Ruth Ranch

Bill Johnson and Associates Real Estate Company

979-865-5969 979-992-2636

www.bjre.com

Ruth Ranch

This 130.4675 acre property is located approximately 5.5 miles north of Bellville on Wiese Road. Ives Creek meanders through a wooded area on one end of the property, providing an abundance of habitat for many species of wildlife. A stocked pond near the front of the property is enjoyed by all. The gently rolling terrain with scattered trees provides its owner with several nice home sites. With over 2,250 feet of road frontage on Wiese Road, the division potential of the property provides a rewarding investment opportunity. Minerals are negotiable.

A Rewarding Opportunity!!!

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

Bill Johnson and Associates Real Estate Co.
420 E. Main St., Bellville, TX 77418
424 Cedar St., New Ulm, TX 78950
979-865-5969 or 281-463-3791 - Bellville
979-992-2636 or 281-220-2636 - New Ulm
www.bjre.com

LOT OR ACREAGE LISTING

Location of Property: Bellville * FM 1456 N * Right on Wiese Road to property on the right. Listing #: 88704
Address of Property: Wiese Road, Bellville, TX Road Frontage 2,251.18 feet
County: Austin Paved Road: ☐ YES ☑ NO For Sale Sign on Property? ☑ YES ☐ NO
Subdivision: N/A Lot Size or Dimensions: 130.4675 Acres
Subdivision Restricted: ☐ YES ☑ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☑ NO

Number of Acres: 130.4675 acres
Price per Acre (or) $7,500.00 per acre
Total Listing Price: $978,506.25
Terms of Sale:
Cash: ☑ YES ☐ NO
Seller-Finance: ☐ YES ☑ NO
Sell.-Fin. Terms:
Down Payment:
Note Period:
Interest Rate:
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ An
Balloon Note: ☐ YES ☐ NO
Number of Years:

Property Taxes: 2015

School:	$	241.66
County:	$	76.18
Hospital:	$	12.16
FM Rd/Br	$	28.21
City:		
TOTAL:	$	358.21

Agricultural Exemption: ☑ Yes ☐ No
School District: Bellville I.S.D.
Minerals and Royalty:
Seller believes 50% *Minerals
to own: 50% *Royalty
Seller will Negotiable Minerals
Convey: Negotiable Royalty

