

Beautiful Country Homesite with Investment Land on San Gabriel River

13050 E State Hwy 29, Georgetown, TX 78626



LOCATION The site is +/- 13 miles east of Georgetown, 9 miles east of SH 130. Austin City Limits are 24 miles away, Taylor is 6 miles away, and Samsung's new plant is about 8 miles away.

UTILITIES Oncor provides electric, Jonah SUD provides water, wastewater is septic. There are three existing wells on the site.

FLOOD HAZARD A large portion of the southernmost portion of the property is in the flood plain.

MISC The property lies in the Federally authorized Opportunity Zone. There is a small single-story home and a shed on the property that can be repurposed, remodeled, or removed.

ZONING NONE

JURISDICTION Williamson County

RESTRICTIONS RV Parks, mobile homes, junk yards, etc.

SIZE 117.46 acres Total

Tract	Acres	Hwy 29 Frontage	River Frontage
1	58.73	936.65	960
2	58.73	841.78	870

PRICE Please call Agent for pricing

Go country and build your dream home on the river!! This AG Exempt property is only minutes from Georgetown, Taylor, Austin, Apple, Samsung and Tesla. Enjoy privacy as well as livestock/crop income, river access, views, as well as dove, turkey, and deer hunting while benefiting from the path of growth. This land has been in the same family since the 1850s. A lot of history here – own a beautiful Pecan Orchard along Highway 29 planted by the owners when they were children. Heading south, black soil crop land gives way to grassy pastureland, then the gorgeous river. By the river, the Pecan trees were planted by the owners' Great Grandfather and are over 100 years old. That river bottom area is wild and beautiful; with a little clean up this area can become the place you will entertain family, friends and make memories for years. Add a fire pit, outdoor kitchen, or even an event center and experience the comfort and joy only a truly beautiful natural atmosphere provides. This land represents a marvelous opportunity to build your dream home off the roadway and enjoy country living with quick and easy proximity to Samsung and the area's largest employers. Note: WILCO's future Blackland Heritage County Park is less than 2 miles to the west. Another mile further west is the planned site for the new East Wilco Highway, a new Roadway to connect Chandler Road to the south with Highway 29 and north up to I-35 in Jarrel.

This is fine living with significant potential upside in property value!!

