



Stockton Real Estate

Farm/Ranch / Commercial / Acreage / Residential

Downtown Jarrell at IH-35
P. O. Box 824, Jarrell, Texas 76537
(512) 746 – 5100 / (512) 746 – 5197 Fax

PROPERTY SUMMARY

PROPERTY:	Kleen Estate
TYPE:	Land/Ranch - Livestock – Ag Exempt
LOCATION:	Off CR 152 in Williamson County – in Georgetown ETJ Located on the north side of County Road 152 approximately 940 feet of frontage along north line of paved asphalt CR 152
SIZE:	47.044 + Acres 1.00 Acre, J. Berry Survey AW0051; 46.044 Acres, J. Berry Survey AW0051
LAND:	Majority of the land is vacant native pasture land.
ZONING:	Property is located outside the city limits of Georgetown and is not zoned. Property is located within an area designated as Intensity Level 2 according to the City of Georgetown’s Century Plan.
TOPOGRAPHY:	Gently sloping (see Topo Map)
FLOOD PLAIN:	Property appears to contain no land area within an identified 100 year flood plain (see map)
UTILITIES:	Well on property, septic on property Property is within the City of Georgetown’s utility service area and would be required to obtain water service from the city upon development of the property.
TAXES:	\$2,178 in 2003
MINERALS:	Owner’s mineral rights to convey (to be determined by title search)
PRICE:	\$1,176,100 for 47.044 + Acres / \$25,000/AC
TERMS:	Cash at closing
DIRECTIONS:	From Austin, Exit 262A in Georgetown, R at overpass and then L on N. Austin Ave. Go past Georgetown High School to CR 151 and take R. Then L at CR 152. Property is approximately ¼ mile on L.
COMMENTS:	Property has several outbuildings and an old homestead that is in poor condition and provides no contributory value to the property. Property, according to TxDOT, is in Segment 1-Section 2 of the proposed SH 130 Toll Road
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