

TESCH ESTATES

SUBDIVISION, SECTION ONE

LOT 1-4, BLOCK 1

IN THE

CITY OF BELLVILLE

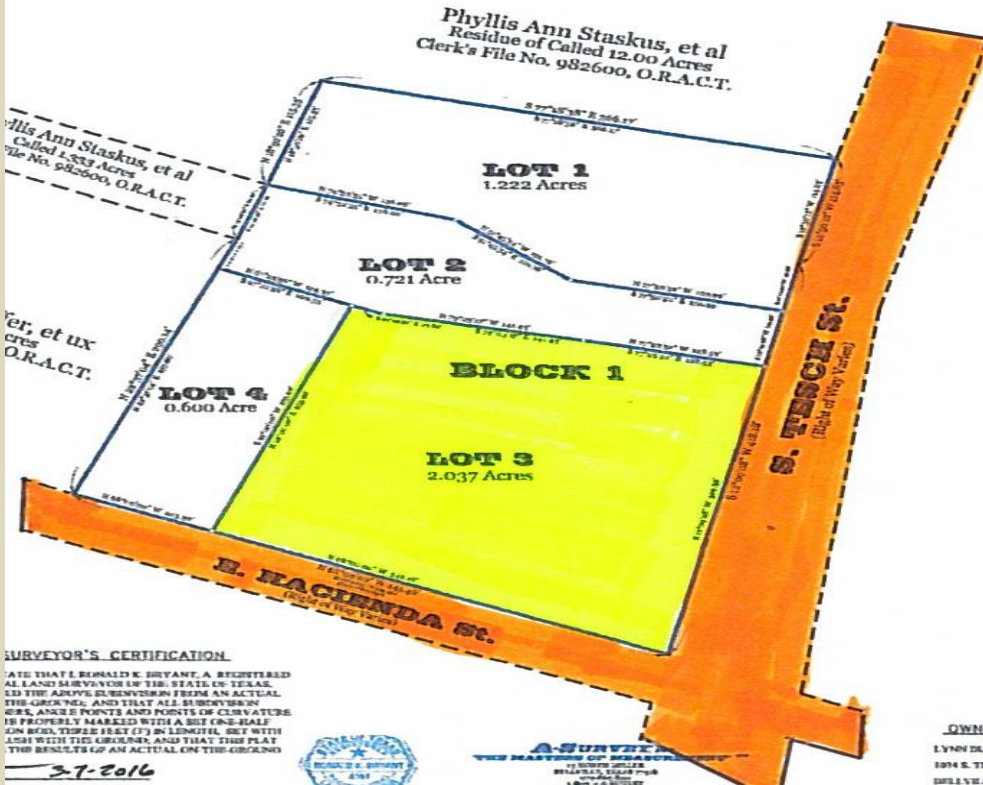
JOHN NICKOLS LEAGUE, A-73

AUSTIN COUNTY, TEXAS

SAME BEING A 4.580 ACRE SUBDIVISION CONSISTING OF 4 RESIDENTIAL LOTS,
SAME BEING CALLED 4.585 ACRES AS DESCRIBED BY DEED AS RECORDED IN
CLERK'S FILE No. 984896, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

MINOR PLAT

Phyllis Ann Staskus, et al
Residue of Called 12.00 Acres
Clerk's File No. 982600, O.R.A.C.T.



Tesch Estates



S. TESCH @ E. HACIENDA ST. BELLVILLE

Residential Lot – City Utilities
Divisible with Seller Approval
No Commercial



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Excellent Residential Lot!

This 2.037 acre lot is located in Bellville at the corner of So. Tesch and E. Hacienda in the Tesch Estates Subdivision. All city utilities are available. With the Seller's approval, this 2.037 acre lot can be subdivided. Bellville High School and Bellville Junior High School are located 0.6 miles from this residential lot.

A Great Location to call Home!

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



LOT OR ACREAGE LISTING

Location of Property: <u>Corner of So. Tesch and E. Hacienda St., Bellville, TX 77418</u>		Listing #: <u>98565</u>
Address of Property: _____		Road Frontage: <u>See Additional Information</u>
County: <u>Austin County</u>	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: <u>Tesch Estates</u>	Lot Size or Dimensions: <u>2.037 Acres</u>	
Subdivision Restricted: <input checked="" type="checkbox"/> YES * <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
*See Additional Information		
Number of Acres: <u>2.037 Acres</u>		Improvements on Property:
Price per Acre (or) <u>\$100,000.00 per acre</u>		Home: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <u>See HOME listing if Yes</u>
Total Listing Price: <u>\$203,700.00</u>		Buildings: <u>None</u>
Terms of Sale:		Barns: <u>None</u>
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Others: <u>None</u>
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Sell.-Fin. Terms: _____		
Down Payment: _____		
Note Period: _____		
Interest Rate: _____		% Wooded: <u>0%</u>
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.		Type Trees: <u>None</u>
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Fencing: Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Number of Years: _____		Condition: _____
		Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		Condition: _____
Property Taxes: Year: <u>2015</u>		Ponds: Number of Ponds: <u>None</u>
School: _____		Sizes: _____
County: _____		Creek(s): Name(s): <u>None</u>
FMRd/Br.: _____		
Hospital: _____		River(s): Name(s): <u>None</u>
City: _____		
TOTAL: <u>To be determined</u>		Water Well(s): How Many? <u>None</u>
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year Drilled: _____ Depth: _____
School District: <u>Bellville</u> I.S.D.		Community Water Available: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Minerals and Royalty:		Provider: _____
Seller believes <u>100%</u> *Minerals		Electric Service Provider (Name): <u>City of Bellville</u>
to own: <u>100%</u> *Royalty		
Seller will <u>Conveyance is negotiable</u> Minerals		Gas Service Provider <u>City of Bellville</u>
Convey: <u>Conveyance is negotiable</u> Royalty		
Leases Affecting Property:		Septic System(s): How Many? <u>City of Bellville Sewer</u>
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Soil Type: <u>Sandy Loam</u>
Lessee's Name: _____		Grass Type(s): <u>Native Bermuda</u>
Lease Expiration Date: _____		Flood Hazard Zone: <u>See Seller's Disclosure or to be determined by survey</u>
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Nearest Town to Property: <u>Property is in Bellville's City Limits</u>
Lessee's Name: _____		Distance: _____
Lease Expiration Date: _____		Driving time from Houston <u>One Hour</u>
Oil or Gas Locations: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Items specifically excluded from the sale: <u>All of Seller's personal property on said 2.037 acres will be excluded from sale.</u>
Easements Affecting Property: Name(s): _____		Additional Information: <u>* Conveyance Deed will contain Restriction against any Commercial Use * Property can be divided with Seller's approval. *309.30' Frontage on So. Tesch St., and 342.16' of Frontage on E. Hacienda.</u>
Pipeline: _____		
Roadway: _____		
Electric: <u>City of Bellville</u>		
Telephone: _____		
Water: _____		
Other: _____		

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ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