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

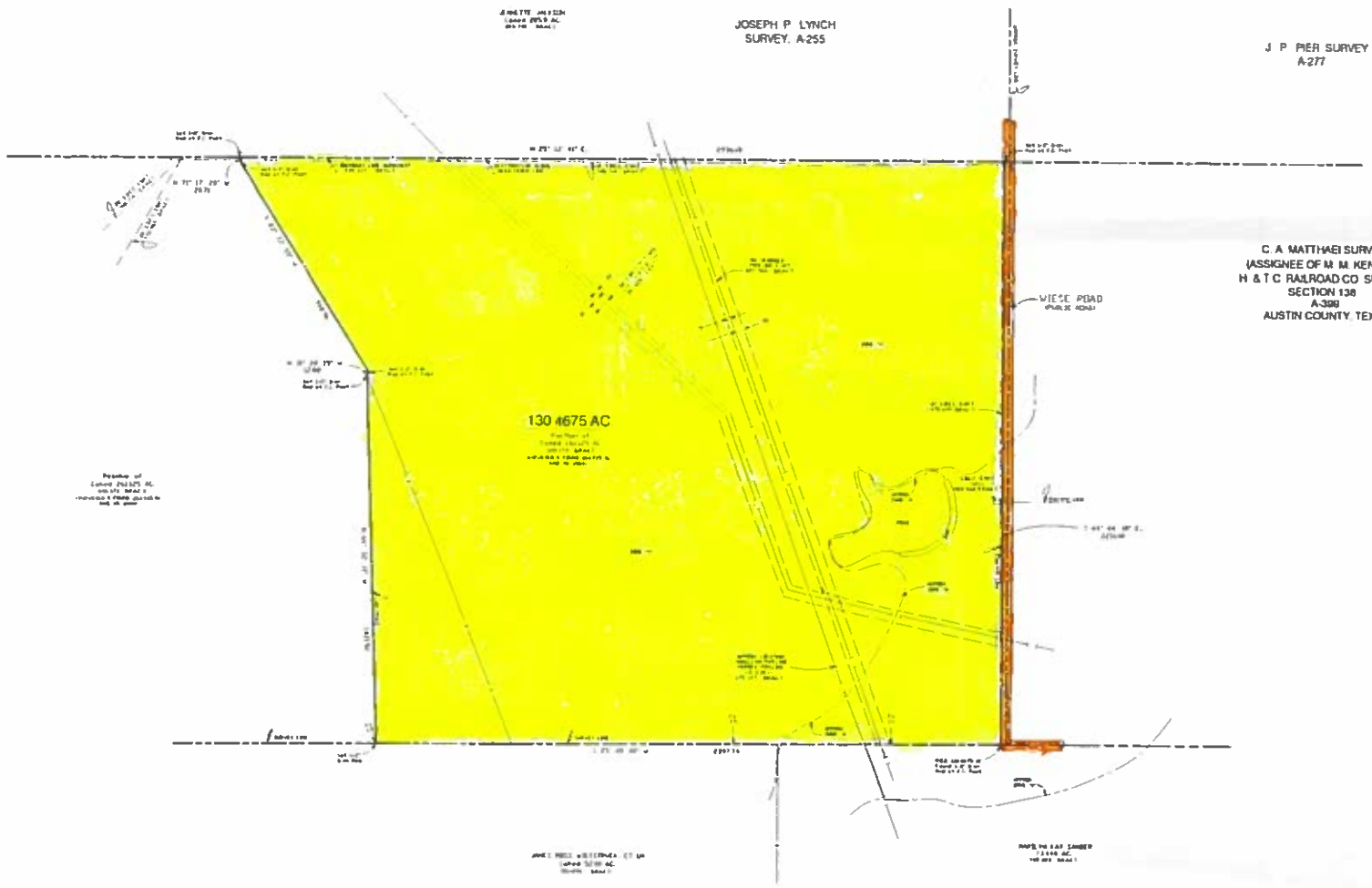
Surface Lease: ☐ Yes ☑ No
Lessee's Name:
Lease Expiration Date:
Oil or Gas Locations: ☐ Yes ☑ No
Easements Affecting Property: Name(s):
Pipeline: Magellan (Humble Easement), Seminole, Texas Utilities
Roadway: None
Electric: San Bernard Electric Co-op
Telephone
Water:
Other:

Improvements on Property:
Home: ☐ YES ☑ NO **See HOME listing if Yes**
Buildings: None
Barns: None
Others: None

% Wooded: 35%
Type Trees: Oak, Yaupon, Elm
Fencing: Perimeter ☑ YES ☐ NO
Condition: Good
Cross-Fencing: ☐ YES ☑ NO
Condition:
Ponds: Number of Ponds: One
Sizes: 1.5 acre
Creek(s): Ives Creek
River(s): Name(s): None
Water Well(s): How Many? None
Year Drilled: Depth:
Community Water Available: ☐ YES ☑ NO
Provider:
Electric Service Provider (Name): San Bernard Electric Cooperative
Gas Service Provider (Name): None
Septic System(s): How Many: None
Year Installed:
Soil Type: Sandy loam
Grass Type(s): Native
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey
Nearest Town to Property: Bellville
Distance: Approx. 5.5 miles
Driving time from Houston 50 minutes
Items specifically excluded from the sale:
All of Seller's personal property located on said 130.4675 ac

Additional Information:

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



NOTES: 1) The tract of land shown hereon has areas Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) except area as shown, which lies within Zone "A" (Special Flood Hazard Area (SFHA)) subject to inundation by the 1% annual chance flood. No base flood elevations determined according to the F.I.R.M. Flood Insurance Rate Map 48015C 0225 E & Map 48015C 0275E, Map Revised September 3, 2010

2) Bearings shown hereon are based on the 260.975 Acre survey dated June 18, 2004

3) Reference is hereby made to notes and bounds description of the subject tract, prepared this day

4) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying

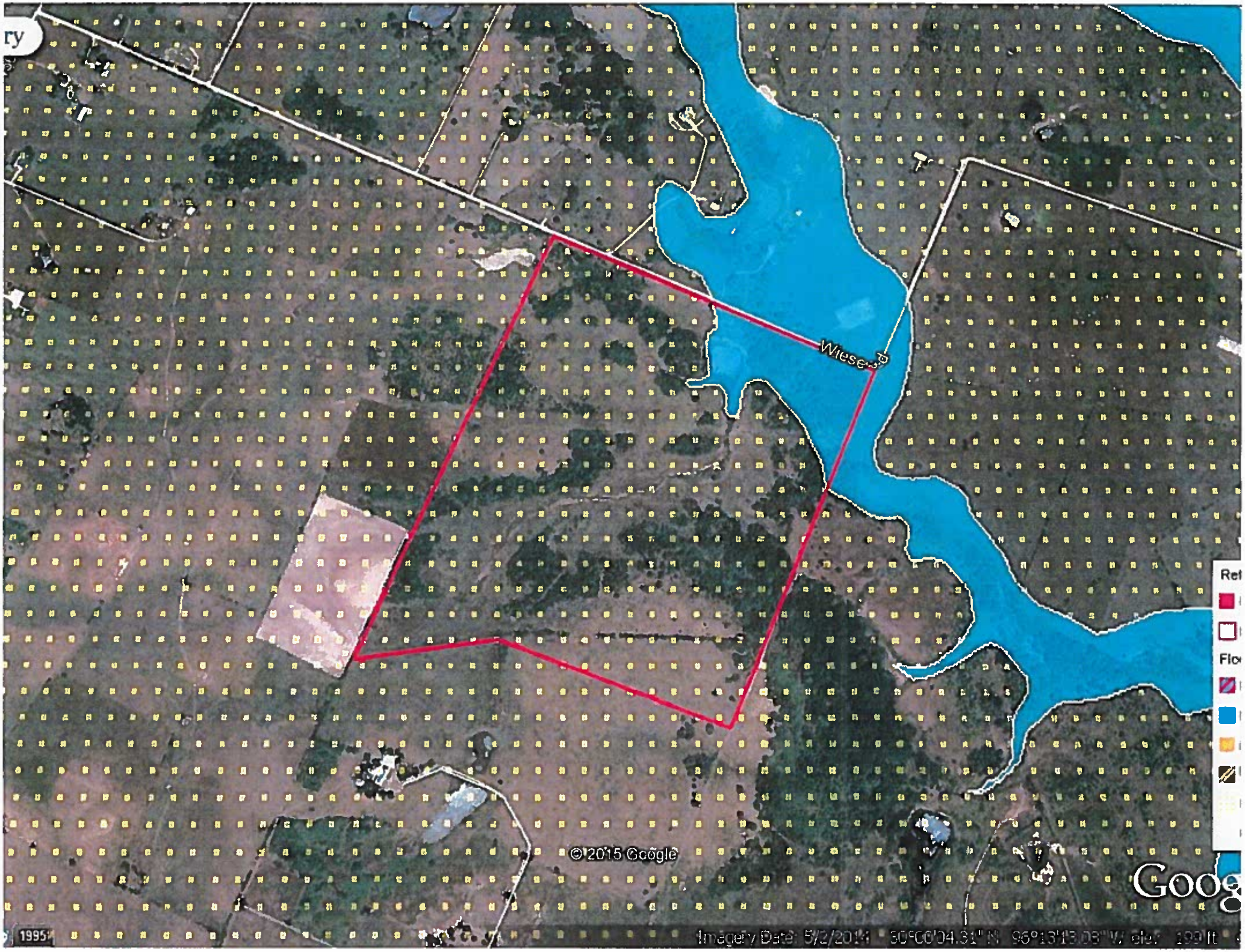
I, Joel A. Ruth, Registered Professional Land Surveyor do hereby certify that this plat under the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision. JOEL A. RUTH

Joel A. Ruth, Registered Professional Land Surveyor Date

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM

	JOEL A. RUTH	
	ALEXANDER SURVEYING	
Joel A. Ruth	County: Austin	Field Crew
APPLIED No. date	Survey: A. Matthaei	Calculations
APPLICATION NO.	City	Drawing
Date Issued:	Address	Date Proof:


Wiese Rd
© 2015 Google
1995
Imagery Date: 5/2/2014


Wiese Rd
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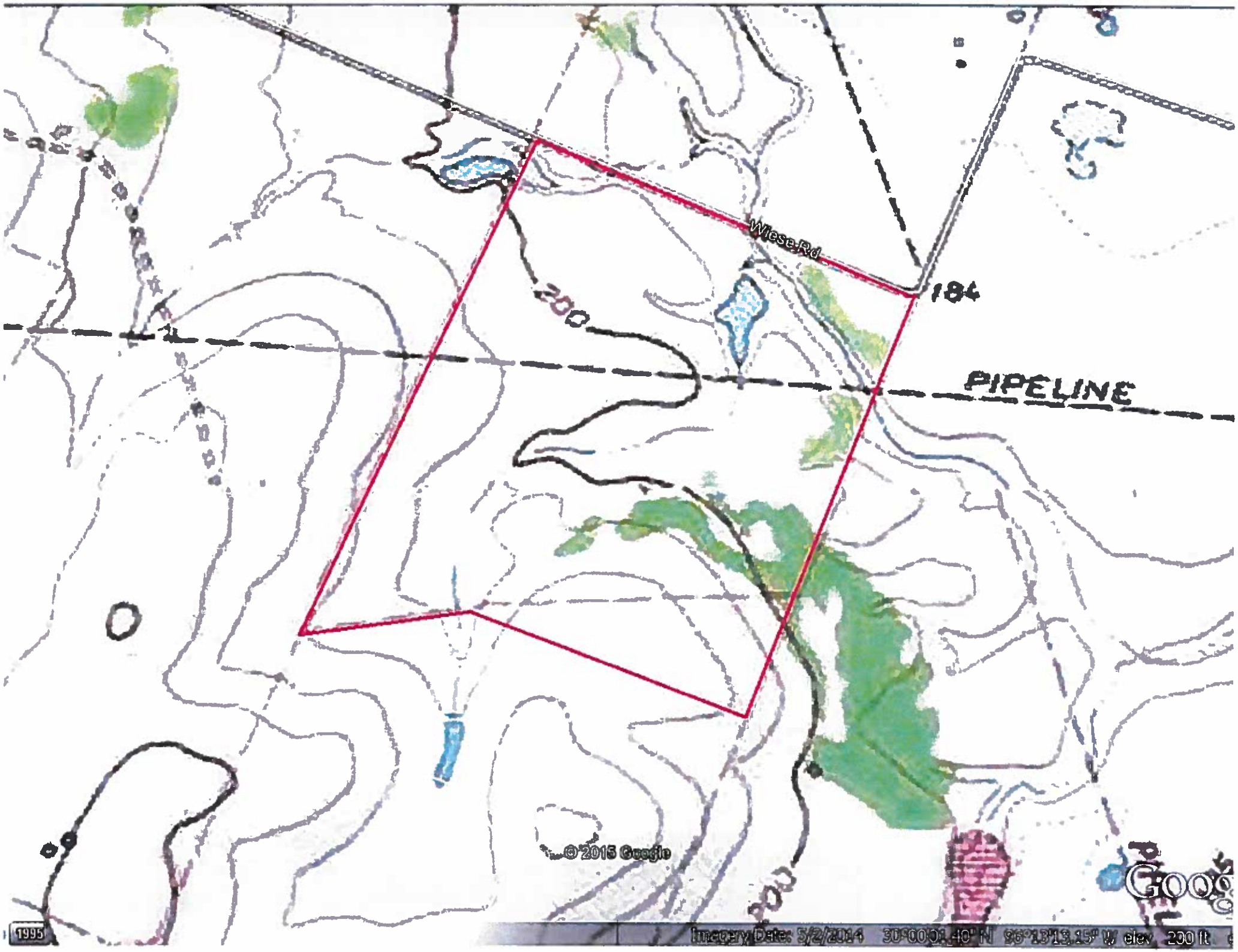
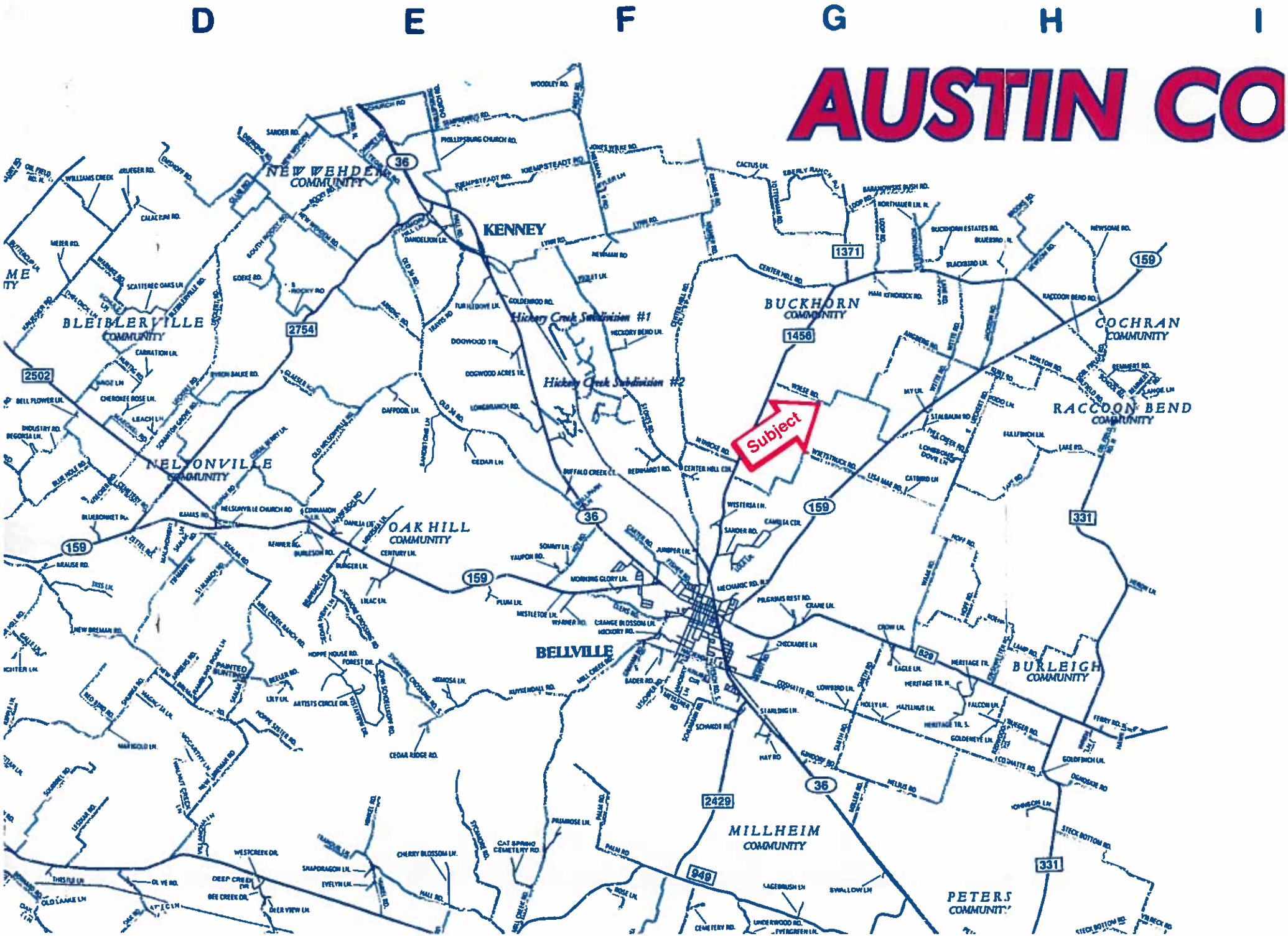
Imagery Date: 5/2/2014


Wiese Rd
184
200
PIPELINE
© 2015 Google
1995
Imagery Date: 5/2/2014 30°00'01.40" N 96°13'13.15" W elev 200 ft


D
E
F
G
H
I
AUSTIN CO
NEW WEHDEL COMMUNITY
KENNEY
BLEIBLERVILLE COMMUNITY
BUCKHORN COMMUNITY
COCHRAN COMMUNITY
RACCOON BEND COMMUNITY
NELSONVILLE COMMUNITY
OAK HILL COMMUNITY
BELLVILLE
BURLEIGH COMMUNITY
MILLHEIM COMMUNITY
PETERS COMMUNITY
Hickory Creek Subdivision #1
Hickory Creek Subdivision #2
Subject
36
159
2754
2502
1371
1456
331
829
2429
949

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated, by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

SIGN HERE

Buyer, Seller, Landlord or Tenant _____ Date _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-