

# Texas Listing Service

Texas' Leading Provider of Country Real Estate Services

## Peters San Felipe Road - Sealy 77474, Austin County



*Texas Is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*

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

A great property on which to start your ranch, just 30 minutes from Houston, in the center of cow country. Also has potential to be subdivided for home sites.

**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: \$315,000

ID No.: 102354

Listing Type: For Sale

Use: Farm & Ranch

Building: Land Only

Acreage: 42.00 Acres

Frontage: Paved Road, County Road

Land Use: Agricultural Lease

Other Features: Pond, Mostly Flat

Directions: From Houston, go west on I-10 to Sealy and take the Hwy 36 Exit. Follow Hwy 36 to FM 331 and go to Peters San Felipe Road. Go left on FM 331 .6 miles to the property on the left. Look for the real estate sign.

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



*Team is Our Territory*  
**Bill Johnson & Associates**  
**Real Estate**  
*Since 1970*

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

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### LOT OR ACREAGE LISTING

Location of Property: Six miles north of Sealy, on Peters San Felipe Road Listing #: 102354  
Address of Property: Peters San Felipe Rd., Sealy Tx 77474 Road Frontage: Approx. 612'  
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: N/A Lot Size or Dimensions: Approx. 42 acres  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 42.0000  
**Price per Acre (or)** \$7,500.00  
**Total Listing Price:** \$315,000.00  
**Terms of Sale:**  
Cash: ☒ YES ☐ NO  
Seller-Finance: ☐ YES ☒ NO  
Sell.-Fin. Terms:  
Down Payment:  
Note Period:  
Interest Rate:  
Payment Mode ☐ Mo. ☐ Qtr ☐ Ann.  
Balloon Note: ☐ YES ☐ NO  
Number of Years:

**Property Taxes:** Year: 2016  
School: \$92.84  
County: \$87.10  
FM Rd: \$54.41  
ESD:  
F02: \$21.98  
TOTAL: \$256.33

Agricultural Exemption: ☒ Yes ☐ No  
**School District:** Sealy ISD I.S.D.

**Minerals and Royalty:**  
Seller believes 100% \*Minerals  
to own: 100% \*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: John Dirba

Lease Expiration Date: Month to Month

**Oil or Gas Locations:** ☐ Yes ☒ No

**Easements Affecting Property:** Name(s):

Pipeline: Enterprise Gas Line

Roadway: NONE

Electric: Reliant Electric

Telephone: AT&T

Water: Anstin County Water Supply Corp

Other:

#### Improvements on Property:

Home: ☐ YES ☒ NO

Buildings:

Barns:

Others:

% Wooded: 5%

Type Trees: Live Oak, Chinese Tallow

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: poor

Cross-Fencing: ☒ YES ☐ NO

Condition: poor

**Ponds:** Number of Ponds: 1

Sizes: 1/2 acre

**Creek(s):** Name(s):

**River(s):** Name(s):

**Water Well(s): How Many?** None

Year Drilled: Depth:

**Community Water Available:** ☒ YES ☐ NO

Provider: Austin County Water Supply Corp.

**Electric Service Provider (Name):**

Reliant Electric

**Gas Service Provider**

Propane-Private

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

Year Installed:

