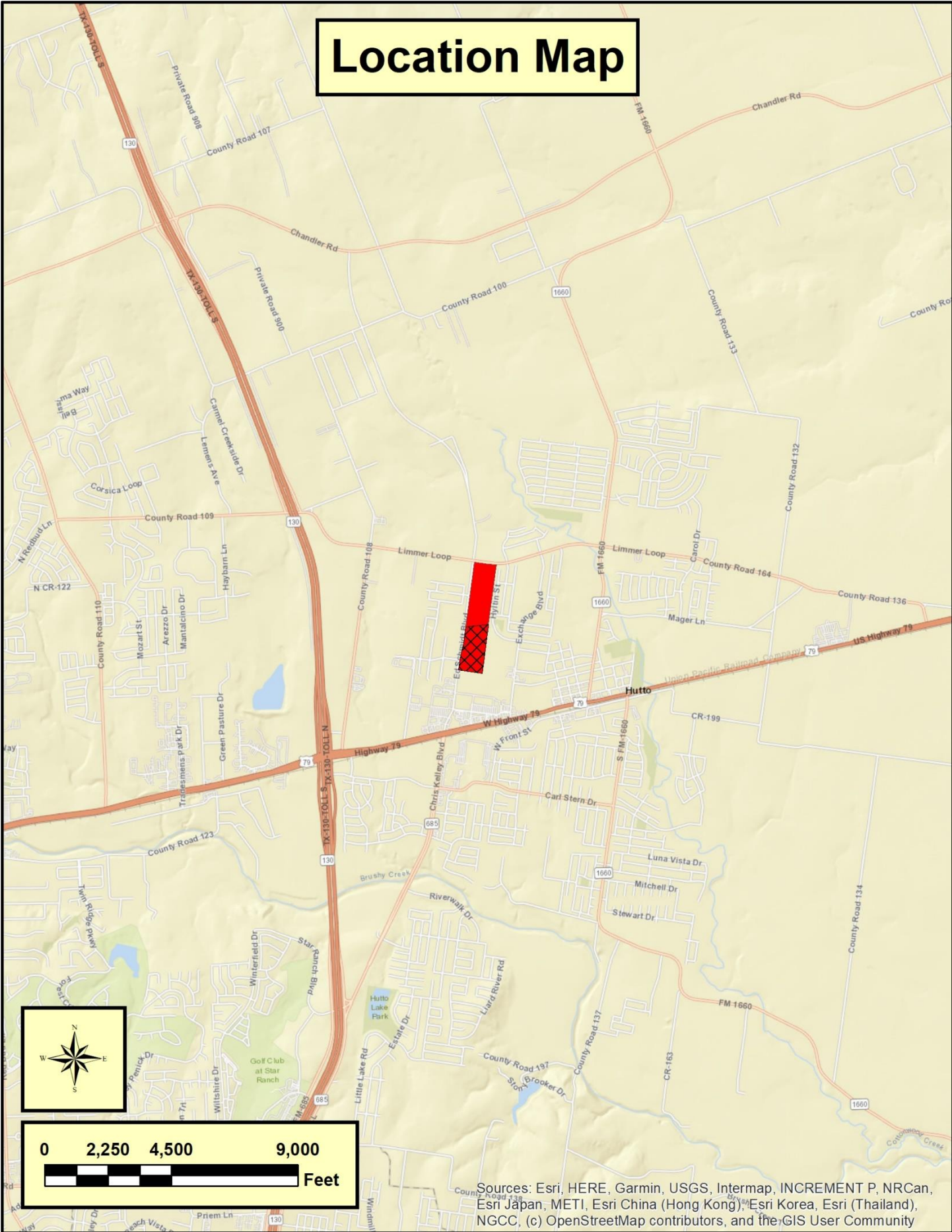
Contact: TEXAG Real Estate Services, Inc. [www.texag.com](http://www.texag.com) Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

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.