**McALLISTER
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Brad Campbell
Office: (512) 426-6464
Brad@matexas.com

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13050 E State Hwy 29

E State Hwy 29

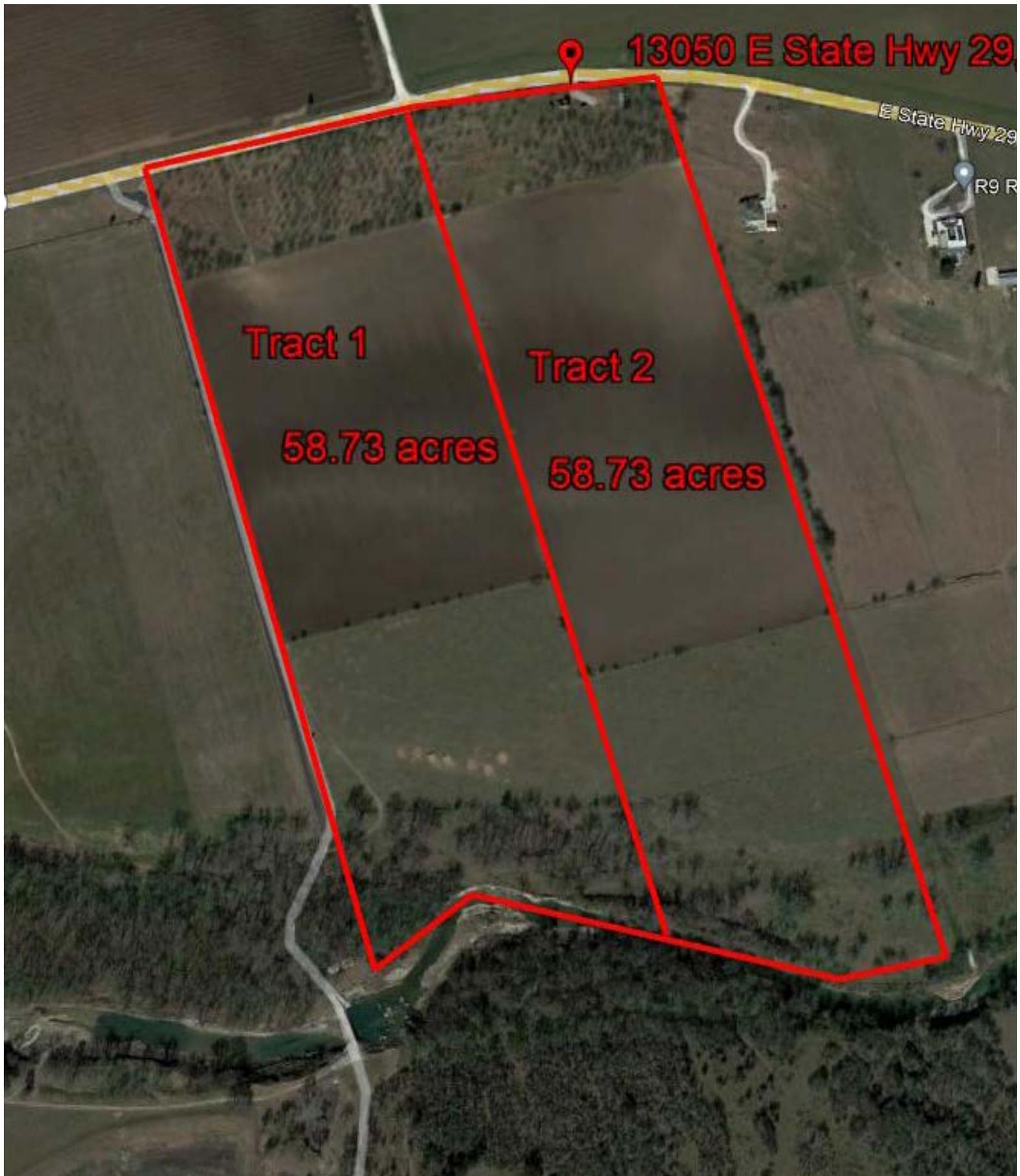
R9 R

Tract 1

Tract 2

58.73 acres

58.73 acres



**SURVEY FOR THE HEIRS OF CLARE C. (EASLEY) MASHBURN
PERI E. MASHBURN, MARY A. MASHBURN CAMPBELL
& JULIET AMY MASHBURN
TRACT 1: 58.73 AC., TRACT 2: 58.73 AC.
PART OF TRACT CALLED 211.16 AC.
MARTHA E. CRABB et. al. to CLARE C. MASHBURN
AS SET OUT IN PARTITION DEED VOL. 563, PG. 68
SUBJECT TO PARTIAL INTERESTS & EASEMENT RIGHTS OF
MASHBURN SIBLINGS AS SET OUT IN VOL. 2120, PG. 985
SITUATED IN THE
WILLIAM ASHWORTH SURVEY A-24
IN WILLIAMSON COUNTY, TEXAS**

LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
- DAVED IRON PIN SET MARKED "FOREST 1947"
- DAVED IRON PIN FOUND MARKED "FOREST 1947"
- DAVED IRON PIN FOUND MARKED "FOREST 1947"
- TELEPHONE PESTICLE
- ELECTRIC POWER POLE
- TELEPHONE POLE
- UTILITY WIRE
- BOUNDARY MONUMENT (COSTON SPINDLE SET)
- utility well
- OVERHEAD ELECTRIC
- TELEPHONE LINE
- EASEMENT (LINE appropriate location)
- TRACT LINES
- BOUNDARY LINES

All document references are in Williamson County, Texas
 O.P.M.C.: Official Public Accounts of Williamson County, Texas
 P.A.R.C.T.: Plat Records of Williamson County, Texas
 D.A.R.C.T.: Deed Records of Williamson County, Texas

Note:
 The starting basis for this survey is the
 State Plane Coordinate System,
 NAD83, Texas Central Zone, (4203),
 GSD: 12
 Datum: NAD83
 CONVERSION: 12758.48"

