



EXCELLENT RESIDENTIAL OR COMMERCIAL DEVELOPMENT OPPORTUNITY

The property lies within the township limits for Brazos Country and is located on Chew Road directly across from River Ridge Championship Golf Course. This 72.6470 acre property has approximately 2,050.51 feet of frontage on Chew Road with easy access to and from I-10. The subject property is presently under agricultural exemption and is served by private utilities, water well and septic.

Taking into consideration Houston's rapid westward growth and the present development plans for Sealy, this 72.6470 acre property is certainly a prime piece of development property and an outstanding investment opportunity.

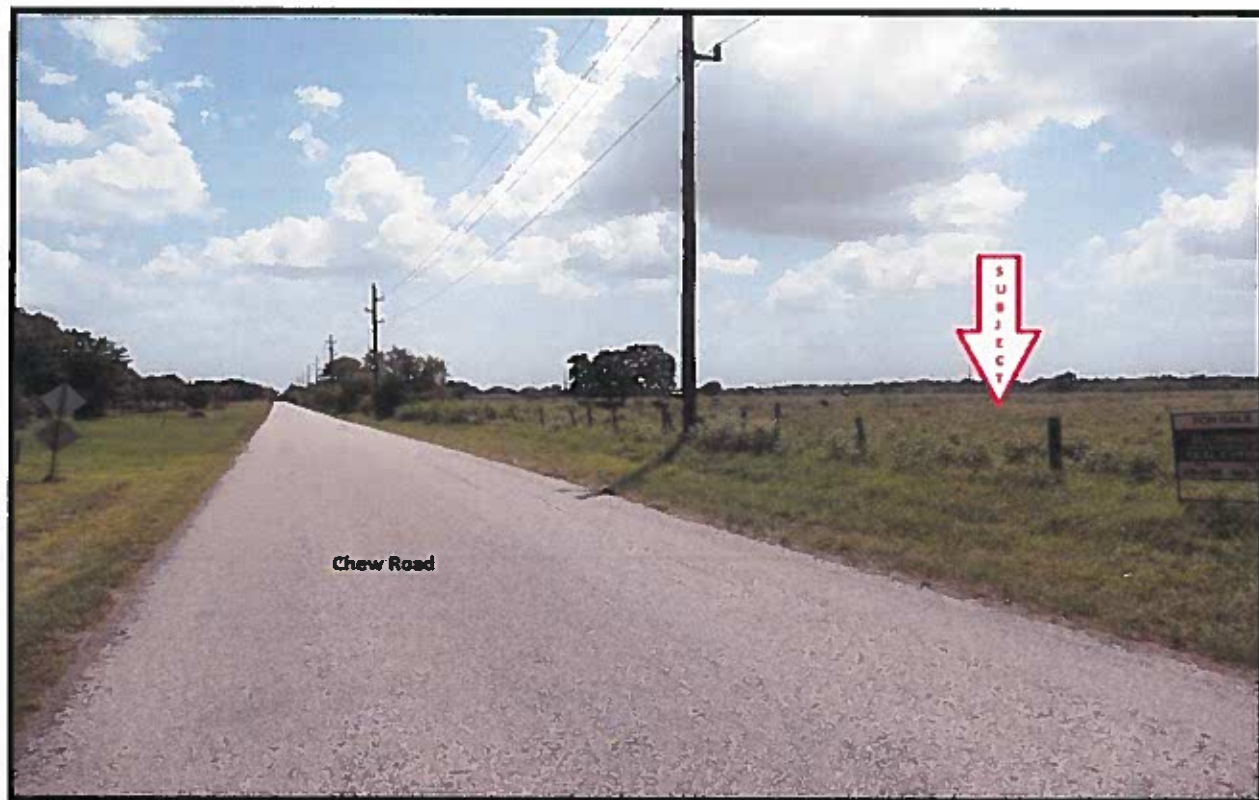
Directions: From Sealy: Travel I-10 East to Chew Road exit, Right on Chew Rd to property on the right.