# Location Map



# Location Map

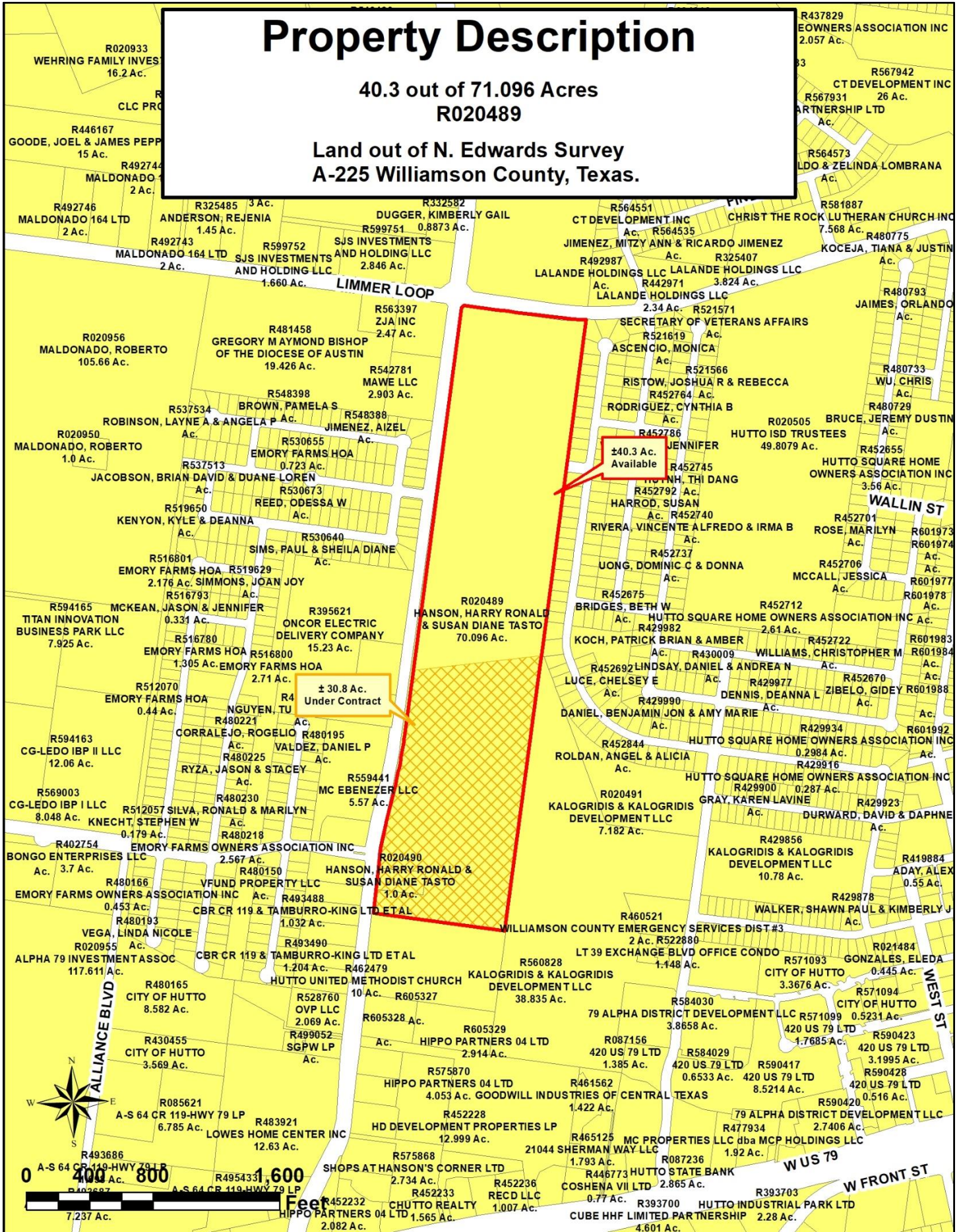


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

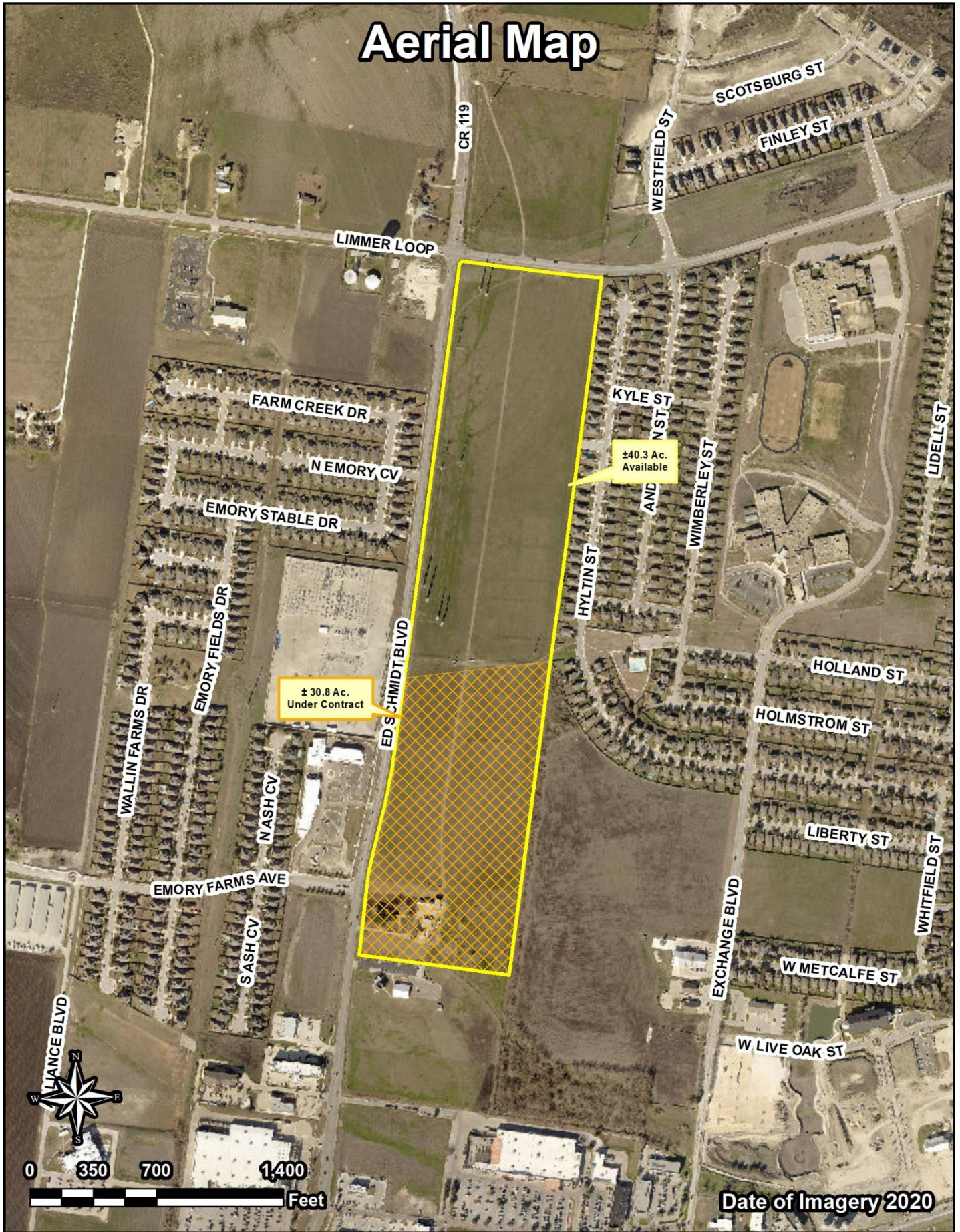
# Property Description

40.3 out of 71.096 Acres  
R020489

Land out of N. Edwards Survey  
A-225 Williamson County, Texas.

