

Excellent Investment Opportunity!!



This 295.522 acre tract of land is located north of Sealy, Texas, at the corner of Hwy. 36 North and Sens Road. A portion of the property's frontage on Hwy. 36N, lies within the City Limits of Sealy. This property is located in an area presently experiencing both residential and commercial development. The entire 295.522 acres is gently rolling with sandy loam soil and is presently being used as a commercial coastal hay operation.

Minerals are negotiable.

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY
Bellville 979-865-5969 979-992-2636 New Ulm
www.bjre.com



**Bill Johnson and Associates Real Estate Co.**

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LOT OR ACREAGE LISTING

Location of Property: Sealy * Hwy. 36 N to the corner of Hwy. 36 N and Sens Road Listing #: 90393
 Address of Property: Hwy 36 @ Sens Road, Sealy TX 77474 Road Frontage: See Additional Info.
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☐ YES ☒ NO
 Subdivision: N/A Lot Size or Dimensions: 295.522 Ac
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 295.5220**Price per Acre (or)** \$15,000.00**Total Listing Price:** \$4,432,830.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann
 Balloon Note: ☐ YES ☐ NO
 Number of Years: _____

Property Taxes: Year: 2014School: \$572.20County: \$171.75Fire: \$45.41FM Rd: \$34.79SpRd/Brg: \$28.84TOTAL: \$852.99Agricultural Exemption: ☒ Yes ☐ No**School District:** Sealy I.S.D.**Minerals and Royalty:**Seller believes 160 Ac. - 1/2 M; 1/4 Rto own: 135.522 Ac. - 100% M, 1/2 RSeller will Negotiable MineralsConvey: 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: Shell Pipeline (30') & Texas Pipe Line Co. (50')Roadway: NoneElectric: Houston Lighting and Power (80')Telephone: NoneWater: NoneOther: None**Improvements on Property:**Home: ☐ YES ☒ NO See HOME listing if YesBuildings: NoneBarns: NoneOthers: NoneApprox. Percent Wooded: 5% +/-Type Trees: OakFencing: Perimeter ☒ YES ☐ NOCondition: FairCross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: OneSizes: Approx. 2 +/- AcresCreek(s): Name(s): NoneRiver(s): Name(s): None**Water Well(s): How Many?** One - WindmillYear Drilled: UnknownDepth: Unknown**Community Water Available:** ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): Reliant Energy**Gas Service Provider** None**Septic System(s): How Many:** None**Soil Type:** Sandy**Grass Type(s):** Coastal**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey**Nearest Town to Property:** SealyDistance: 1-1/2 milesDriving time from Houston 45 Minutes**Items specifically excluded from the sale:** All of Seller's personal property located on said 295.522 acres**Additional Information:** Road Frontage:Highway 36- Approx. 451 Ft +/-Sens Rd- Approx. 4,510 Ft +/-

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

STATE HIGHWAY 160

DEER ROAD

For location, bearing & distance to corner
see page 10 of 10
425.00' S 89.00' E 425.00'

For location, bearing & distance to corner
see page 10 of 10
425.00' S 89.00' E 425.00'

295.522 AC
Section 10, Township 10N, Range 10E

For location, bearing & distance to corner
see page 10 of 10
425.00' S 89.00' E 425.00'

