

## *Outstanding Hill Top View*



Being 62.452 acres in size, this property offers its owner some outstanding amenities. One must see this property to fully appreciate it!! Located in the Buckhorn Community, the property features several outstanding home sites with magnificent panoramic views. The "Ole Camphouse" is nestled in a grove of mature native pecan and live oak trees on the banks of an approximately 4 acre stocked, horseshoe lake. The remainder of the property features significant elevation changes and is covered with native grasses, with a one-acre stocked pond, scattered large live oak trees and a 7000+/- sq. ft. barn which meets the various needs of the daily livestock operation. Believe Me!! You need to see this property!

*Offered by*

**BILL JOHNSON AND ASSOCIATES REAL ESTATE**

**BELLVILLE**

~

**NEW ULM**

**979-865-5969**

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**979-992-2636**

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**LOT OR ACREAGE LISTING**

Location of Property: **BELLVILLE-FM 1456 N, LEFT ON FM 1371 1/2 MILE TO PROPERTY** Listing#: 90497  
 Address of Property: **8019 FM 1371, CHAPPELL HILL, TX 77426** Road Frontage **SEE BELOW-ADD'L INFO.**  
 County: **AUSTIN** Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: **N/A** Lot Size or Dimensions: **62.452 ACRES**  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 62.452 ACRES**Price per Acre (or)** \$15,000.00**Total Listing Price:** \$936,780.00**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. ☐ Ann.  
 Balloon Note: ☐ YES ☐ NO  
 Number of Years: \_\_\_\_\_

**Property Taxes:** Year: 2014  
 School: \$ 716.70  
 County: \$ 215.12  
 FM Rd.: \$ 43.57  
 Hospital: \$ 36.06  
 SpRd/Brdg: \$ 36.12  
 TOTAL: \$ 1,047.57

Agricultural Exemption: ☒ Yes ☐ No  
 School District: **BELLVILLE** I.S.D.  
 Minerals and Royalty: **\*Executive Rights**  
 Seller believes 50% \*Minerals  
 to own: 25% \*Royalty  
 Seller will **NEGOTIABLE** Minerals  
 Convey: **NEGOTIABLE** Royalty

\* Current title commitment to reflect mineral and royalty reservations \*

**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: **NONE**  
 Roadway: **NONE**  
 Electric: **SAN BERNARD ELECTRIC COOPERATIVE**  
 Telephone: **NONE**  
 Water: **NONE**  
 Other: **N/A**

**Improvements on Property:**Home: ☐ YES ☒ NO See HOME listing if YesCamphouse: **SINGLE WIDE MOBILE HOME W/ 45' X 35' ATTACHED ROOM; STORAGE BUILDING**Barns: **LARGE BARN (7000 SQ.FT.) WITH WORKING PENS, LOAFING SHED**Others: **2 PUMPHOUSES-1 @ CAMP AND 1 @ BARN**

Approx. % Wooded: 10% +/-

Type Trees: **OAK AND PECAN**Fencing: Perimeter ☒ YES ☐ NOCondition: **FAIR**Cross-Fencing: ☒ YES ☐ NOCondition: **FAIR**Ponds: Number of Ponds: 2  
 Sizes: 4+/- ACRES & 1+/- ACRECreek(s): Name(s): **NONE**River(s): Name(s): **NONE****Water Well(s): How Many?** 2Year Drilled: **UNKNOWN** Depth **UNKNOWN**Community Water Available: ☐ YES ☒ NO

Provider: \_\_\_\_\_

**Electric Service Provider (Name):****SAN BERNARD ELECTRIC COOPERATIVE****Gas Service Provider (Name):****PRIVATE****Septic System(s): How Many:** 1Year Installed: **UNKNOWN****Soil Type:** **SANDY LOAM****Grass Type(s):** **NATIVE****Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey.