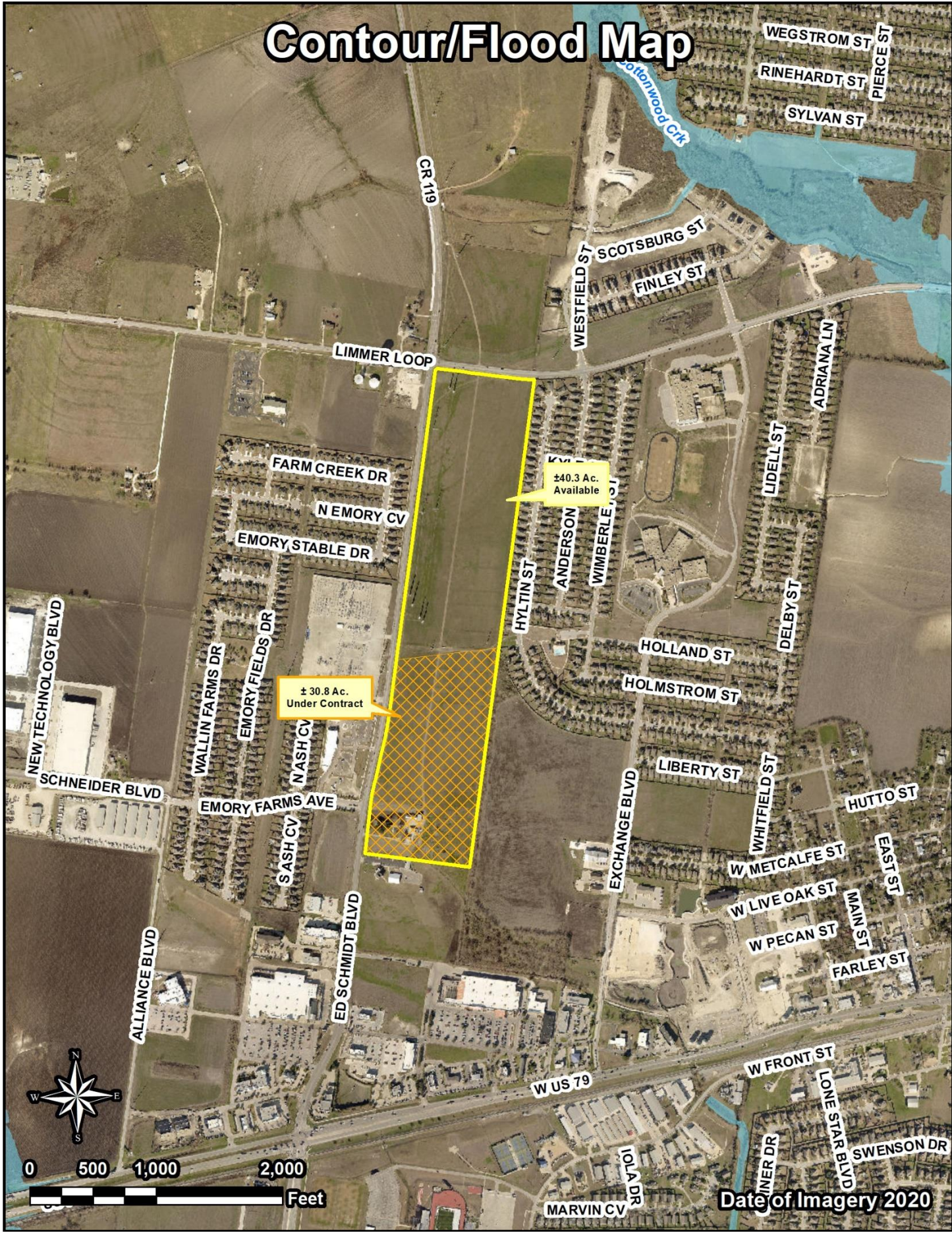


# Aerial Map



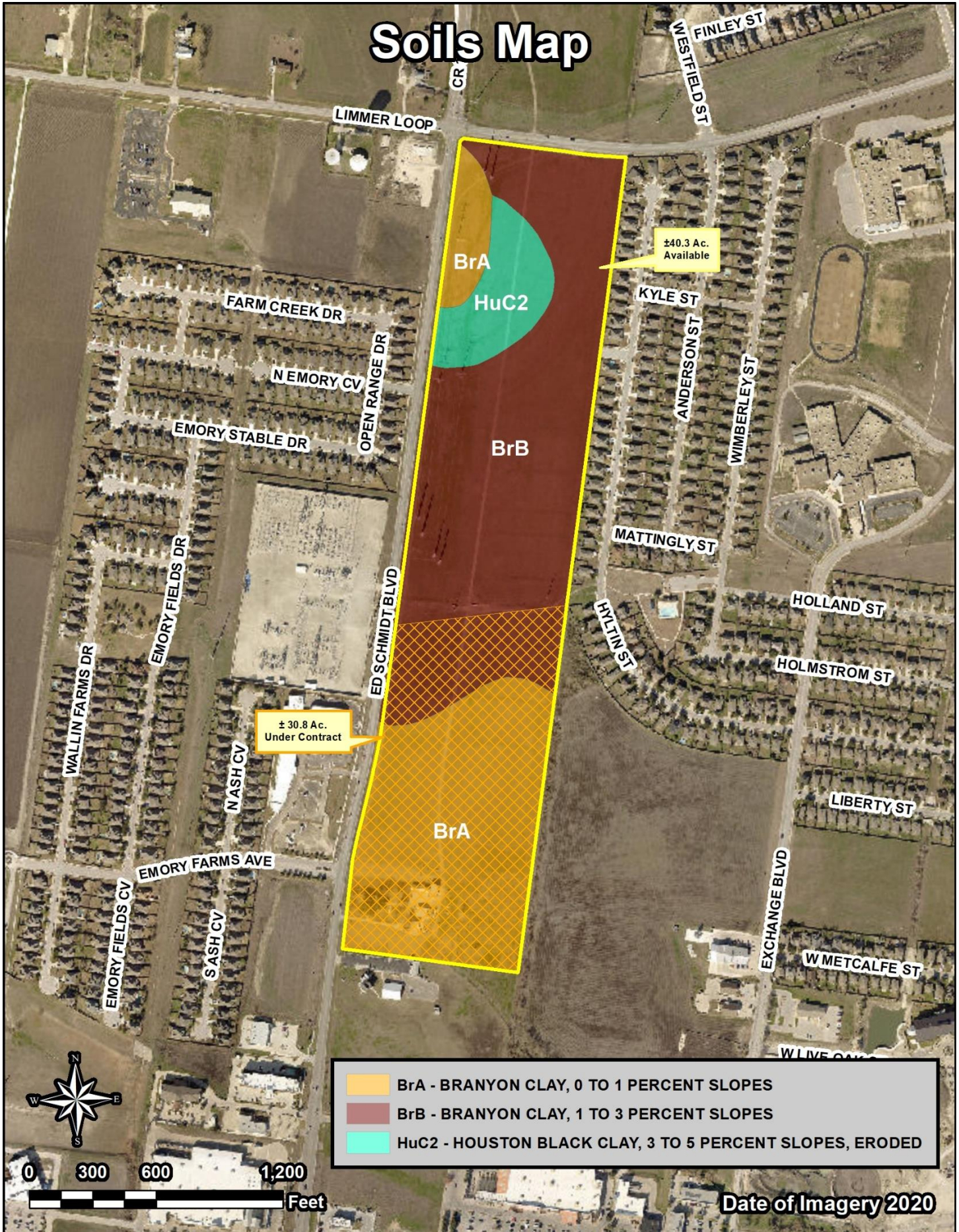
Date of Imagery 2020

# Contour/Flood Map

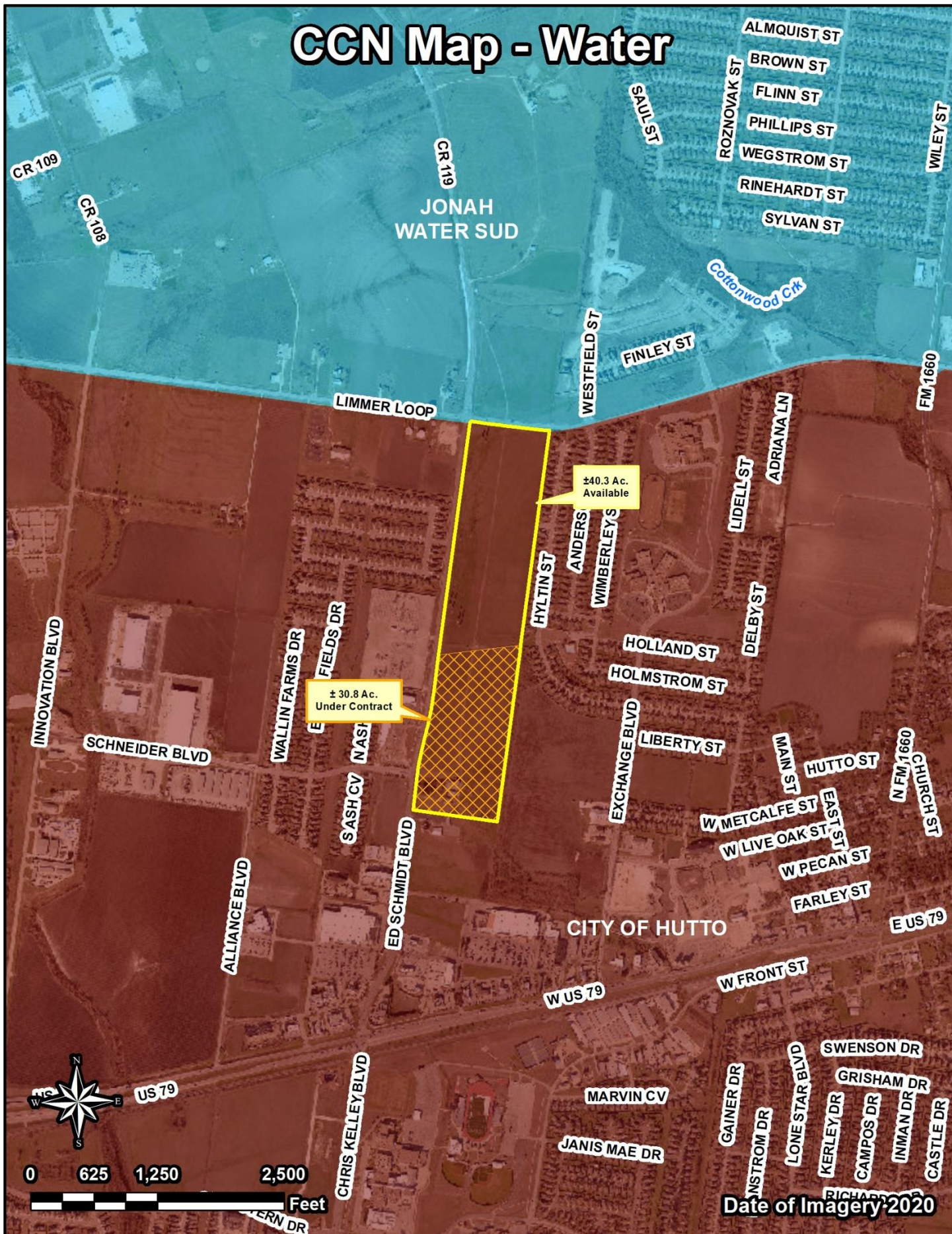


