



Brazos 200, Lot 40



**Bartlett Rd
Sealy, TX.
Austin County
6.178 Acres
\$123,560.00**

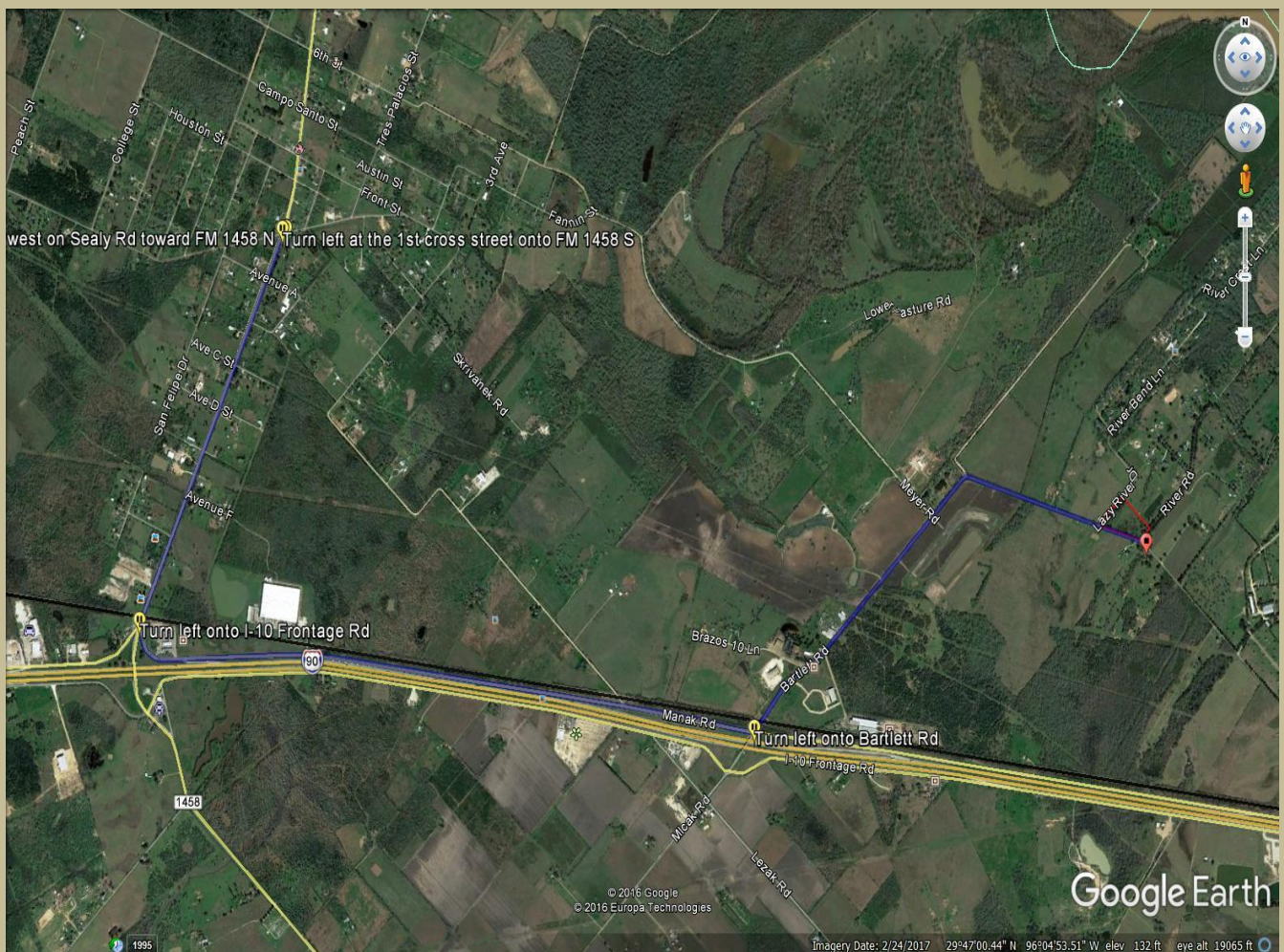


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Bill Johnson & Associates
Real Estate
Since 1970

Live Oak lined lot in Brazos 200 S/D near Sealy/San Felipe.
6.178+/- acres with Austin County paved road frontage on three sides. Great home site with multiple access opportunities. Easy access to I-10, minutes from Katy and about half hour to Houston.

from San Felipe take the I-10 feeder Rd on north side of I-10 to the intersection with Bartlett Rd. go north on Bartlett Rd and follow to entrance of Brazos 200 S/D.

**Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.*



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.

LOT OR ACREAGE LISTING

Location of Property:	3.4 (driving) miles SE of San Felipe, Tx on Bartlett Rd		Listing #:	102792
Address of Property:	2300 River Rd, Sealy, Tx 77474		Road Frontage:	700' Bartlett/220'River Rd
County:	Austin	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:	Brazos 200	Lot Size or Dimensions: Approx. 6.178 acres		
Subdivision Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	

Number of Acres: 6.178 ac +/-

Price per Acre (or) \$20,000.00

Total Listing Price: \$123,560.00

Terms of Sale:

Cash:	☒ YES ☐ NO
Seller-Financed:	☐ 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:	\$1,348.82
County:	\$399.01
FM Rd:	\$148.07
Fire Dist	\$31.41
TOTAL:	\$1,927.31

Agricultural Exemption: ☐ Yes ☒ No

School District: Sealy I.S.D.

Minerals and Royalty:

Seller believes	none	*Minerals
to own:	none	*Royalty
Seller will	none	Minerals
Convey:	none	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:

Pipeline:	Name(s):
Roadway:	Austin County
Electric:	
Telephone:	
Water:	
Other:	15' either side property line Lot 39 & 40, exclusive

Improvements on Property:

Home:	☐ YES ☒ NO
Buildings:	none
Barns:	none
Others:	none
% Wooded:	20%
Type Trees:	Live oak, yaupon, other
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): Brazos River close by

Water Well(s): How Many? none

Year Drilled: Depth:

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

Reliant Energy

Gas Service Provider

Septic System(s): How Many: none

Year Installed:

Soil Type: clay loam, sandy loam

Grass Type(s) native

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

Nearest Town to Property: Sealy/San Felipe

Distance: 3 to 4 miles

Items specifically excluded from the sale:

all sellers personal property

Additional Information:

2+ acres lies within the Federal Insurance Rate Map area designated for high risk for flooding.

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

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Federal Insurance Rate Map overlaid on Google Earth Aerial.
Neighbors tell us in April and May of 2016 there was water on
Lot 40 along the River Road frontage.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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