



LAND | BARTLETT | FOR SALE

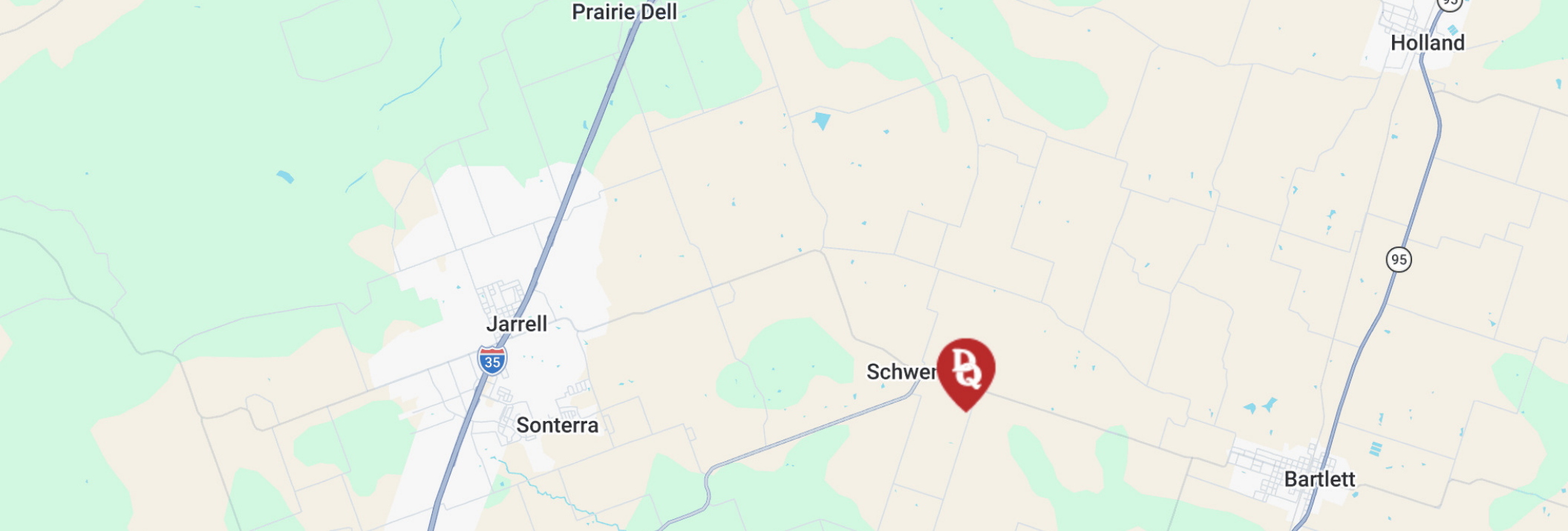
4001 County Road 384

Bartlett, Texas 76511



Tyler Herrick
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PROPERTY DESCRIPTION

59.59 acres with ~827 feet of frontage road on CR 384. The property is on Jarrell-Schwertner Water. There is electric at the street and on site. No wastewater, no septic.

LOCATION OVERVIEW

Located in Williamson County near Bartlett, 4001 CR 384 offers a strategic Central Texas location with convenient access to State Highway 95 and the broader I-35 corridor, supporting connectivity to surrounding growth markets. Bartlett also benefits from access to Highway 95 and proximity to Interstate 35, making the area appealing for investors seeking a rural land holding with regional accessibility.

SALE PRICE

\$1,750,000

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Property	Owner	Property Address	Tax Year	2026 Market Value
R008175	B&T FARMS LLC	4001 CR 384, BARTLETT, TX 76511	2026	\$1,515,443

Page: Property Details

2026 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	AW0174 AW0174 - Donaho, W. Jr. Sur., ACRES 59.16
Neighborhood	J450LLLI - Bartlett ISD Abstracts (Vacant Land)
Account	R-06-5021-7432-00
Related Properties	R599586 , R620609
Map Number	2-4866
Effective Acres	59.590000

2026 OWNER INFORMATION

Owner Name	B&T FARMS LLC
Owner ID	
Exemptions	Agriculture Use (Active 1/1/1990)
Percent Ownership	100%
Mailing Address	3411 COUNTY ROAD 384 BARTLETT, TX 76511-4021
Agent	-

2026 VALUE INFORMATION

MARKET VALUE	
Improvement Homesite Value	\$
Improvement Non-Homesite Value	\$
Total Improvement Market Value	\$
Land Homesite Value	\$
Land Non-Homesite Value	\$
Land Agricultural Market Value	\$1,515,44
Land Timber Market Value	\$
Total Land Market Value	\$1,515,44
Total Market Value	\$1,515,44
ASSESSED VALUE	
Total Improvement Market Value	\$
Land Homesite Value	\$
Land Non-Homesite Value	\$
Agricultural Use	\$28,26
Timber Use	\$
Total Appraised Value	\$
Homestead Cap Loss	-\$
Circuit Breaker Limit Cap Loss	-\$
Total Assessed Value	\$28,26

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		-	\$28,261	0
GW- Williamson CO		-	\$28,261	0.35567
RFM- Wmson CO		-	\$28,261	0.044329
EM/BD		-	\$28,261	1.1692
SBA- Bartlett ISD		-	\$28,261	1.1692
W01- Donahoe Cr		-	\$28,261	0.0232
WS		-	\$28,261	0.0232
TOTALS				1.592399

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Improved Pasture I	D1 - Qualified AG Use	No	\$179,312	\$1,190	\$0	304,920 Sq. ft
2 - Dry Crop I	D3 - Dry Crop Or Farmland	No	\$1,336,131	\$27,071	\$0	52.160000 acres
TOTALS						2,577,010 Sq. ft / 59.160000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	\$0	\$0	\$0	\$1,515,443	\$28,660	\$0	\$0	\$28,660	\$0	\$0	\$28,66
2024	\$0	\$0	\$0	\$1,704,281	\$28,555	\$0	\$0	\$28,555	\$0	\$0	\$28,55
2023	\$0	\$0	\$0	\$1,290,161	\$31,473	\$0	\$0	\$31,473	\$0	\$0	\$31,47
2022	\$0	\$0	\$0	\$1,288,557	\$21,093	\$0	\$0	\$21,093	\$0	\$0	\$21,09
2021	\$0	\$0	\$0	\$433,308	\$17,615	\$0	\$0	\$17,615	\$0	\$0	\$17,61

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
7/16/2021	TSCHOERNER DAVID & DELVIN & JOSEPH A III & RANDY & TERRANCE & DANIEL	B&T FARMS LLC	2021107907	
4/6/2018	TSCHOERNER, JOE B JR (LE)	TSCHOERNER DAVID & DELVIN & JOSEPH A III & RANDY & TERRANCE & DANIEL	-	
7/16/2010	TSCHOERNER, JOE B, Jr	TSCHOERNER, JOE B JR (LE)	2010047658	
4/21/1994	TSCHOERNER JOE B JR	TSCHOERNER, JOE B, Jr	-	2001/071259
	TSCHOERNER JOE B & WANDA JR	TSCHOERNER JOE B JR	-	OBIT/RESEARCH

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WCAD



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Tyler Herrick	744876	tyler@donquick.com	(512) 814-1815	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date