Date of Imagery 2020

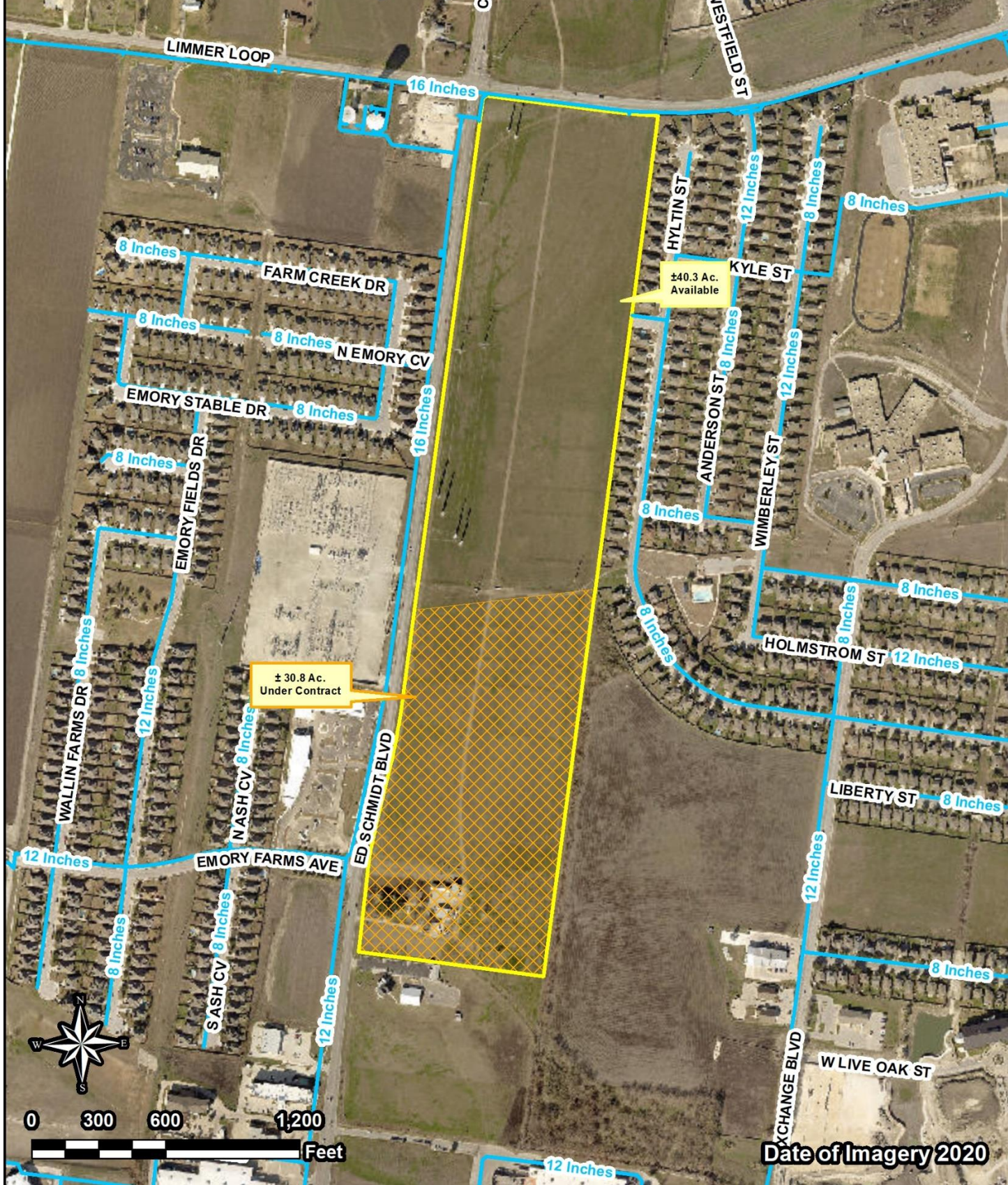
# Soils Map



# CCN Map - Water



# Water Line Map (City of Hutto)



Date of Imagery 2020

