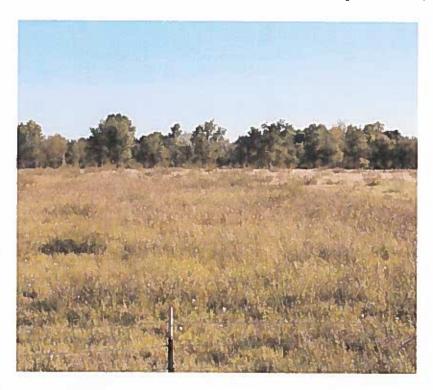
Texas Listing Service

Texas' Leading Provider of Country Real Estate Services

Mixville Road - Sealy 77474, Austin County



Truce 4 Out Treatury

Bill Johnson & Associates Real Estate

See 1970

Bill Johnson & Associates Real Estate Office Phone: Bellville (979) 865-5969 New Ulm (979) 992-2636

This 7 acre tract of land is unimproved and located south of Sealy between Highway 36 and FM 1458. This property is a short 40 minutes drive from Houston and in the Sealy Independent School District. Property is restricted.

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

List Price:

\$126,000

ID No.:

102563

Listing Type:

For Sale

Use:

Farm & Ranch

Building:

Land Only

Acreage:

7.00 Acres

Frontage:

Paved Road, County Road

Land Use:

Restricted

Directions: From I-10 @ Hwy 36, continue to travel on 36S towards Wallis for about 3.5 miles, turning left on Machala Road. Take 1st left onto Mixville road and look for the Bill Johnson sign.

Bellville: 979-865-5969 office 979-865-5500 fax www.bire.com

Water: Other:



New Ulm: 979-992-3626 office 979-865-5500 fax www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN. LOT OR ACREAGE LISTING Location of Property: From Sealy, travel on Hwy 36 toward Wallis, turn left on Machala Rd., turn Listing #: 102563 Address of Property: Mixville Road, Sealy TX 77474 Road Frontage: 338 ft. County: Austin Paved Road: ☑ YES ☐ NO For Sale Sign on Property? ☑ YES □ NO Subdivision: N/A Lot Size or Dimensions: 7 Acres Subdivision Restricted: T YES ✓ NO Mandatory Membership in Property Owners' Assn. ☑ NO **Number of Acres:** 7.0000 Improvements on Property: Price per Acre (or) \$18,000.00 Home: ☐ YES 🕡 NO **Total Listing Price:** \$126,000.00 **Buildings:** Terms of Sale: Cash: ✓ YES □ NO Barns: Seller-Finance: ☐ YES ☑ NO Sell.-Fin. Terms: Others: Down Payment: Note Period: Interest Rate: % Wooded: 5% Payment Mode: ☐ Mo. ☐ Qt.☐ Ann. Type Trees: Balloon Note: ☐ YES П ио Fencing: Perimeter ☐ YES ✓ NO Number of Years: Condition: Cross-Fencing: ☐ YES ☑ NO **Property Taxes:** Year: 2016 Condition: School: \$7.79 Ponds: Number of Ponds: None County: \$2.30 Sizes: FM Road: \$0.47 Creek(s): Name(s): None Rd/Brg: \$0.39 Fire Dist: \$0.18 River(s): Name(s): None TOTAL: \$11.13 Agricultural Exemption: ✓ Yes □ No Water Well(s): How Many? 0 **School District:** Sealy ISD Year Drilled: Depth: Minerals and Royalty: **Community Water Available:** ☑ YES □ NO Unknown *Minerals Seller believes Provider: Availabe for not currently hooked up to own: Unknown *Royalty Electric Service Provider (Name): Selfer will Negotiable Minerals Negotiable Convey: Royalty Gas Service Provider None **Leases Affecting Property:** Septic System(s): How Many: Oil and Gas Lease: Yes [□] No Year Installed: Lessee's Name: Soil Type: Lease Expiration Date: Grass Type(s): native Flood Hazard Zone: See Seller's Disclosure or to be Surface Lease: Yes ✓ No determined by survey Lessee's Name: Nearest Town to Property: Sealy Lease Expiration Date: Distance: 15 miles Yes Oil or Gas Locations: ☑ No 40 minutes Driving time from Houston **Easements Affecting Property:** Name(s): Items specifically excluded from the sale: Pipeline: All of sellers personal property located on said 7 acre tract Roadway: Electric: Additional Information: Telephone:

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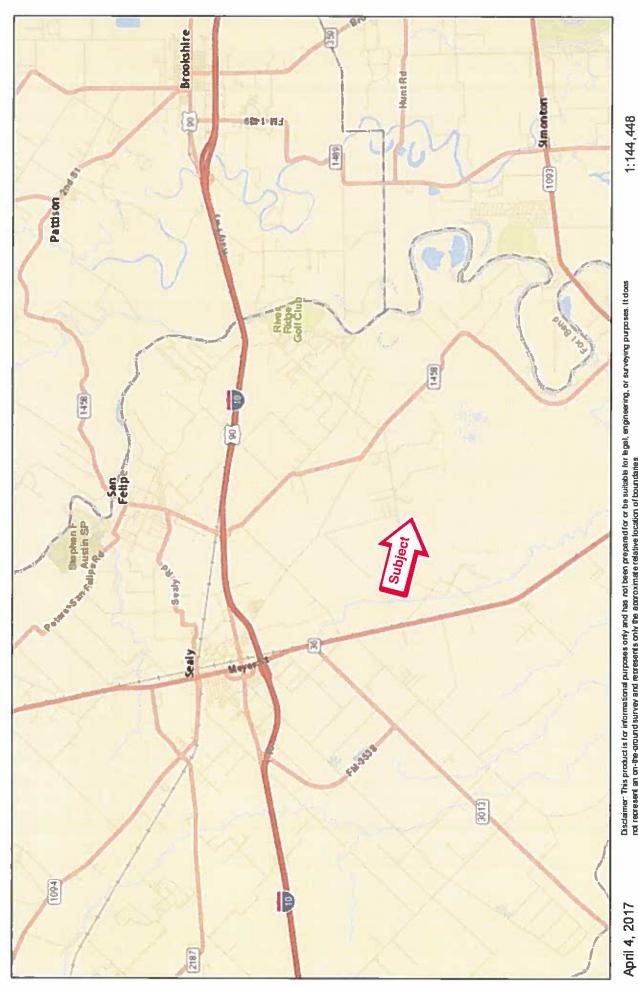




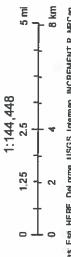




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Disclaimer. This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Sources: Est, HERE, DeLorne, USGS, Intermap, INCREMENT P. INCen, Est Japan, NETI, Est China (Houg Kong), Est Korea, Est! (Thailand),



Information About Brokerage Services

11-2-2015

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.

BJRE Holdings L.L.C.	9004851	kzapalac@bjre.com	(979) 865-5969
lcensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
William R. Johnson, Jr.	127410	billjohnson@bjre.com	(979) 865-5969
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 TAR 2501		Information available at www.trec.texas.gov IABS 1-0	