**BILL JOHNSON AND ASSOCIATES
REAL ESTATE COMPANY**

**979-865-5466 - Bellville
979-992-2636 - New Ulm**

www.bjre.com





**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

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

LOT OR ACREAGE LISTING

Location of Property: From Sealy: I-10 E; Exit Chew Road; R on Chew to property Listing #: 90145
 Address of Property: Chew Road, Sealy TX 77474 Road Frontage: 2,050.51 feet
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 72.647 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 72.6470
Price per Acre (or) \$33,000.00 per acre
Total Listing Price: \$2,397,351.00
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. ☐ An
 Balloon Note: ☐ YES ☐ NO
 Number of Years:

Property Taxes: Year: 2015
 School: \$ 109.72
 County: \$ 34.59
 City:
 Fire Dept. \$ 2.61
 Other: \$ 12.82
 TOTAL: \$ 159.74

Agricultural Exemption: ☒ Yes ☐ No
School District: Sealy I.S.D.
Minerals and Royalty:
 Seller believes 7/16 under 72.6470 acres *Minerals
 to own: 7/16 under 72.6470 acres *Royalty
 Seller will Negotiable Minerals
 Convey: Negotiable Royalty

Leases Affecting Property:

Oil and Gas Lease: ☒ Yes ☐ No
 Lessee's Name: Tx Edwards, Inc. dba Kritite Energy
 Lease Expiration Date: 3/19/17 with 2 year renewal option

Surface Lease: ☒ Yes ☐ No
 Lessee's Name: Willie Jez - verbal agreement is paid
 Lease Expiration Date: once a year in advance.

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: RTC Resources

Roadway: None

Electric: Reliant Energy

Telephone: None

Water: None

Other: None

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes
 Buildings: None
 Barns: None
 Others: Shed, Cattle enclosure that belongs to Tenant

% Wooded: Open- 2% +/- Wooded
 Type Trees: Elm and Oak- Scattered
Fencing: Perimeter ☒ YES ☐ NO
 Condition: Fair
 Cross-Fencing: ☐ YES ☒ NO
 Condition:

Ponds: Number of Ponds: None
 Sizes:
Creek(s): None
River(s): Name(s): None

Water Well(s): How Many? One-new pump in 2014
 Year Drilled: unknown Depth: 141 feet
Community Water Available: ☐ YES ☒ NO
 Provider:

Electric Service Provider (Name):
 Reliant Energy
Gas Service Provider (Name): Private