# CCN Map - Wastewater

JONAH WATER SUD

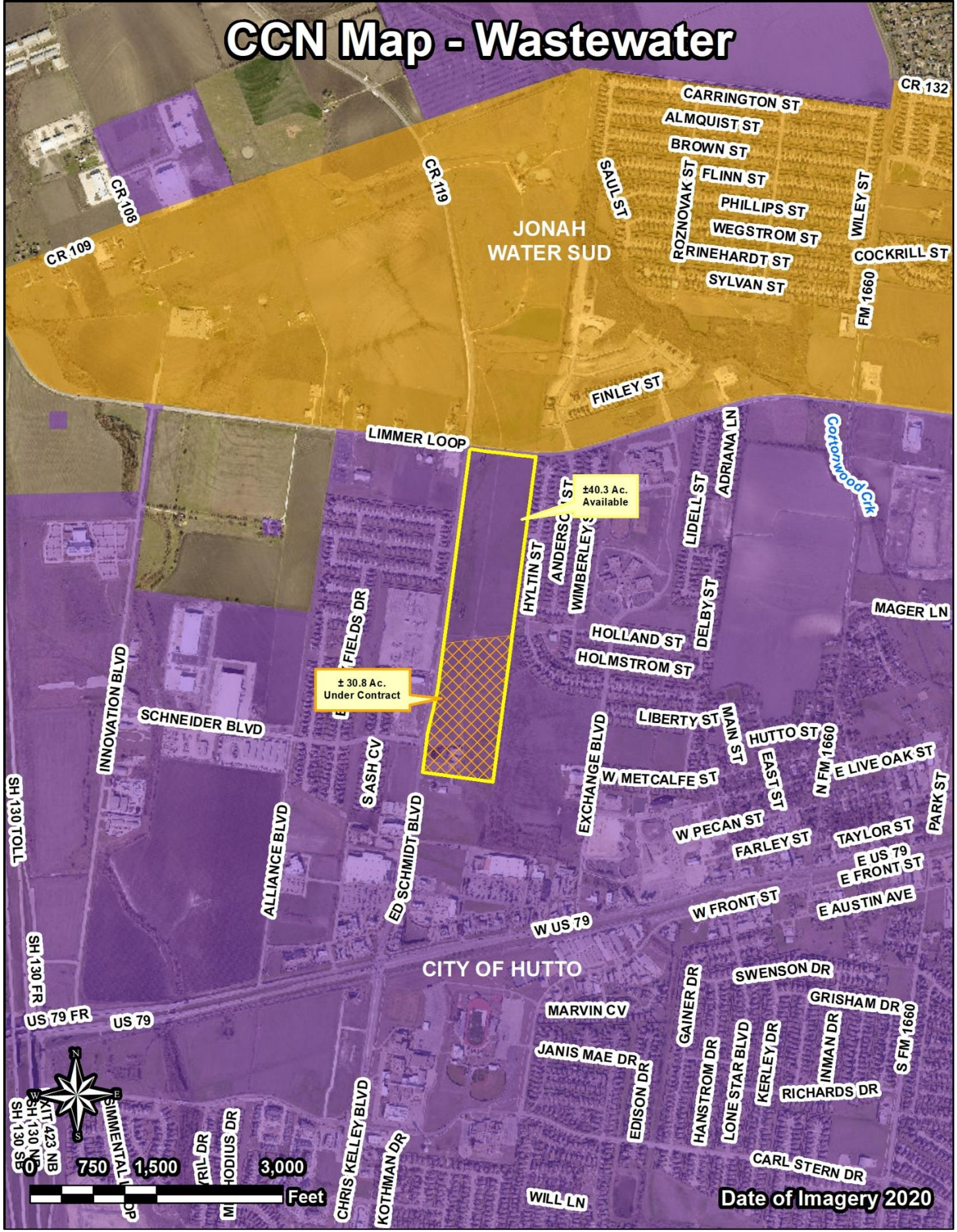
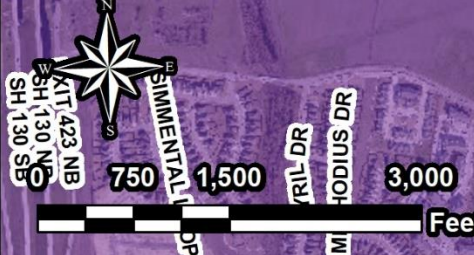
± 30.8 Ac.  
Under Contract