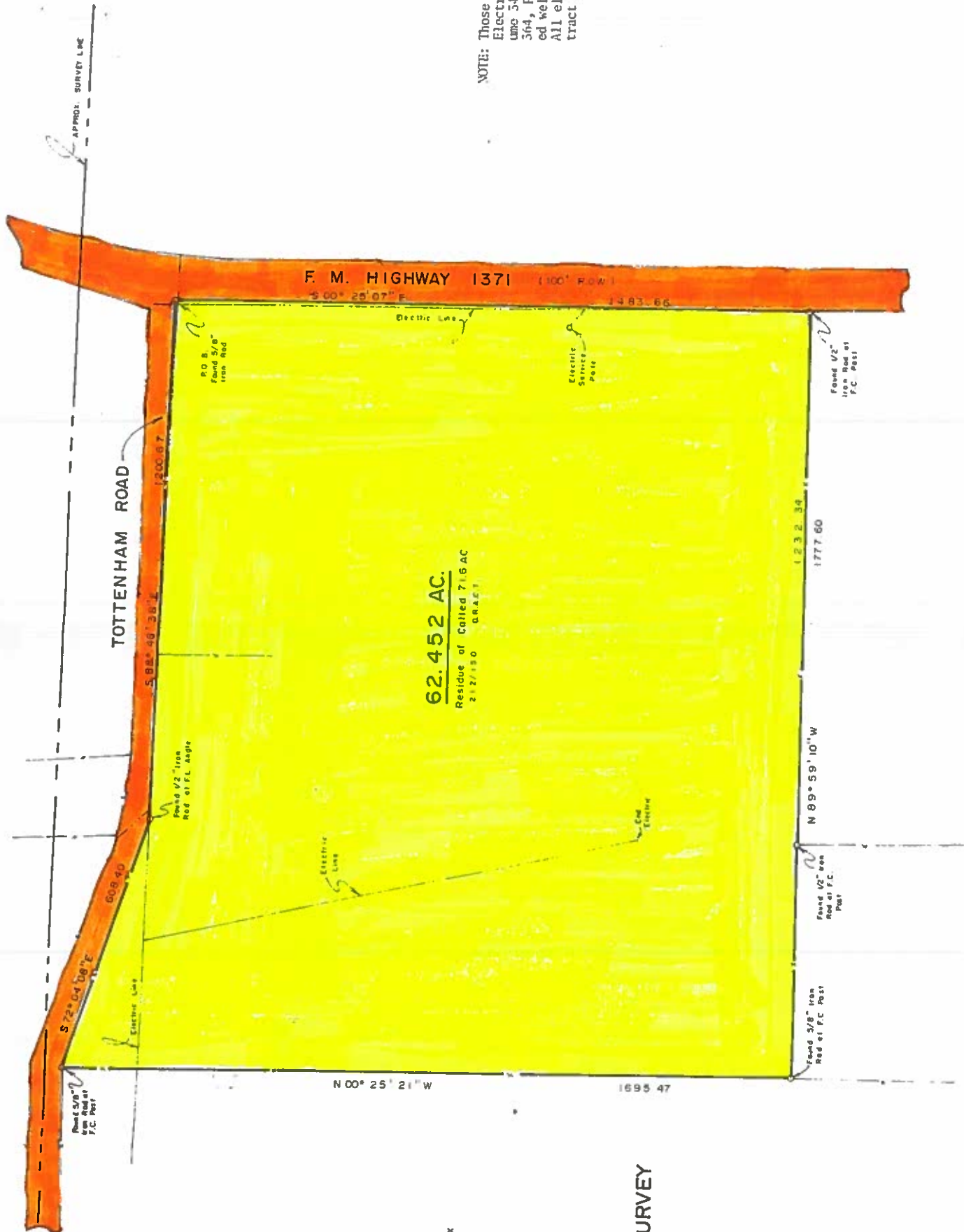
**Nearest Town to Property:** **BELLVILLE-9 MILES****HEMPSTEAD-9 MILES;CHAPPELL HILL-7 MI.****Driving time from Houston** 1 HOUR**Items specifically excluded from the sale:****ALL OF SELLER'S PERSONAL PROPERTY LOCATED ON SAID 62.452 ACRES****Additional Information:**

\*CAMPHOUSE WITH ADD-ON IS APPROX. 2400 SQ.FT. AND HAS CENTRAL AIR AND HEAT.

