

Tesch Estates



S. TESCH @ E. HACIENDA ST. BELLVILLE

Residential Lot – City Utilities Divisible with Seller Approval No Commercial





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

			<u>LU</u>	TOR AG	REAGE LIS	<u>ling</u>			
Location of		Corner of	So. Tesch and	E. Hacienda	St, Bellville, T	X 77418	Listing #.	98565	
Address of I	Property:					Road Frontage		Additional Information	
County: Subdivision:		Austin Cou		Paved Road:		For Sale Sign on Property? YES NO			
		Tesch Esta			-	Size or Dimensions:	2.037 Acre	es	
Subdivision	Restricted:	⊻YES *			Membership in Pr	roperty Owners' Assn.	L YES	⊻ NO	
	_		tional Informatio	on	II				
			.037 Acres			Improvements on Property:			
Price per Acre (or)			00 per acre		Home:	LYES ⊻ NO	See HOME li	sting if Yes	
Total Listing Price:		\$203,700.00			Buildings: None				
Terms of Sa					_				
	Cash:		⊻ YES	L NO	Barns:	None			
	Seller-Finance:		∟ YES	⊻ NO					
	SellFin. Tern				Others:	None			
	Down Paym								
	Note Period: Interest Rate				% Wooded:		0%		
			O+			None	U%		
	Payment Mo Balloon Note		□Qt □Ann. □NO		Fencing:	Perimeter	le see	l No.	
	Danoon Note	_	mber of Years:		rending.	Condition:	⊻ YES	□NO	
		INU	inder or rears.			Cross-Fencing:		⊻ NO	
Property Ta	avec.	Year:		2015		Condition:	LID	Ľ NO	
School:	AACO.	rear.		2010	Ponds:	Number of Ponds:	None		
County:					Sizes:		TWITE		
FM/Rd/Br.:						Name(s):	None		
Hospitat									
City:					River(s):	Name(s):	None		
TOTAL:		To be determined				,			
Agricultural	Exemption:	L Yes	⊻No		Water Well(s	s): How Many?	None		
School Dist	trict:	Beliville		I.S.D.	Year Drilled:		Depth:		
Minerals an	d Royalty:				Community 1	Water Available:	☐ YES	⊻ NO	
Seller believes				*Minerals	Provider:				
		100%		*Royalty	Electric Service Provider (Name): City of Bellville				
	Conveyance			Minerals					
Convey:	Conveyance	is negotial	ole	Royalty	Gas Service	<u>Provider</u>		City of Bellville	
l annan Affin	ation Deans				Cambia Cumba		O:4f D-1	Lile Course	
<u>Leases Arre</u> Oil and Gas Lea	ecting Prope	<u> </u>	⊻ No		Septic Syste	em(s): How Many:	City of Bei	Mile Sewer	
Cili and Gas Lea Lessee's Name			▼ NO		Soil Type:	Sandy Loam			
Lease Expiration						Native Bernuda			
Cosc Expilate	ai Detts.					Zone: See Seller's [Disclosure o	to be	
Surface Lease:	L Yes		⊻ No			ZOIR. OCC OCIRCI 3 I		determined by survey	
Lessee's Name					Nearest Tow	n to Property:		n Beliville's City Limits	
Lease Expiration	n Date:				Distance:			,	
Oil or Gas I	Locations:		L_ Yes	⊻ No	Driving time from	Houston	One Hour		
	Affecting P	roperty:	Name(s):		Items specific	ally excluded from th	-	All of Seller's	
Pipeline:			` ,		personal prop	perty on said 2.037	acres will be		
Roadway:					sale.				
Electric:						Additional Information: * Conveyance Deed will contain			
Telephone:					Restriction ag	ainst any Commercia	l Use * Pr	operty can be divided	
Water.					with Seller's a	pproval. *309.30*	Frontage or	So. Tesch St., and	
Other:					342.16 of Fro	ntage on E. Haciend	a .		

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



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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/	Tenant/Seller/Landlord Ini	tials Date	
Regulated by the Toyas Real Estate Co	mmission	Information avai	lable at union tree toyon do

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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