± 40.3 Ac.  
Available

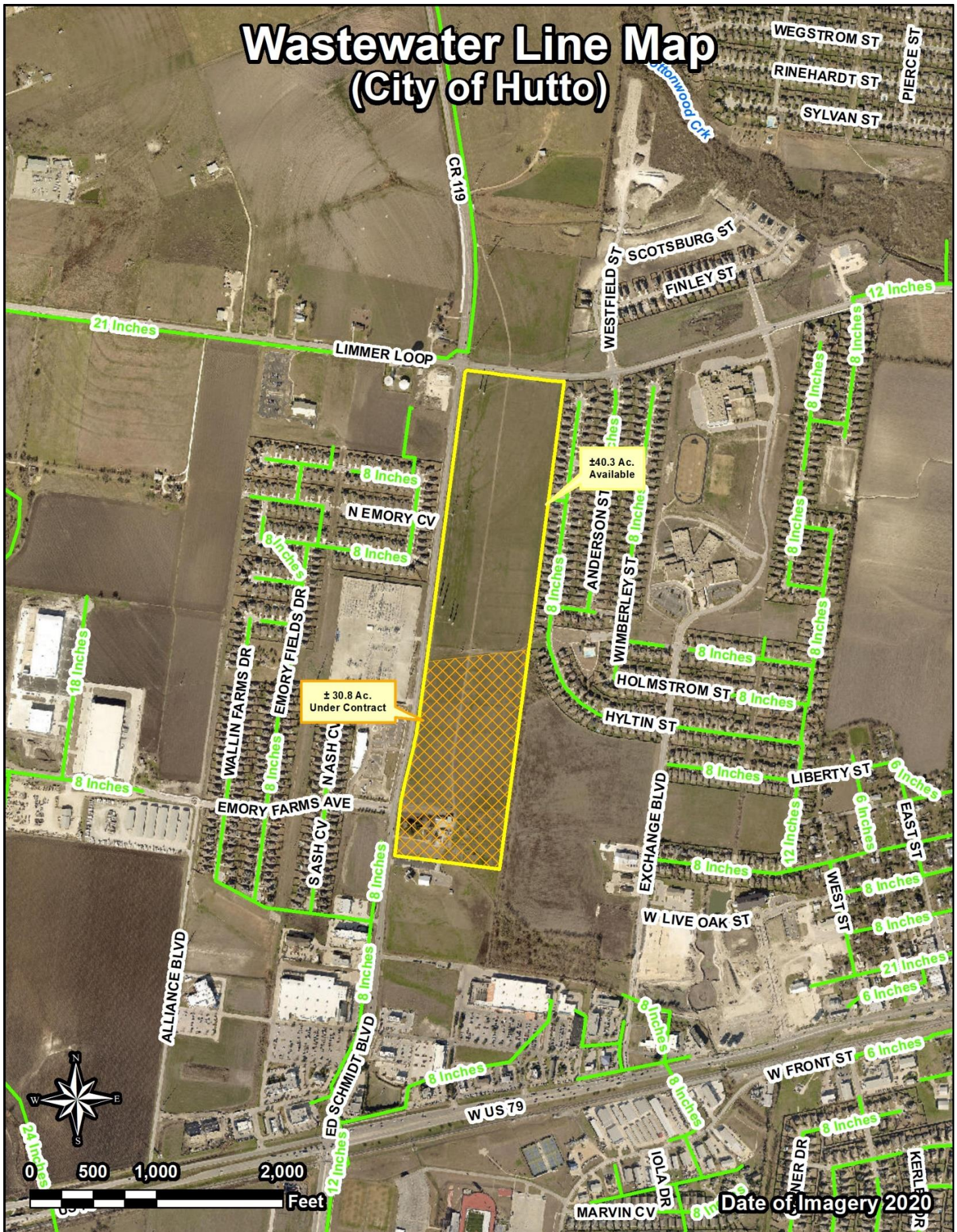
Cottonwood Crk

CITY OF HUTTO

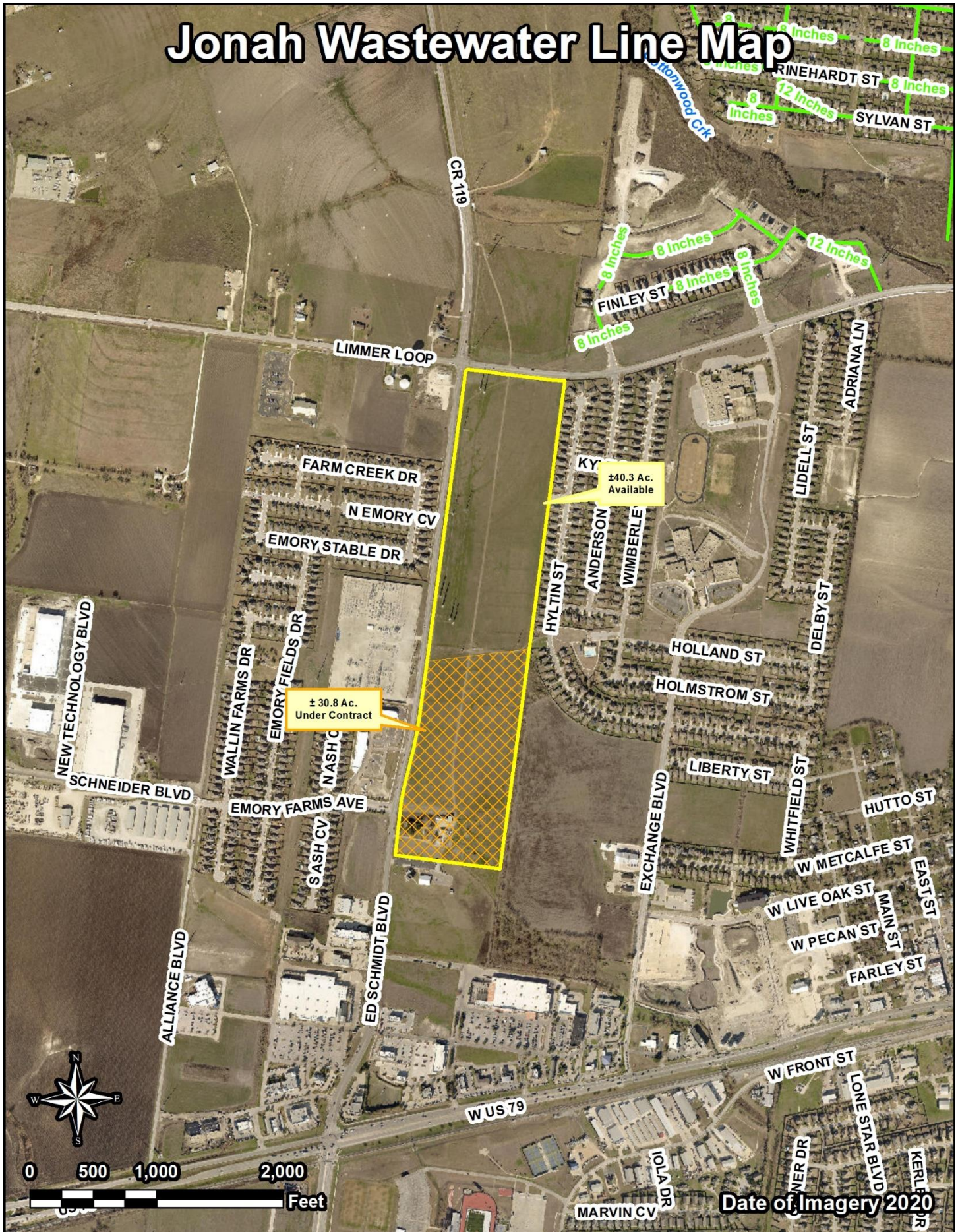
Date of Imagery 2020



# Wastewater Line Map (City of Hutto)



# Jonah Wastewater Line Map



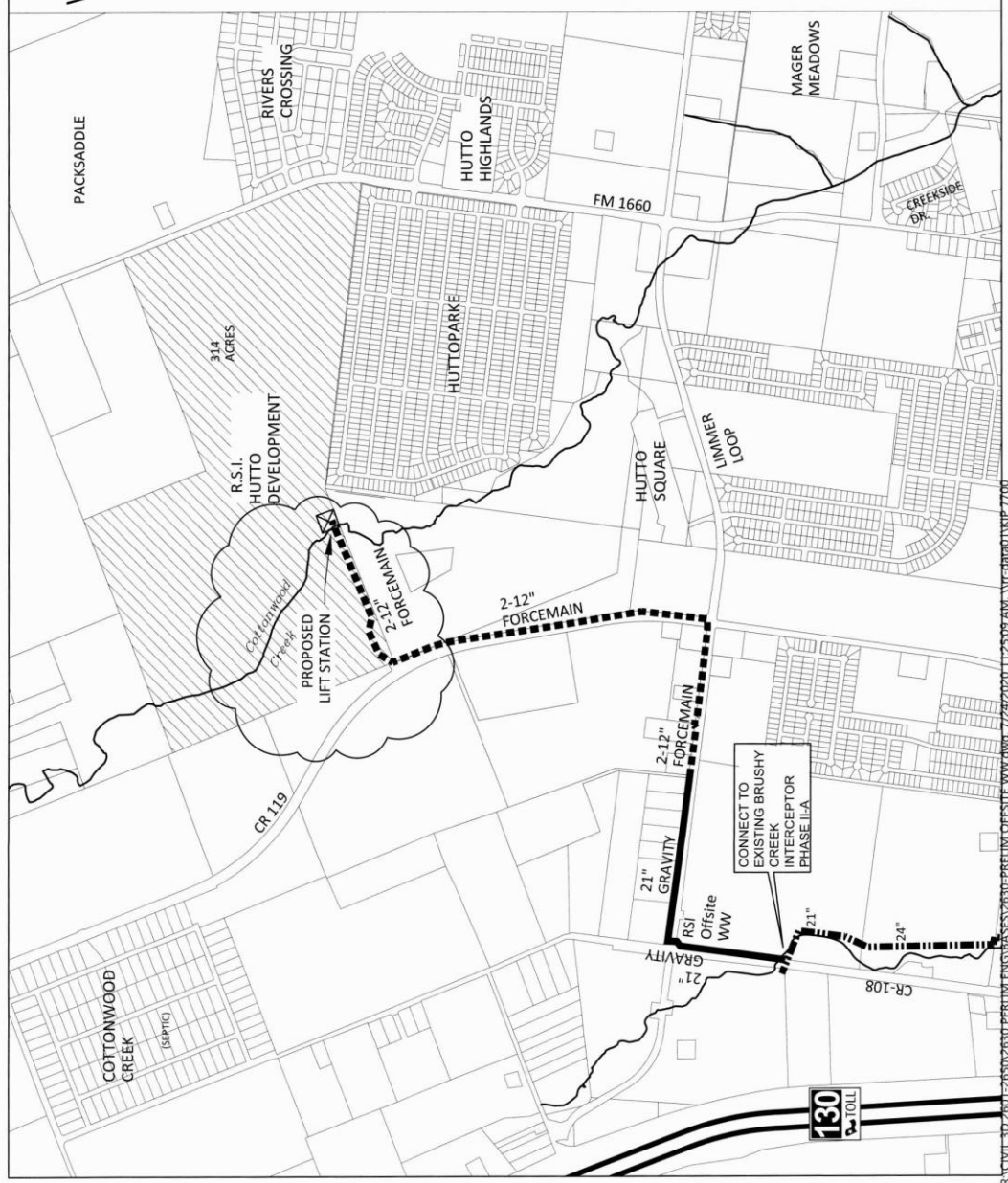
REVISED PRELIMINARY PLAN #2  
**EMORY CROSSING**  
 WELLSBORO COUNTY, TEXAS