\*ROAD FRONTAGE- TOTTENHAM=1809' +/- &amp; FM 1371=1483' +/-

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

**NOTE:** Those ex-  
Electric  
ume 344,  
364, Pa  
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62.452 AC.  
Residue of Called 716 AC  
212/150 GRACE

P. R. KENDRICK, ET UX  
Called 44.59 AC.  
342/462 D.R.A.C.Y.

IS COCHRANE SURVEY  
A - 146



Google earth

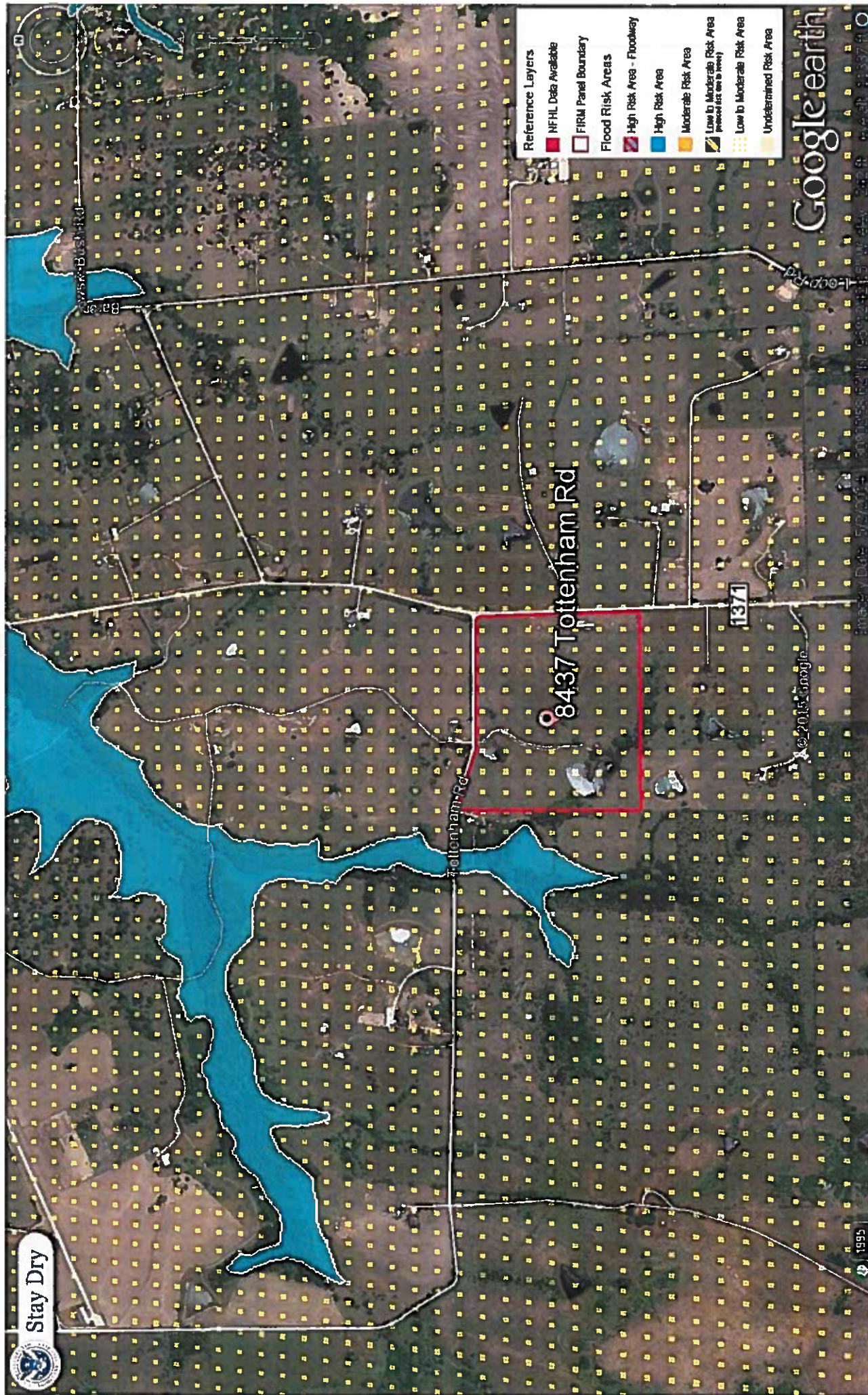
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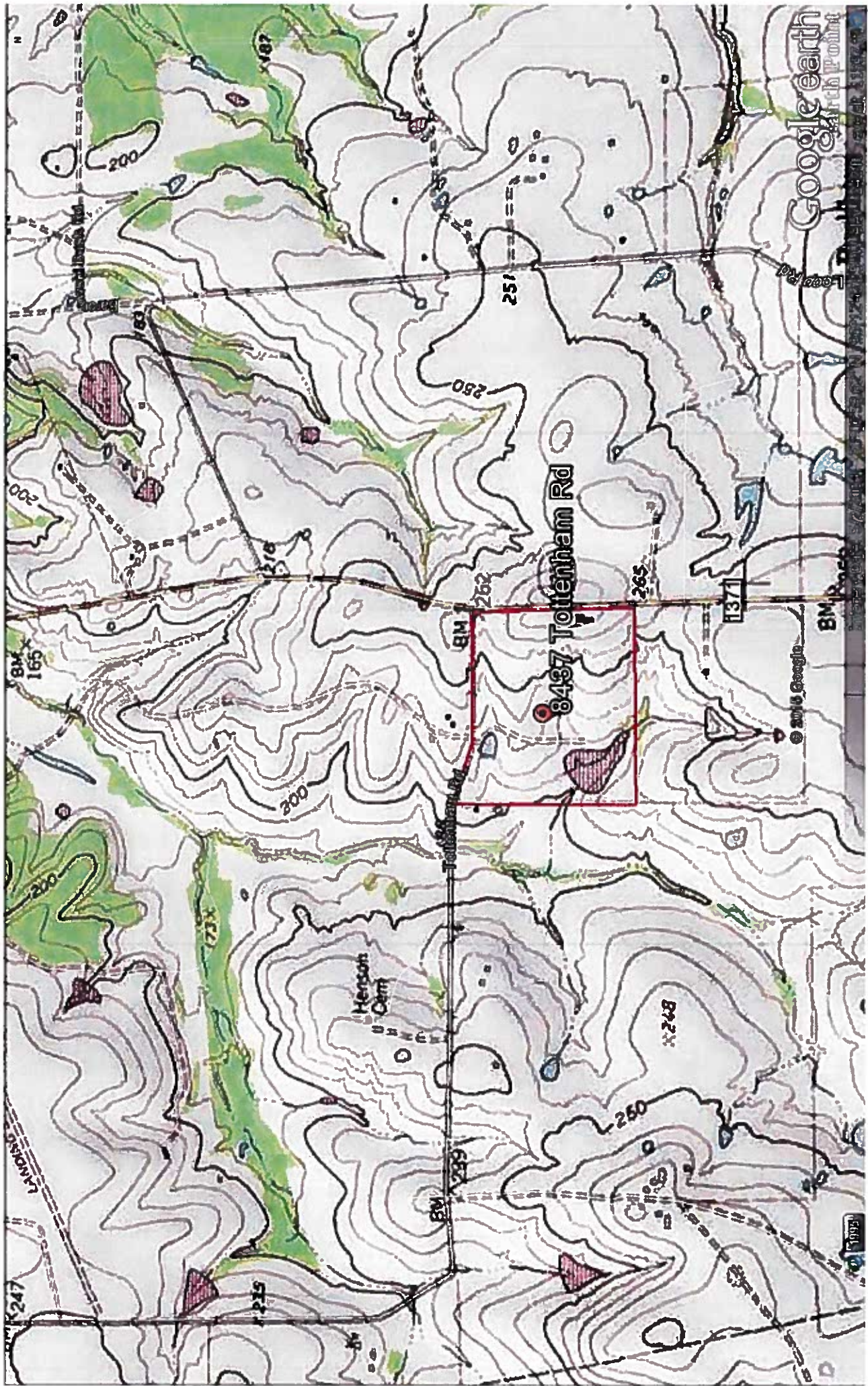


