



# *The Letsos Ranch*

**Bellville, Texas**



**3568 Hwy. 36 N.**

**145.022 Acres – Austin County**

**2 Ponds – Frontage on Hwy. 36 N**



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*







This 145.022 acre property is located approximately 2.5 miles north of Bellville with 1,432' of frontage on Highway 36N. One family has enjoyed this weekend retreat since the 1960's. The terrain is gently rolling with native grasses covering the sandy loam soil. Many varieties of large trees cover portions of the property. Piney Creek meanders across the back portion of the property while two ponds are located near the front. A network of spring fed branches meander through the property until flowing into Piney Creek. This property is home to an abundance of wildlife.

Improvements on this 145.022 acre property consist of a small two bedroom frame home which is presently rented. There are two water wells on the property.

Minerals are negotiable!

This 145.022 acres offers a splendid investment opportunity.

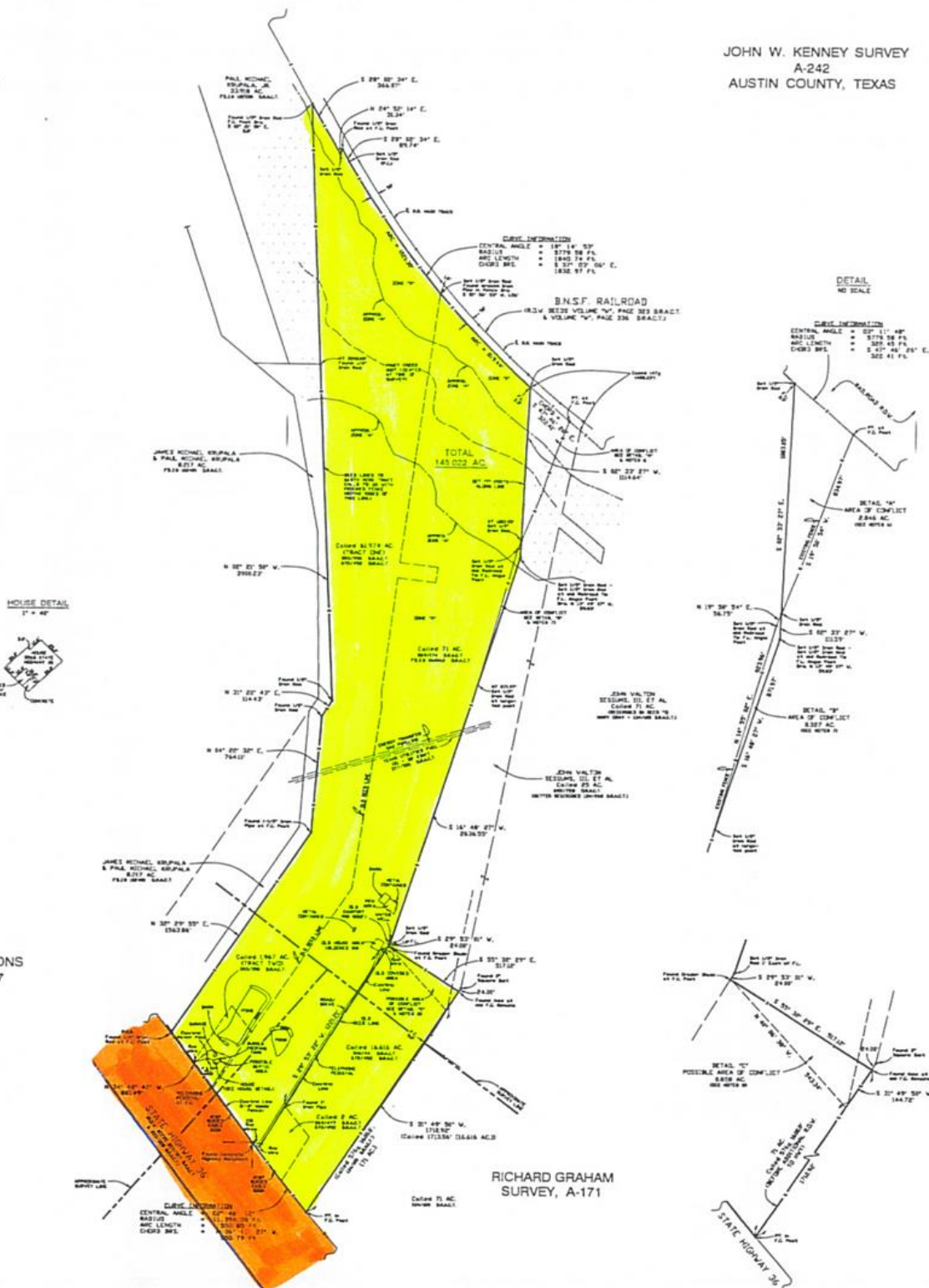


## LOT OR ACREAGE LISTING

Location of Property:		From Courthouse continue on Main (Hwy 36N) for 2.6 miles to property on right				Listing #:		99150		
Address of Property:		3568 Hwy 36 N, Bellville TX 77418				Road Frontage:		1432.34 feet		
County:		Austin		Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Subdivision:		N/A		Lot Size or Dimensions:		145.022 Acres				
Subdivision Restricted:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
<b>Number of Acres:</b>		<b>145.022 Acres</b>				<b>Improvements on Property:</b>				
<b>Price per Acre (or)</b>		<b>\$13,000.00</b>				Home:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
<b>Total Listing Price:</b>		<b>\$1,885,286.00</b>				Buildings:		2 Bedroom frame house		
<b>Terms of Sale:</b>								Old Camphouse-No value		
Cash:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			Barns:		Old Tin Barn		
Seller-Finance:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO							
Sell.-Fin. Terms:						Others:				
Down Payment:										
Note Period:										
Interest Rate:										
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.						% Wooded:		60%		
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO						Type Trees:		Oak		
Number of Years:						<b>Fencing:</b>		Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
								Condition: Fair		
								Cross-Fencing: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
								Condition: Fair		
<b>Property Taxes:</b>		Year:		<b>2015</b>		<b>Ponds:</b>		Number of Ponds: Two		
School:					\$1,478.87		Sizes:		1/2 Acre +/-	
County:					\$466.20		<b>Creek(s):</b>		Name(s): Piney Creek	