# OFFSITE WASTEWATER LAYOUT



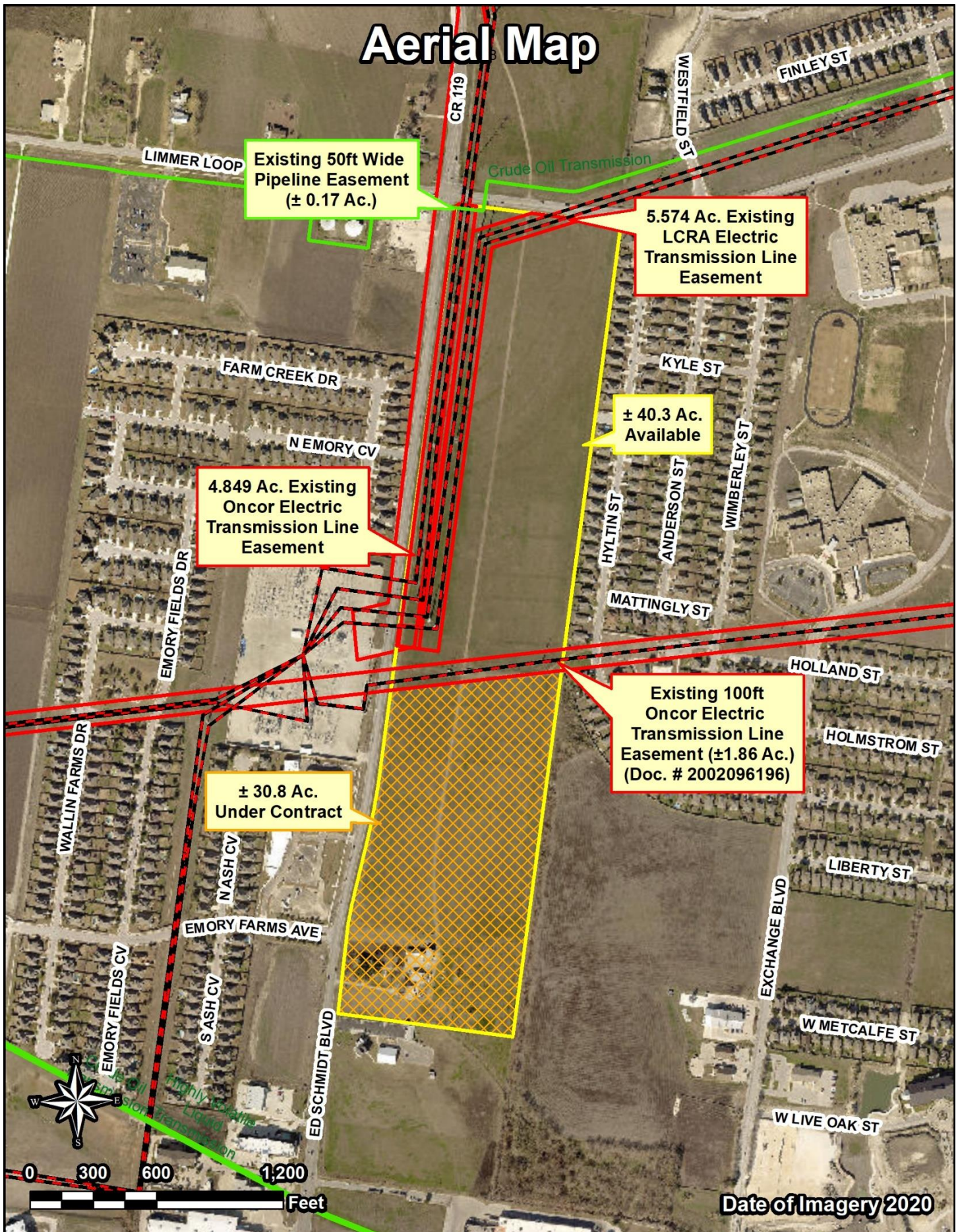
**LEGEND**  
 PROPOSED FORCE MAIN  
 PROPOSED GRAVITY MAIN  
 EXIST. WASTEWATER COLLECTION MAIN

DATE: JUL 23, 2020 SCALE: 1" = 100'  
 PROJECT: EMORY CROSSING, WELLSBORO COUNTY, TEXAS  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 PROJECT NO.: 2019-001  
 SHEET NO.: 7-2394  
 SHEET TITLE: OFFSITE WASTEWATER LAYOUT  
 PROJECT LOCATION: WELLSBORO COUNTY, TEXAS  
 PROJECT OWNER: WELLSBORO COUNTY, TEXAS  
 PROJECT ADDRESS: 2000 AZZ DRIVE, WARD ROOM, TEXAS 75844  
 PROJECT PHONE: (937) 288-7700 FAX: (937) 288-4007

