

# Texas Listing Service

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## Mixville Road - Sealy 77474, Austin County



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**Bill Johnson & Associates  
Real Estate**

*Since 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.bjre.com



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**New Ulm:**  
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### **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: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 7.0000  
**Price per Acre (or)** \$18,000.00  
**Total Listing Price:** \$126,000.00  
**Terms of Sale:**  
Cash: ☒ YES ☐ NO  
Seller-Finance: ☐ YES ☒ NO  
Sell.-Fin. Terms:  
Down Payment:  
Note Period:  
Interest Rate:  
Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.  
Balloon Note: ☐ YES ☐ NO  
Number of Years:

**Property Taxes:** Year: 2016  
School: \$7.79  
County: \$2.30  
FM Road: \$0.47  
Rd/Brg: \$0.39  
Fire Dist: \$0.18  
TOTAL: \$11.13

Agricultural Exemption: ☒ Yes ☐ No  
**School District:** Sealy ISD  
**Minerals and Royalty:**  
Seller believes Unknown \*Minerals  
to own: Unknown \*Royalty  
Seller will Negotiable Minerals  
Convey: Negotiable Royalty

**Leases Affecting Property:**  
Oil and Gas Lease: ☐ Yes ☒ No  
Lessee's Name:  
Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No  
Lessee's Name:  
Lease Expiration Date:  
**Oil or Gas Locations:** ☐ Yes ☒ No

**Easements Affecting Property:** Name(s):  
Pipeline:  
Roadway:  
Electric:  
Telephone:  
Water:  
Other:

**Improvements on Property:**  
Home: ☐ YES ☒ NO  
Buildings:  
Barns:  
Others:

% Wooded: 5%  
**Type Trees:**  
**Fencing:** Perimeter ☐ YES ☒ NO  
Condition:  
Cross-Fencing: ☐ YES ☒ NO  
Condition:

**Ponds:** Number of Ponds: None  
Sizes:  
**Creek(s):** Name(s): None  
**River(s):** Name(s): None

**Water Well(s): How Many?** 0  
Year Drilled: Depth:  
**Community Water Available:** ☒ YES ☐ NO  
Provider: Availabe for not currently hooked up  
**Electric Service Provider (Name):**

**Gas Service Provider** None

**Septic System(s): How Many:** None

Year Installed:  
**Soil Type:**

**Grass Type(s):** native

**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey

**Nearest Town to Property:** Sealy  
Distance: 15 miles  
Driving time from Houston 40 minutes

**Items specifically excluded from the sale:**  
All of sellers personal property located on said 7 acre tract

**Additional Information:**

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Austin County, Texas, 7.0 AC +/-



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P. 979-865-5969 or 979-992-2636  
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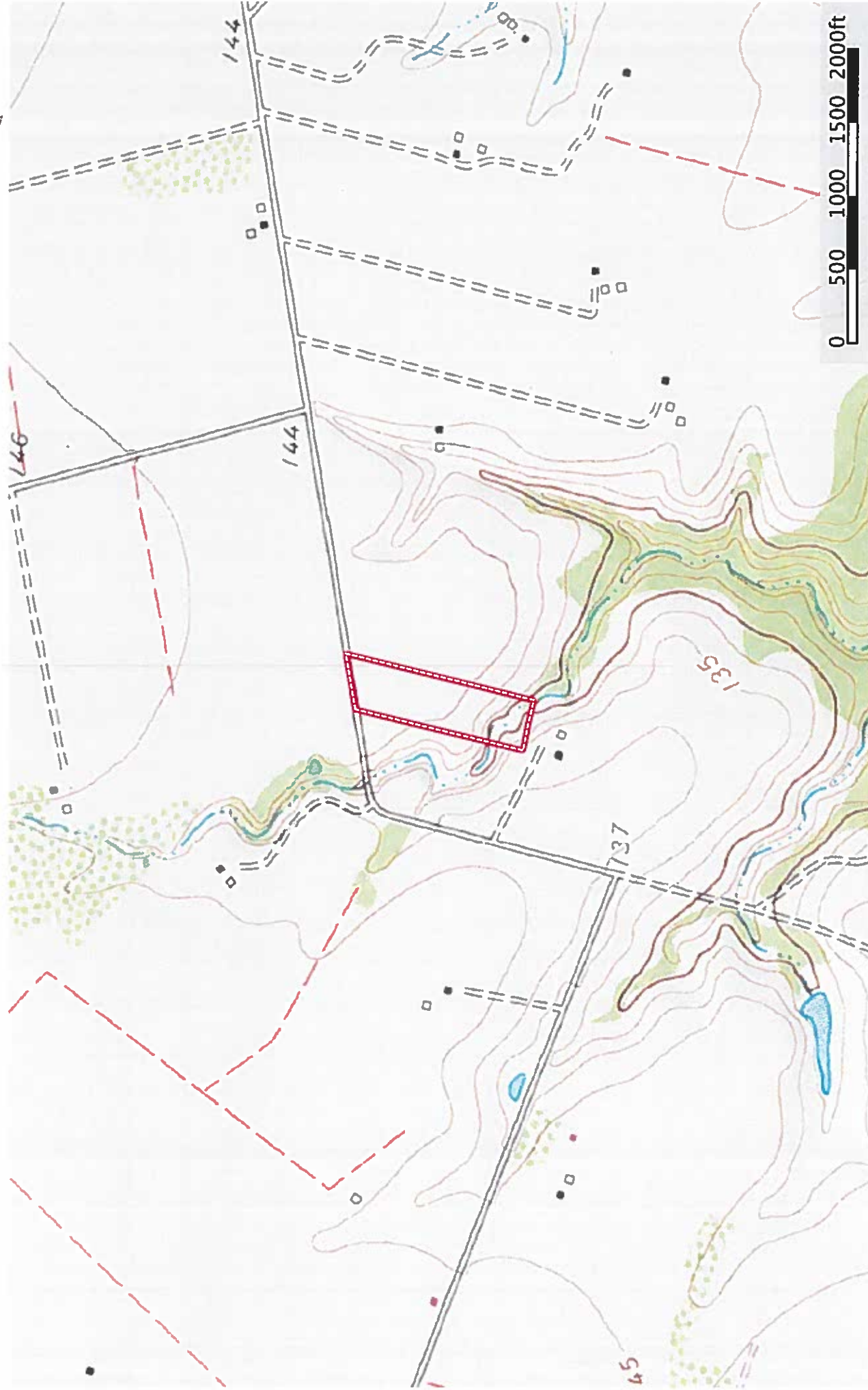
420 E. Main Street, Bellville TX 77418