Hospital:					\$74.40					
FM Road:					\$94.36		<b>River(s):</b>		Name(s): None	
SpRd/Brg:					\$78.28					
TOTAL:					\$2,192.11					
Agricultural Exemption:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			<b>Water Well(s): How Many?</b>		2		
<b>School District:</b>		Bellville		I.S.D.		Year Drilled:		Unknown		
						Depth:		Unknown		
<b>Minerals and Royalty:</b>						<b>Community Water Available:</b>		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Seller believes		1/4 Mineral/Royalty interest		*Minerals		Provider:		Austin County Water Supply		
to own:		outstanding under 71 acres.		*Royalty		<b>Electric Service Provider (Name):</b>				
Seller will		Negotiable		Minerals		San Bernard Electric Co-Operative				
Convey:		Negotiable		Royalty		<b>Gas Service Provider:</b>		Private		
<b>Leases Affecting Property:</b>						<b>Septic System(s): How Many:</b>		2		
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						Year Installed:		Unknown		
Lessee's Name:						<b>Soil Type:</b>		Sandy Loam		
Lease Expiration Date:						<b>Grass Type(s):</b>		Native and Coastal		
Surface Lease: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								<b>determined by survey</b>		
Lessee's Name:		Denny Janosky				<b>Nearest Town to Property:</b>		Bellville		
Lease Expiration Date:		Cattle - 30 day notice				Distance:		2.5 Miles		
<b>Oil or Gas Locations:</b>		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			Driving time from Houston		1 Hour		
<b>Easements Affecting Property:</b>		Name(s):				<b>Items specifically excluded from the sale:</b>				
Pipeline:	Energy Transfer Gas Pipeline & Texas Utilities Fuel				All of Sellers or Lessees personal property located on		said 145.022 Acres			
Roadway:					<b>Additional Information:</b>					
Electric:	San Bernard Electric Co-op, Inc.				Home is currently leased					
Telephone:										
Water:	Austin County Water Supply Corp.									
Other:										

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





JOHN FITZGIBBONS  
SURVEY, A-37

RICHARD GRAHAM  
SURVEY, A-171

- [illegible]

Ken E. Anderson, Registered Professional Land Surveyor, do hereby certify that the text and/or the description shown herein and/or the diagram attached hereto and incorporated by reference herein represents the results of an on the ground survey made by me or by a duly qualified and licensed land surveyor under my control and supervision and that the same is true and correct and accurate and that the same is the true and correct representation of the same as shown on the ground, except as shown herein and/or as noted herein.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at the City of St. Louis, Missouri, this 14th day of May, 2014.