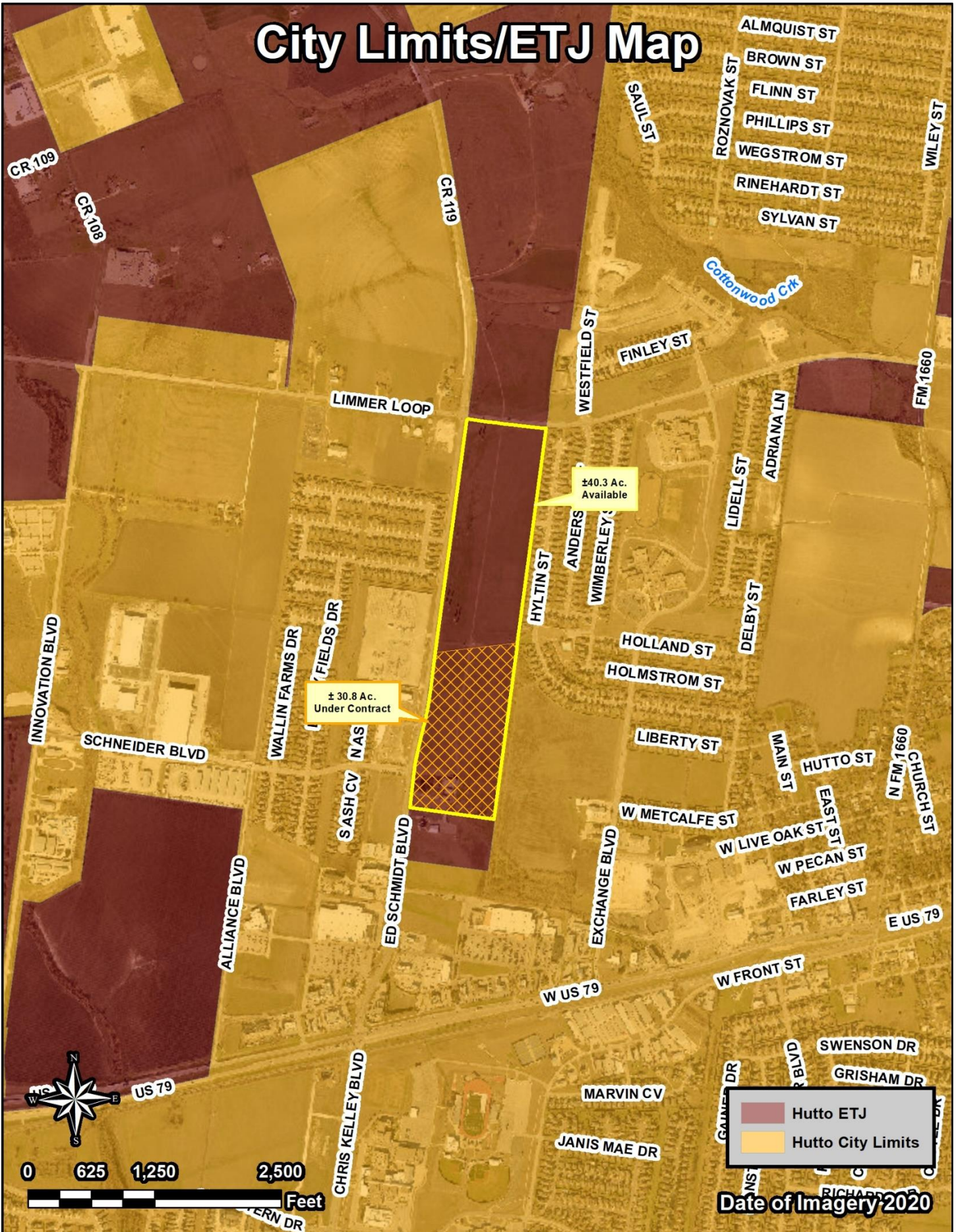


R:\CIVIL\3D\2007-2650\2650 PRELIM ENG\BASIS\2650-PRELIM OFFSITE.WW.DWG: 7/23/2020 11:25:09 AM; V:\jordan\1917\7700

# Aerial Map



# City Limits/ETJ Map



CR 109

CR 108

CR 119

LIMMER LOOP

INNOVATION BLVD

SCHNEIDER BLVD

WALLIN FARMS DR

FIELDS DR

SASH CV

N AS

ALLIANCE BLVD

ED SCHMIDT BLVD

CHRIS KELLEY BLVD

US 79

MARVIN CV

JANIS MAE DR

W US 79

W FRONT ST

W LIVE OAK ST

W PECAN ST

FARLEY ST

W METCALFE ST

EXCHANGE BLVD

LIBERTY ST

HOLMSTROM ST

HOLLAND ST

HYLTIN ST

ANDERS

WIMBERLEY

DELBY ST

ADRIANA LN

LIDELL ST

FINLEY ST

WESTFIELD ST

Cottonwood Ck

RINEHARDT ST

WEGSTROM ST

PHILLIPS ST

FLINN ST

BROWN ST

ALMQUIST ST

SAUL ST

ROZNOVAK ST

WILEY ST

FM 1660

N FM 1660

CHURCH ST

HUTTO ST

EAST ST

MAIN ST

W LIVE OAK ST

W PECAN ST

FARLEY ST

W FRONT ST

SWENSON DR

GRISHAM DR

RICHARDSON DR

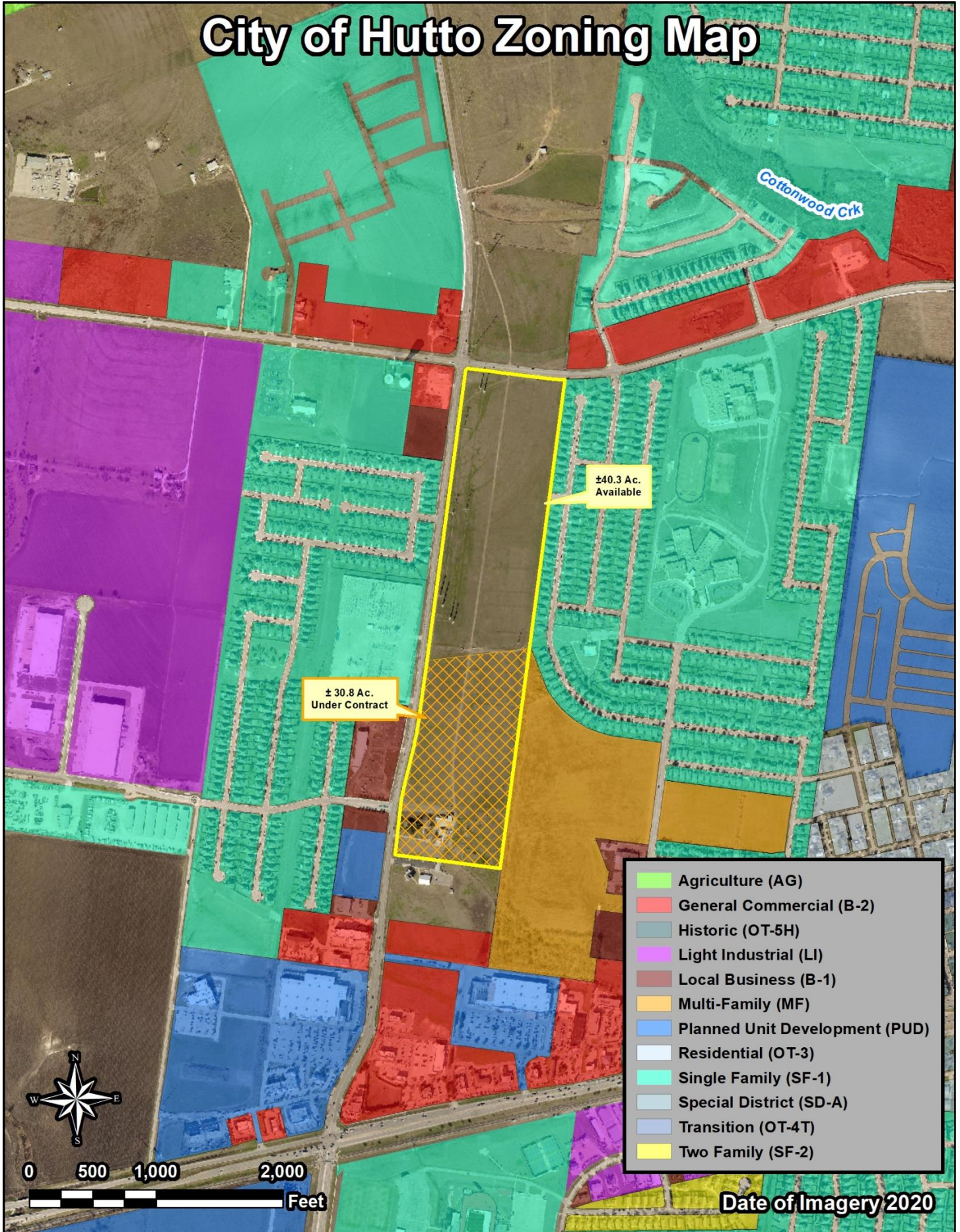
WIMBERLEY DR

WIMBERLEY DR

WIMBERLEY DR

WIMBERLEY DR

# City of Hutto Zoning Map







## 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.

<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 Primary Assumed Business Name	License No.	Email	Phone
<b>LARRY D. KOKEL</b>	<b>0216754</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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)