**Soil Type:** Sandy

**Grass Type(s):** native

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

determined by survey

**Nearest Town to Property:** Sealy

Distance: Six Miles

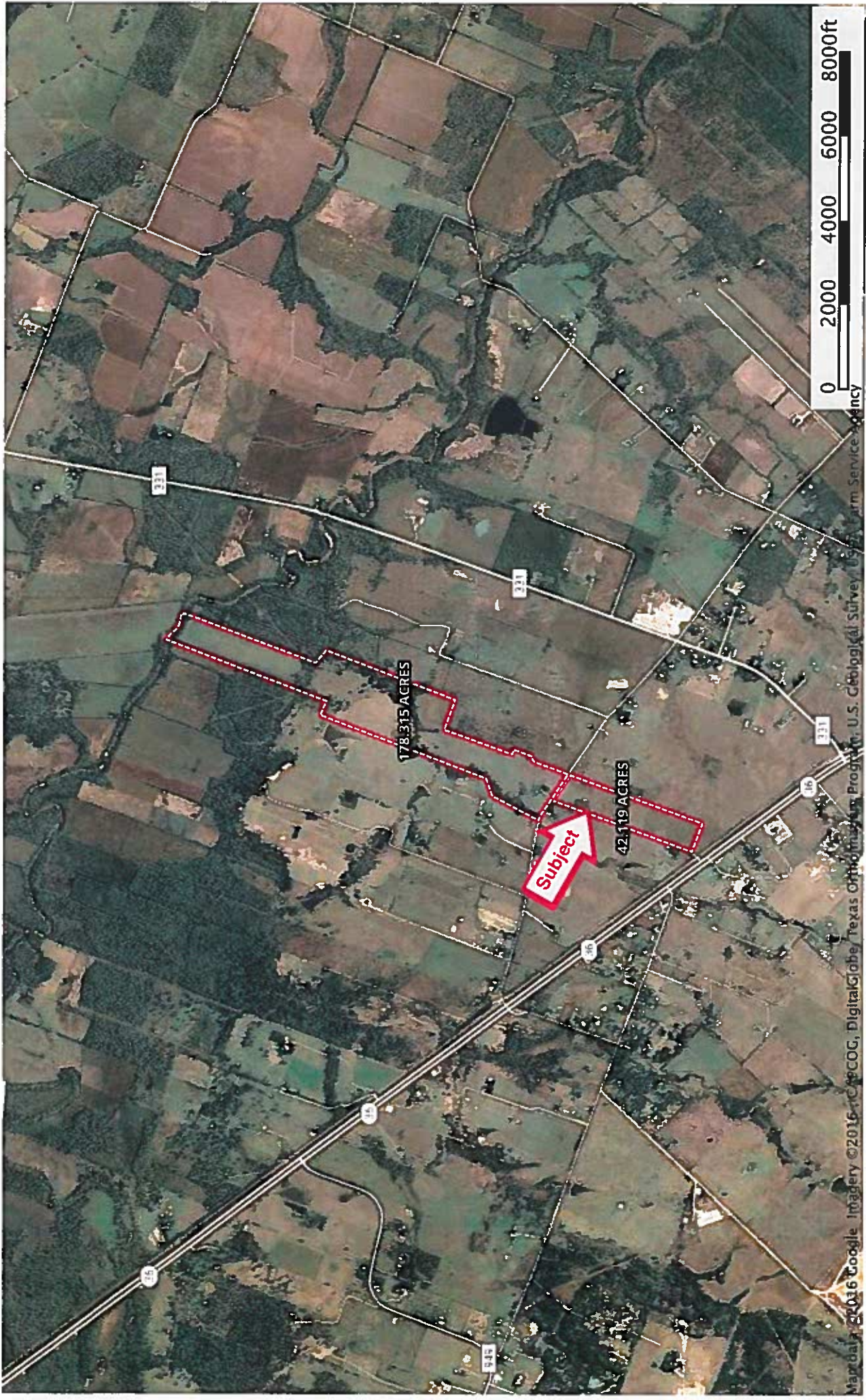
Driving time from Houston 30 mins

**Items specifically excluded from the sale:** All of Seller's & Lessee's personal property located on the subject premises.

