

25.423 Ac Tract Description
Mark and Larry

25.423 ac Tract Details

- Google Earth Map, 02/07/2014
 - Coordinates to tract center: 29.642514 and -98.223193
 - Google Earth Maps



25.423 Ac Tract Description
Mark and Larry



- Tract location within Family Farm Tracts – See attached map (page 3)
- Recorded Gift Deeds – see attached Gift Deeds
 - 08/23/2010, 26.4% x 2 =52.8% conveyed as gifts
 - 3/28/2011, 23.6% x 2 = 47.2% conveyed as gifts
 - Total 100%, 50% each to Mark and Larry
- Possible Deal
 - Find buyer for 25.423 ac tract
 - $\$2.75/\text{sq ft}, 25.423 \text{ ac} \times 43560 \text{ sq ft/ac} \times \$2.50/\text{sq ft} = \$3.0\text{M}$
 - Find suitable tract on north side of IH 35 frontage road between Engle Rd and Hubetus Road (FM 1103) or toward New Braunfels on IH 35 service road
 - Example tract is tract for sale at SW corner of Schwab Road and IH 35 frontage Road
 - Complete tax-free (Section 1031) exchange on the properties (the property to be exchanged must be identified within 45 days, and received within 180 days??)

Exhibit "A"
FAMILY FARM TRACTS, COMAL COUNTY