Septic System(s): How Many: None
 Year Installed: N/A

Soil Type: Clayish Loam
Grass Type(s): Native

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

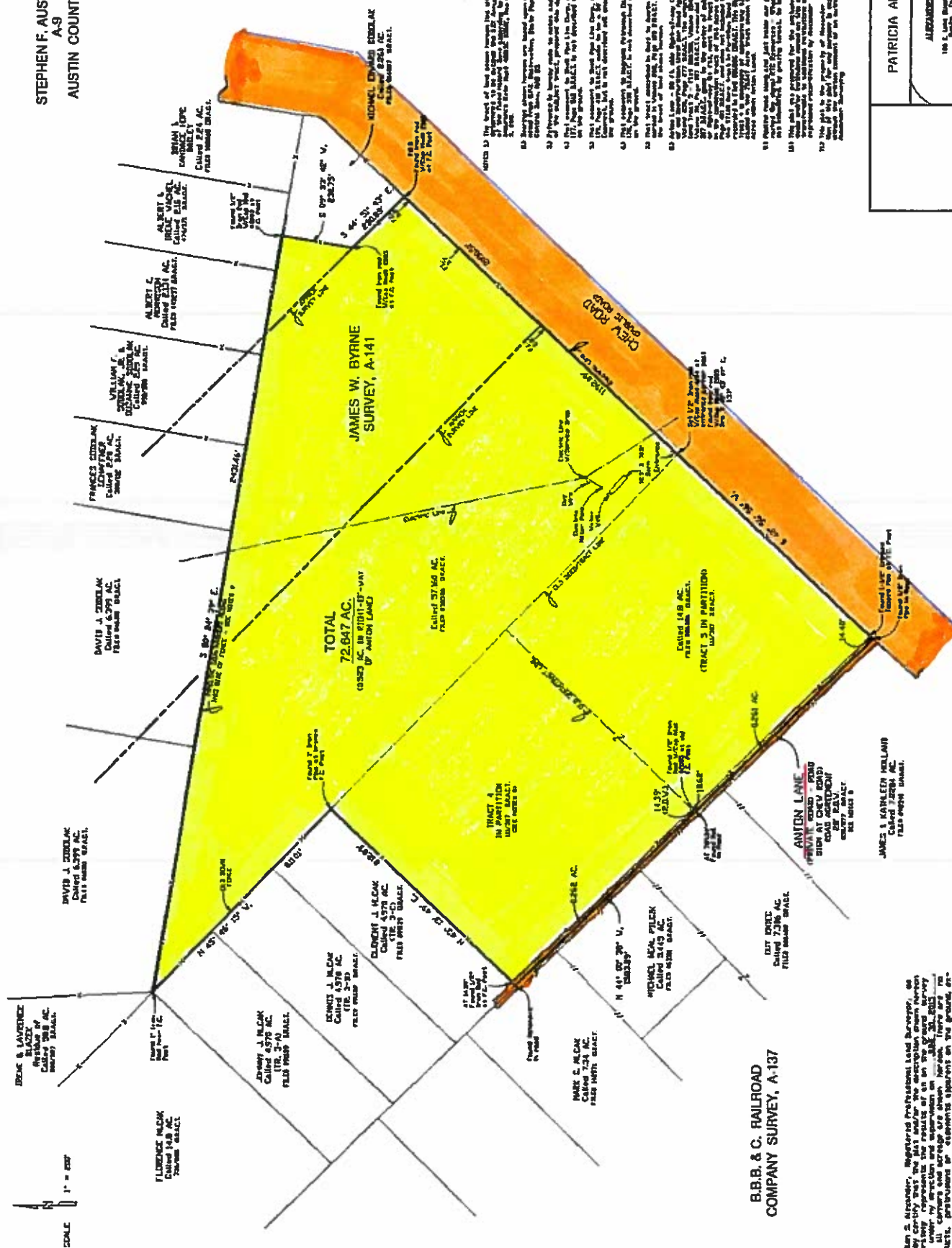
Nearest Town to Property: Brazos Country & Frydek
 Distance: Located within the township limits of Brazos Country
 Driving time from Houston 45 minutes

Items specifically excluded from the sale: All of Seller's and Tenant's personal property located on said 72.647 acres

Additional Information: **Keep Gate Closed at All Times**

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

STEPHEN F. AUSTIN SURVEY
A-9
AUSTIN COUNTY, TEXAS

[illegible]

THE STATE, by the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Department of the Interior, Bureau of Land Management, Washington, D. C.