**Additional Information:**

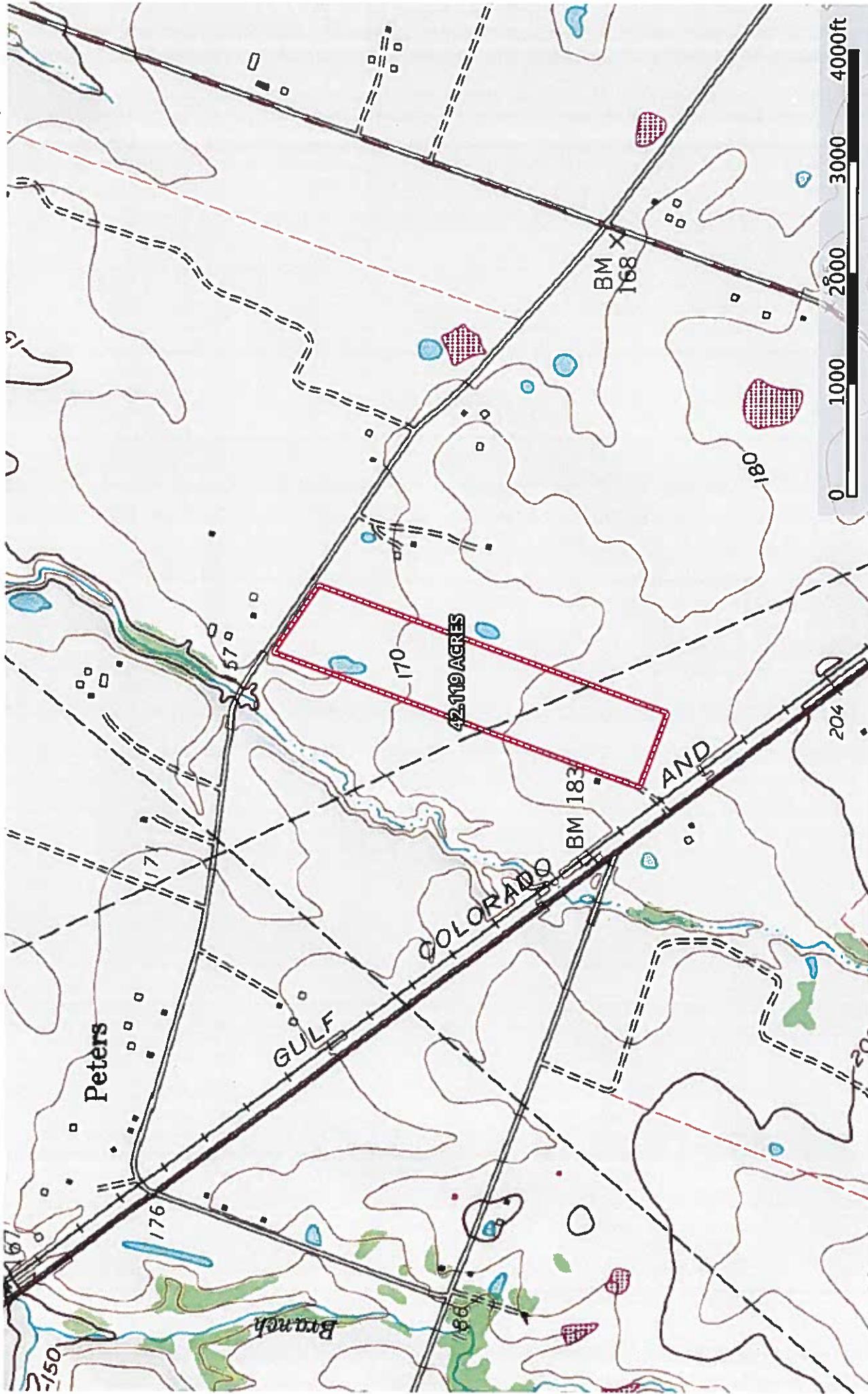
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Boundary