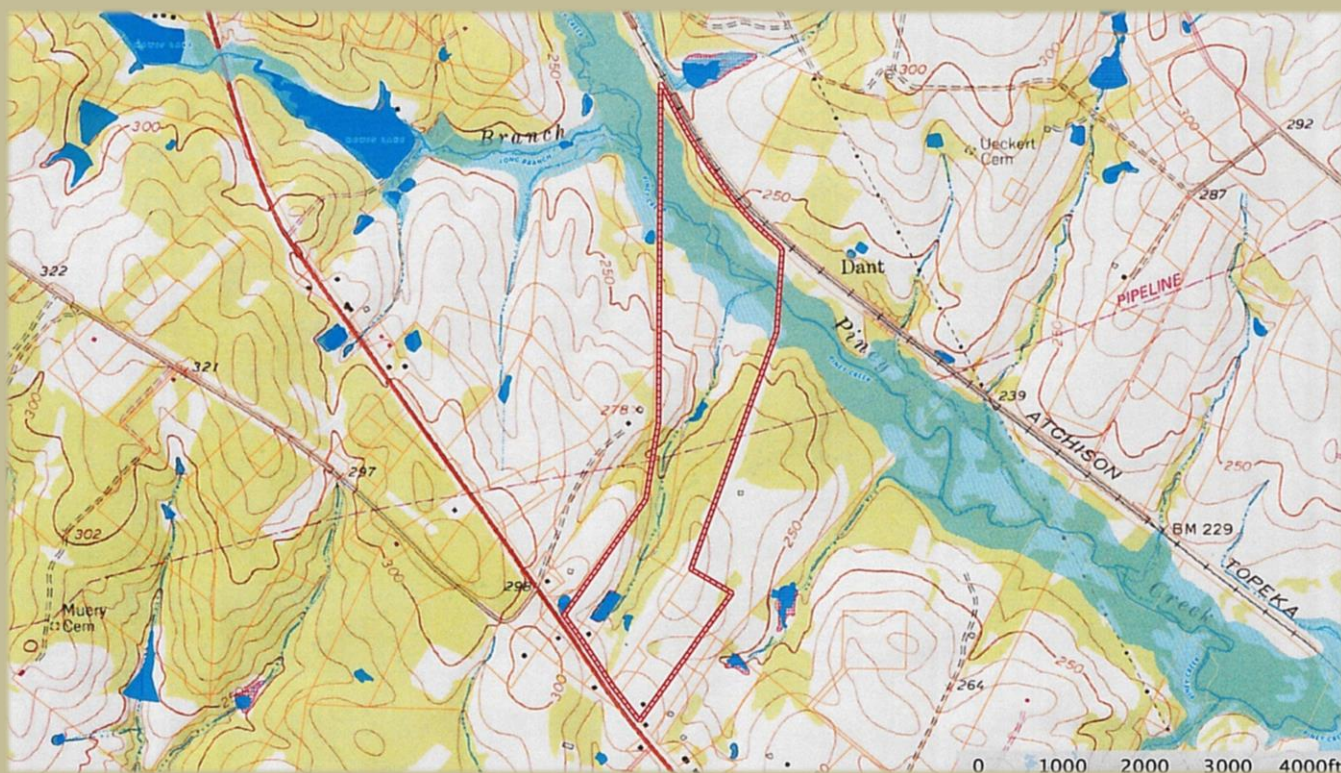
Ken E. Anderson, Registered Professional Land Surveyor

BY: \_\_\_\_\_, Secretary

IF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS MADE, THE USER OF THE SAME SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES INCURRED BY ANY AND ALL PARTIES USING THE SAME.