STEFAN E. GRIEDER — Postdoctoral Professor, IIRL, University of Illinois

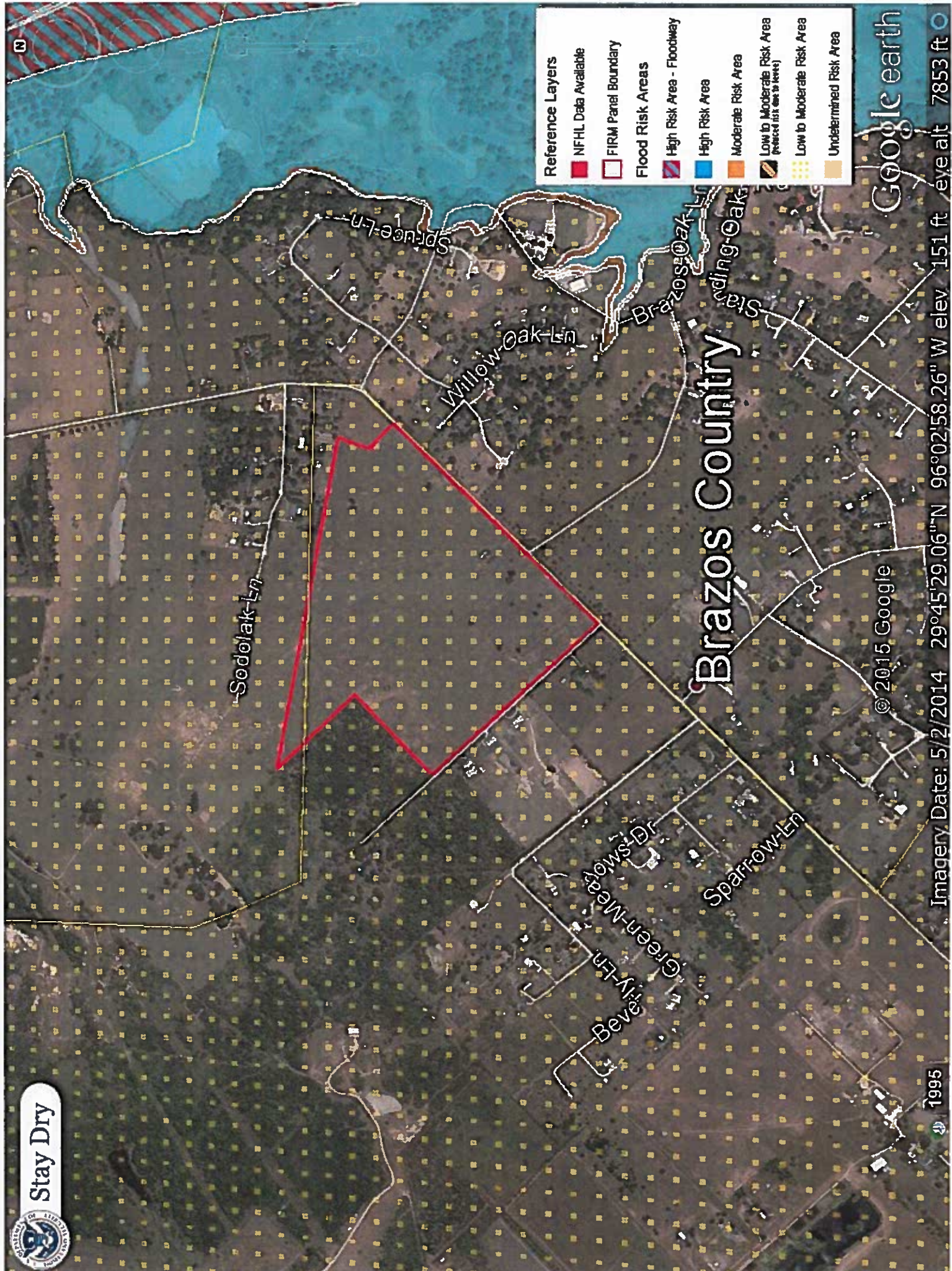
B.B.B. & C. RAILROAD
COMPANY SURVEY. A-137

PATRICIA ANN SODOLAK

ALEXANDER SHOOKING 100 E. Loop West P.O. Box 208 Houston, TX 77202-0208 Telephone: 713-528-0440 Fax: 713-528-0440 alexander@alexander-shooking.com	County: ALBERTA R.R. #1, 500000 Highway INTERPRETATION #1-157	Field Type: F.V. Coordinates: GA Elevation: 2000 Date: 10/18/01 Time: 12:00
--	--	---