BILL JOHNSON & ASSOCIATES REAL ESTATE

P: 979-865-5969 or 979-992-2636

420 E. Main Street, Bellville TX 77418



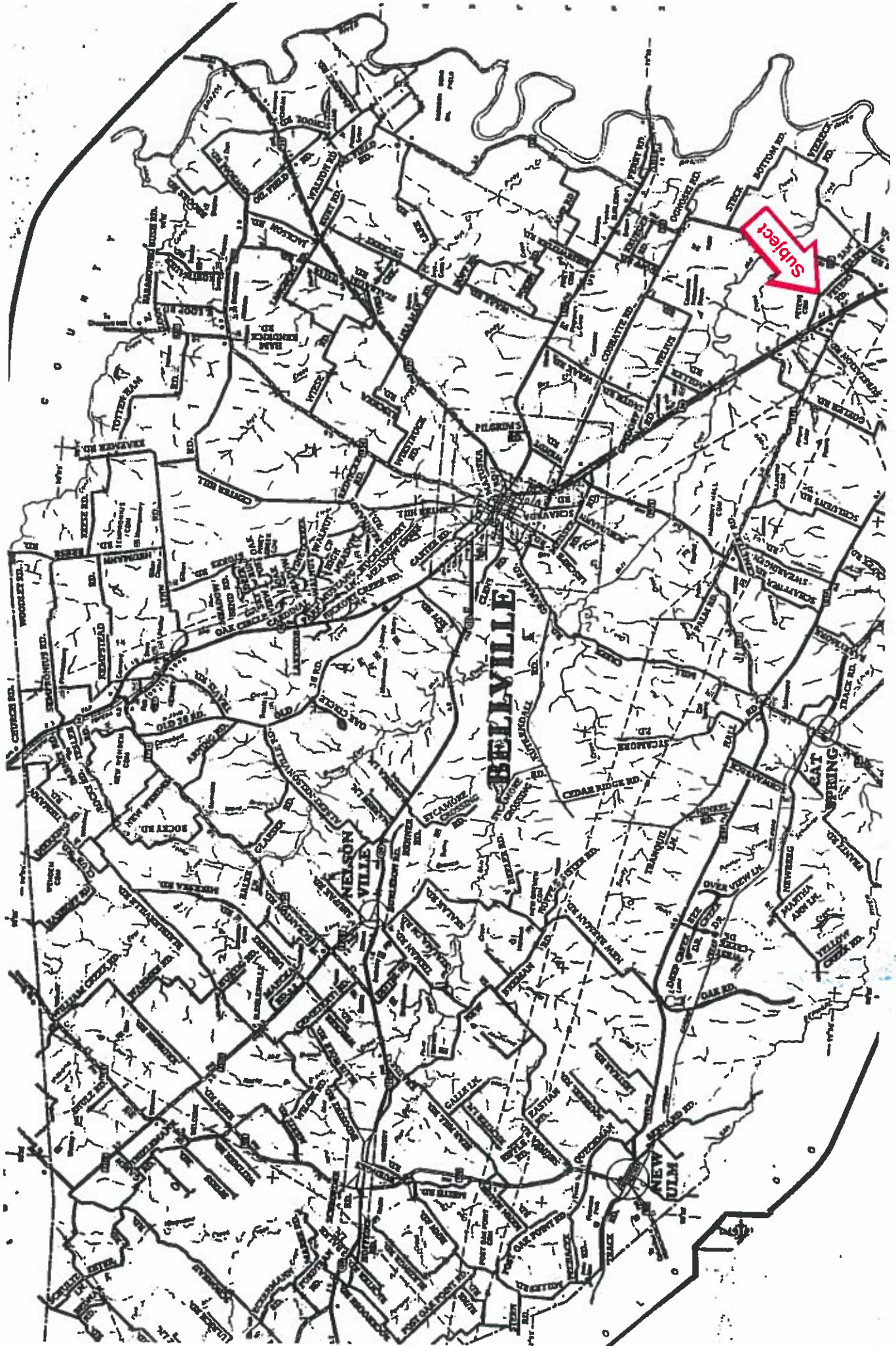
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Boundary







# 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.

<u>BJRE Holdings L.L.C.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004851</u> License No.	<u>kzapalac@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
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<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>Don Cornett</u> Sales Agent/Associate's Name	<u>476557</u> License No.	<u>doncornett@bjre.com</u> Email	<u>979-865-5969</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**  
TAR 2501

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0

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