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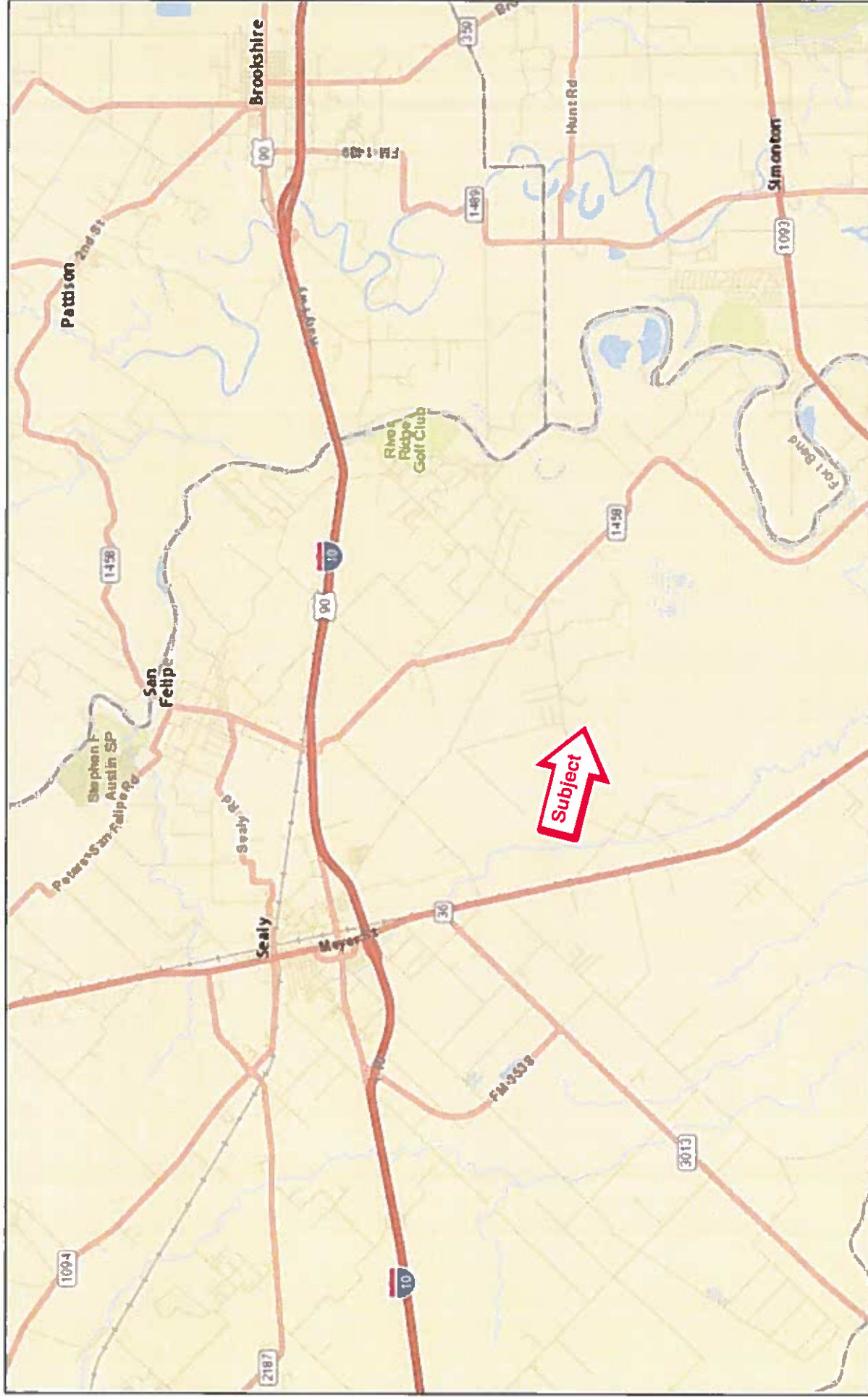


Austin, Texas, 7.0 AC +/-



Boundary

# Area Map



April 4, 2017

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.

1:144,448



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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