Stay Dry

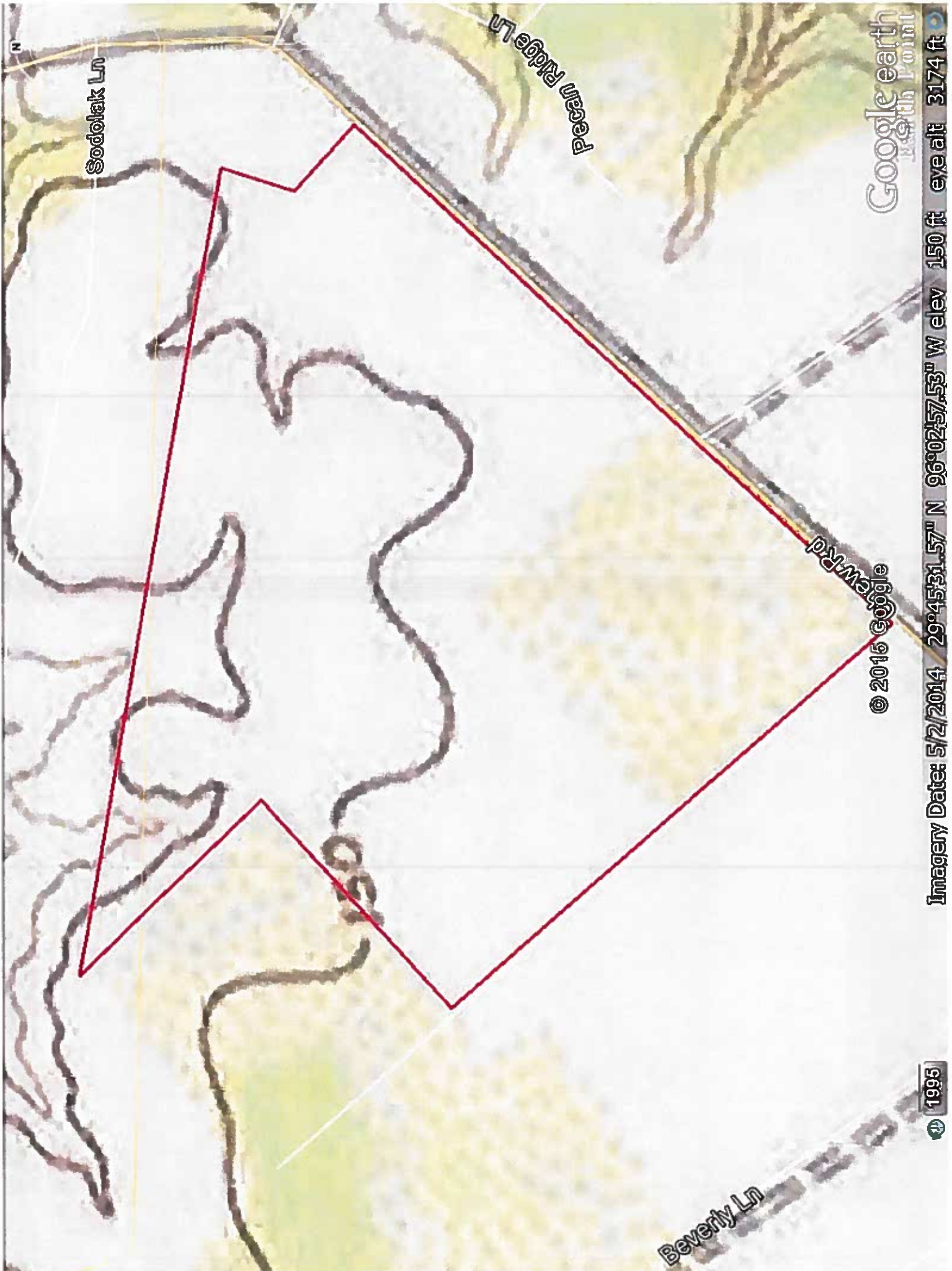


© 2015 Google

Google earth

1995

Imagery Date: 5/2/2014 29°45'29.06"N 96°02'58.26"W elev 151 ft eye alt 7853 ft

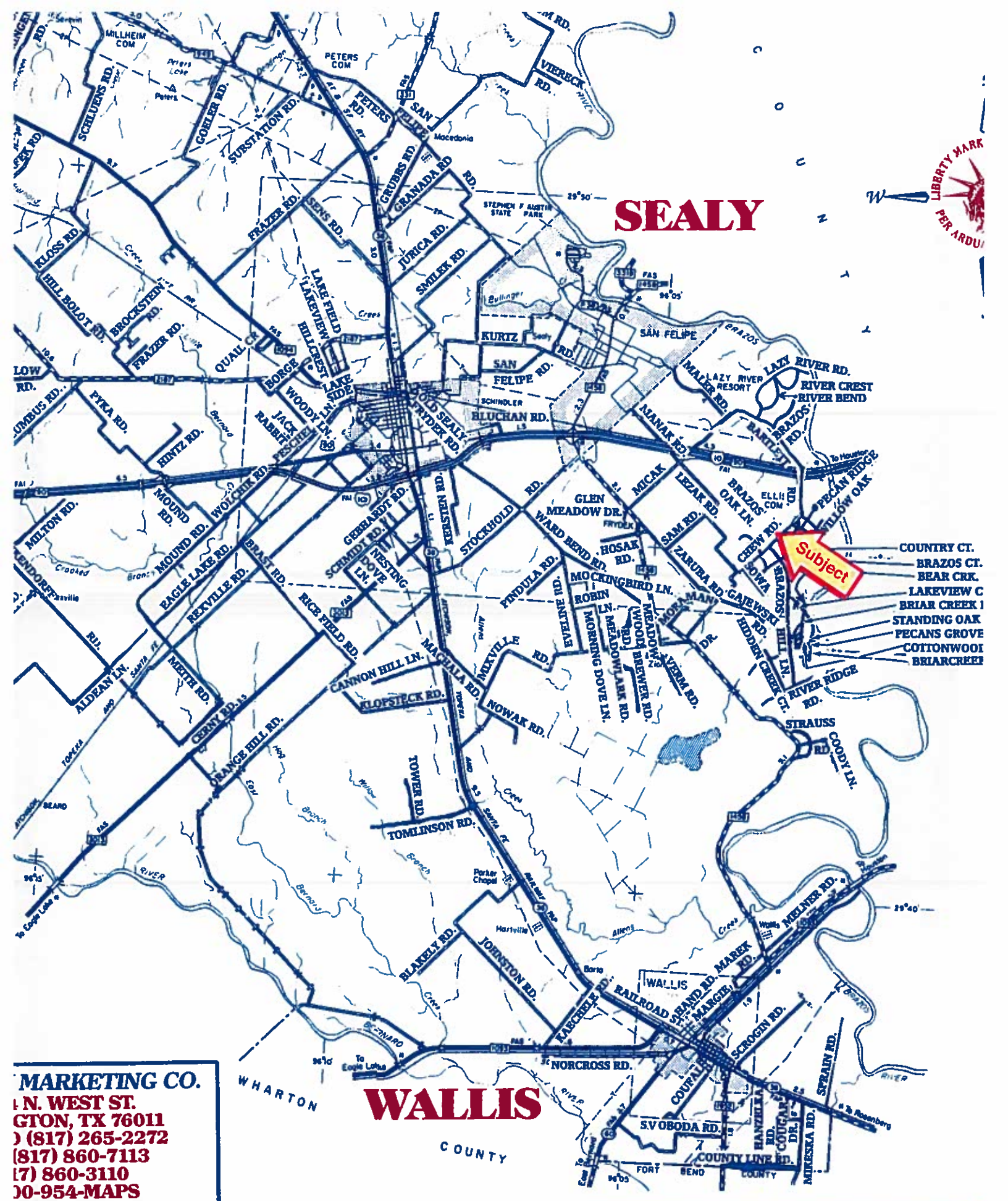


Google earth
Earth Point

© 2016 Google

Imagery Date: 5/2/2014 29°45'31.57" N 96°02'57.53" W elev 150 ft eye alt 3174 ft

1995



SEALY

WALLIS

Subject

- COUNTRY CT.
- BRAZOS CT.
- BEAR CRK.
- LAKEVIEW C
- BRIAR CREEK I
- STANDING OAK
- PECANS GROVE
- COTTONWOOD
- BRIARCREET

MARKETING CO.
N. WEST ST.
GTON, TX 76011
(817) 265-2272
(817) 860-7113
(7) 860-3110
00-954-MAPS



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.

<u>William R. Johnson, Jr.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Designated Broker of Firm	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<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

TAR 2501

IABS 1-0

Bill Johnson, P O Box 294 Bellville, TX 77418
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

IABS Forms (New)

Produced with zipForm® by zipLogix 18070 Filteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com