4 this survey plus and/or decrease



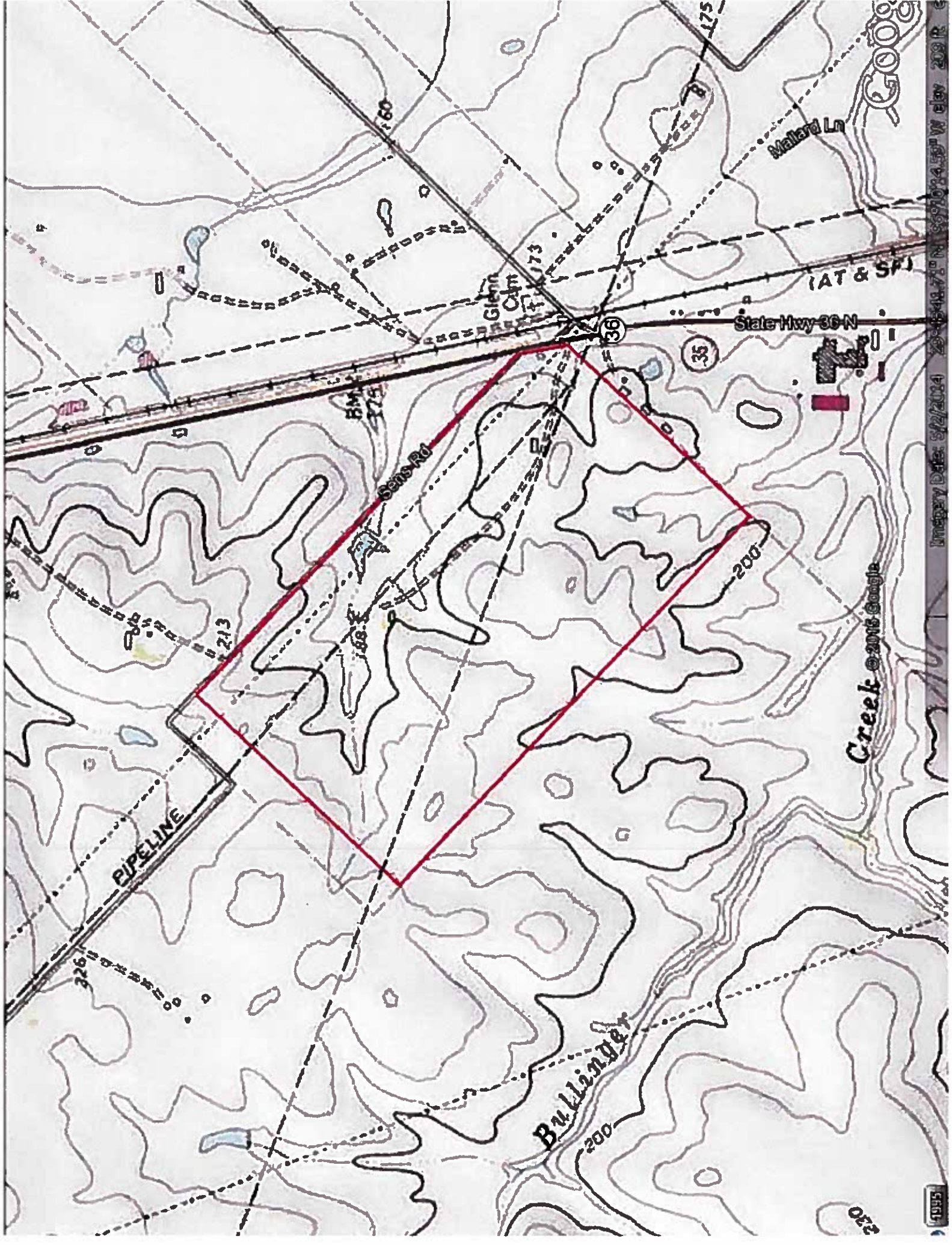
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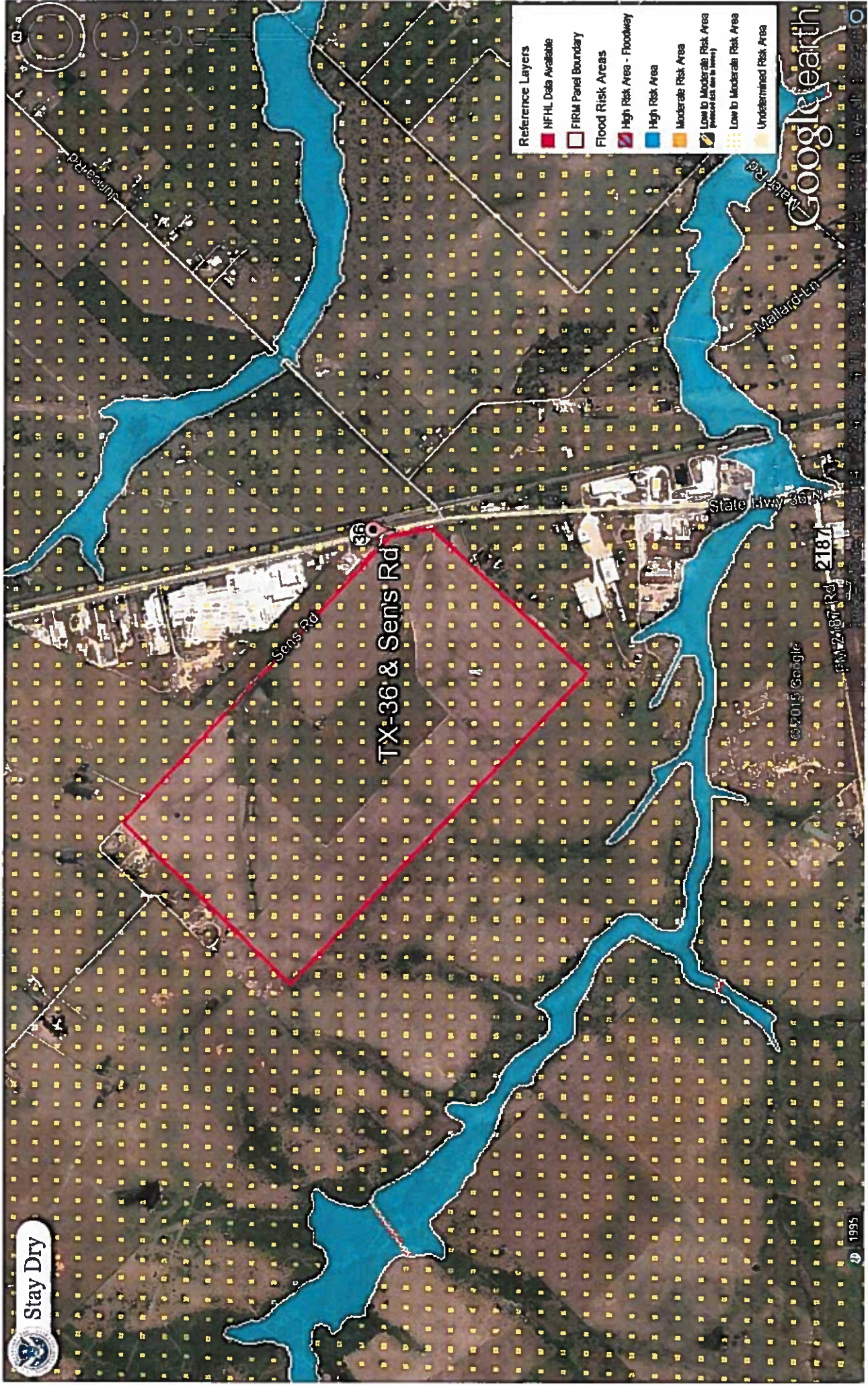
Texas-36-N

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Imagery Date: 5/2/2014 29°48'43.48" N 96°10'13.81" W elev 200 ft eye alt 9527 ft

1995





Google Earth

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-