<p>JAMES N. LETSOS, JR. MARITAL DEDUCTION TRUST YUPON, L.L.C.</p> <p><b>ATTACHED SCHEDULES</b></p> <p>100 E. Cedar Street, P.O. Box 880 Burlington, North Carolina 27201-0880 Phone: 336-226-1100, Fax: 336-226-0880 E-mail: <a href="mailto:jletsos@yupon.com">jletsos@yupon.com</a> © 2004 ALL RIGHTS RESERVED</p>		
<p>Sec. 5. Mortgage</p> <p>P.O. Box 880 Burlington, NC 27201</p> <p>704.226.1100, 704.226.0880</p>	<p>County: ALBERTA</p> <p>John N. Letsos Burlington, N.C.</p> <p>Secured: 10/1/04</p>	<p>Fixed Rate</p> <p>Secured</p> <p>704.226.1100, 704.226.0880</p>

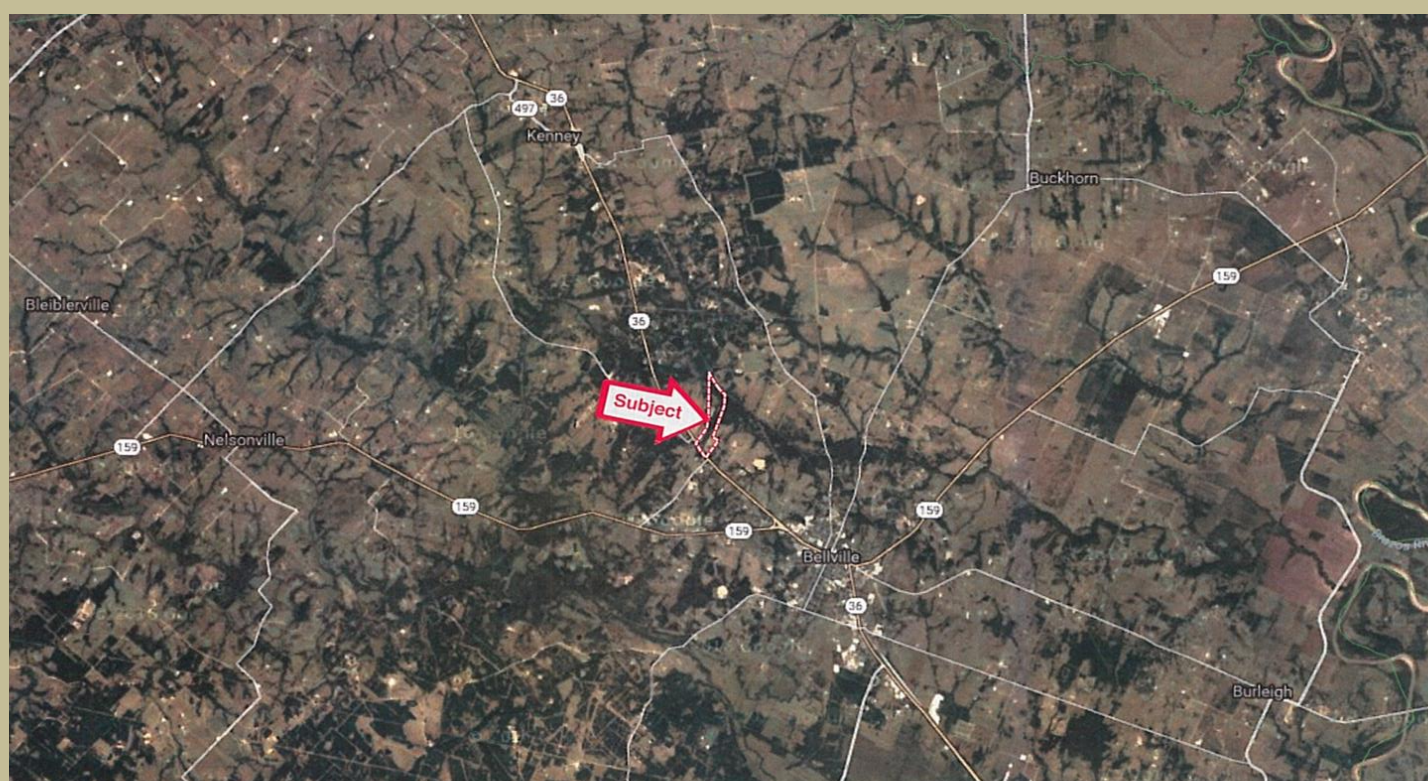






# *The Letsos Ranch*

**Bellville, Texas**



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420 E Main  
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979-865-5969



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

New Ulm Office  
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New Ulm, Tx. 78950  
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[WWW.BJRE.COM](http://WWW.BJRE.COM)



# 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>	<u>9004851</u>	<u>kzapalac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date

**Regulated by the Texas Real Estate Commission**

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

TAR 2501

IABS 1-0

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IABS Forms (New)

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