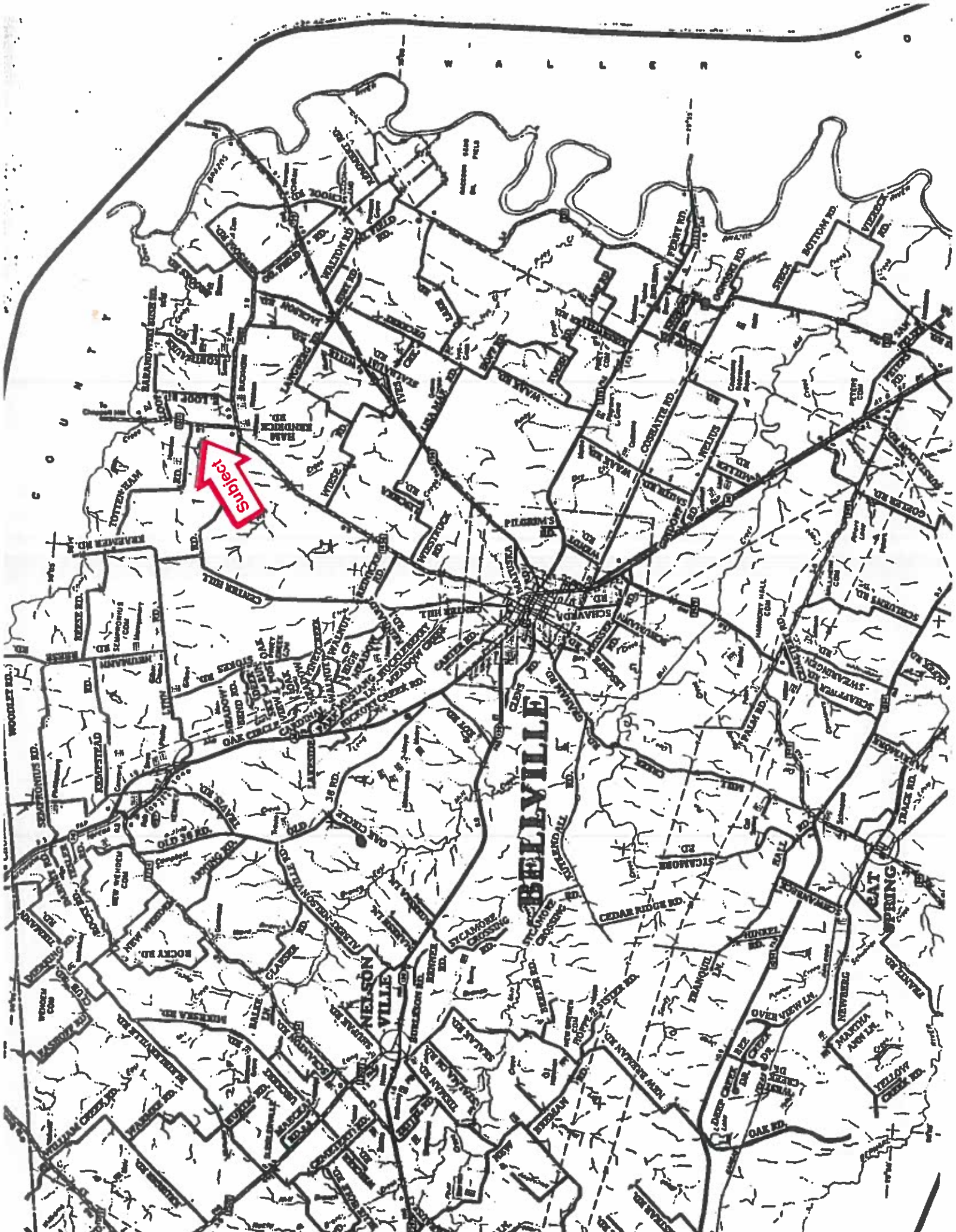
1371

8437 Tottenham Rd

1995









# 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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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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

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