SCALE: 1" = 200'

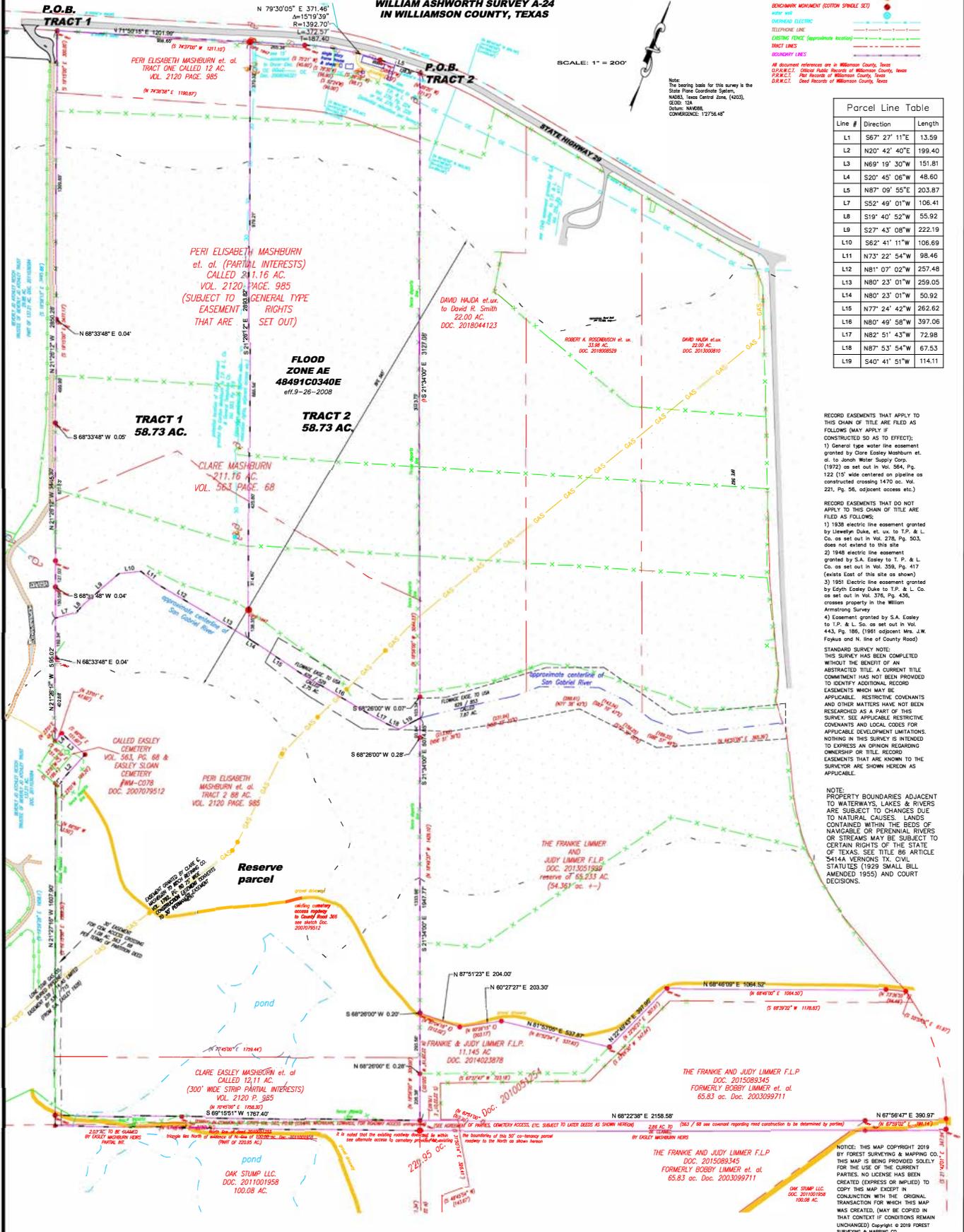
Line #	Direction	Length
L1	S67° 27' 11"E	13.59
L2	N20° 42' 40"E	199.40
L3	N69° 19' 30"W	151.81
L4	S20° 45' 06"W	48.60
L5	N87° 09' 55"E	203.87
L7	S52° 49' 01"W	106.41
L8	S19° 40' 52"W	55.92
L9	S27° 43' 08"W	222.19
L10	S62° 41' 11"W	106.69
L11	N73° 22' 54"W	98.46
L12	N81° 07' 02"W	257.48
L13	N80° 23' 01"W	259.05
L14	N80° 23' 01"W	50.92
L15	N77° 24' 42"W	262.62
L16	N80° 49' 58"W	397.06
L17	N82° 51' 43"W	72.98
L18	N87° 53' 54"W	67.53
L19	S40° 41' 51"W	114.11

RECORD EASEMENTS THAT APPLY TO THIS CHAIN OF TITLE ARE FILED AS FOLLOWS (MAY APPLY IF CONSTRUCTED SO AS TO EFFECT):
 1) General type water line easement granted by Core Easley Mashburn et. al. to Jonah Water Supply Corp. (1972) as set out in Vol. 584, Pg. 122 (15' wide centered on pipeline as constructed crossing 1470 ac. Vol. 221, Pg. 56, adjacent access etc.)

RECORD EASEMENTS THAT DO NOT APPLY TO THIS CHAIN OF TITLE ARE FILED AS FOLLOWS:
 1) 1930 electric line easement granted by Linnette Duke, et. ux. to T.P. & L. Co. as set out in Vol. 278, Pg. 503, does not extend to this site
 2) 1948 electric line easement granted by S.A. Easley to T.P. & L. Co. as set out in Vol. 356, Pg. 417 (exists East of this site as shown)
 3) 1951 Electric line easement granted by Edith Easley Duke to T.P. & L. Co. as set out in Vol. 378, Pg. 436, crosses property in the William Armstrong Survey
 4) Easement granted by S.A. Easley to T.P. & L. Co. as set out in Vol. 443, Pg. 186, (1961 adjacent Mrs. J.W. Foykus and N. line of County Road)

STANDARD SURVEY NOTE:
 THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE. A CURRENT TITLE COMMITMENT HAS NOT BEEN PROVIDED TO IDENTIFY ADDITIONAL RECORD EASEMENTS WHICH MAY BE APPLICABLE. RESTRICTIVE COVENANTS AND OTHER MATTERS HAVE NOT BEEN RESEARCHED AS A PART OF THIS SURVEY. SEE APPLICABLE RESTRICTIVE COVENANTS AND LOCAL CODES FOR APPLICABLE DEVELOPMENT LIMITATIONS. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. RECORD EASEMENTS THAT ARE KNOWN TO THE SURVEYOR ARE SHOWN HEREON AS APPLICABLE.

NOTE:
 PROPERTY BOUNDARIES ADJACENT TO WATERWAYS, LAKES & RIVERS ARE SUBJECT TO CHANGES DUE TO NATURAL CAUSES. LANDS CONTAINED WITHIN THE BEDS OF NAVIGABLE OR PERENNIAL RIVERS OR STREAMS MAY BE SUBJECT TO CERTAIN RIGHTS OF THE STATE OF TEXAS. SEE TITLE 86 ARTICLE 5414A, NATURAL RESOURCES TAX CIVIL STATUTES (1929 SMALL BILL AMENDED 1955) AND COURT DECISIONS.



I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY ENCUMBRANCE OR BOUNDARY LINE CONTACTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ADJUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

Survey Date (Tracts 1 & 2) Sept. 3, 2019
 Easement detail added to this survey per documentation provided by Georgetown Title Co. in Abstractor's Certificate dated Sept. 17, 2018.
 (Locatable elements as shown, not updated)



Forest Surveying & Mapping Company
 1002 Ash St. Georgetown, Texas
 Phone: 512-930-5927
 www.forestsurveying.com
 TBPLS FIRM NO.10002000

Drawing Date: Sept. 3, 2019
Field Book/Page: 140 / 67
MASHBURN 146-2.08
Project Name: MASHBURN ESTATE
Dwg: MASHBURN ESTATE DIVISION
Sheet One of One



Information About Brokerage Services

Texas law requires all real estate license holders 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.

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Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Campbell	594036	brad@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date