

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

18350 FM 1094 - New Ulm 78950, Austin County



**BILL JOHNSON AND ASSOC.
REAL ESTATE CO.**

Office Phone: Bellville (979)
865-5466 New Ulm (979) 992-
2636

Triple B Ranch

This ranch offers its owner a blend of privacy, seclusion and beauty! Its location is between Cat Spring and New Ulm in Austin County. The ranch access road from FM 1094 is via easement. One will enjoy the 1.8 mile scenic drive along the easement road which transverses through groves of large trees, across two creeks and beside green grass meadows to the heart of the 50 acre property.

The ranch land is covered with large stands of oak trees. The soil is sandy loam with native grasses covering the meadows. The viewing of many species of wildlife is a daily enjoyment. The Seller owns some minerals and they are negotiable.

Privacy and Seclusion!! Come See*

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

List Price: \$397,500
ID No.: 78186
Listing Type: For Sale
Use: Farm & Ranch
Building: Land Only
Acreage: 50.00 Acres
Frontage: Paved Road, Farm to Market Road
Other Features: Well, Live Creek, Partially Wooded, Sandy Soil
Directions: From New Ulm-Travel FM 1094 E for 5 miles to property access road on left.

**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

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LOT OR ACREAGE LISTING

Location of Property: New Ulm - FM 1094E - 5 miles to property on the left Listing #: 78186
 Address of Property: 18350 FM 1094, New Ulm, TX 78950 Road Frontage: None - Access by Easement
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☐ YES ☒ NO
 Subdivision: N/A Lot Size or Dimensions: 50 +/- Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 50 +/- Acres**Price per Acre (or)** \$7,950.00**Total Listing Price:** \$397,500.00**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:

2014

School: \$ 178.53
 County: \$ 59.00
 Hospital \$ 9.56
 FM Rd: \$ 11.95
 Brdg: \$ 9.91
 TOTAL: Based on 101.247 Acres: 268.95

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville I.S.D.

Minerals and Royalty: UNDER 674.40 ACRES

Seller believes 2/25 *Minerals
 to own: 2/25 *Royalty
 Seller will Negotiable Minerals
 Convey: 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: Phillips Shell and Texas Pipeline Companies

Roadway: Kinder Morgan on easement access road

Electric: None

Telephone: None

Water: None

Other: None

Improvements on Property:Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: None

Barns: None

Others: None

Approx. % Wooded: 70%

Type Trees: Oak, Pecan, Cedar, Ash

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

Ponds: Number of Ponds: None

Sizes:

Creek(s): Name(s): Deep Creek &

Sandy Creek

River(s): Name(s): N/A

Water Well(s): How Many? One (no pump)

Year Drilled: Unknown

Depth Unknown

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name): Available

San Bernard Electric Co-Operative, Inc.

Gas Service Provider Private**Septic System(s): How Many:** None

Year Installed:

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:** New Ulm

Distance: 5.3 miles

Driving time from Houston 1 hour

Items specifically excluded from the sale:

All of Sellers personal property located on said 50 +/- acres.

Additional Information: Access to said 50 +/- acres from FM 1094 is by 1.8 mile easement road

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18350 FM 1094 - New Ulm, 78950 Austin County





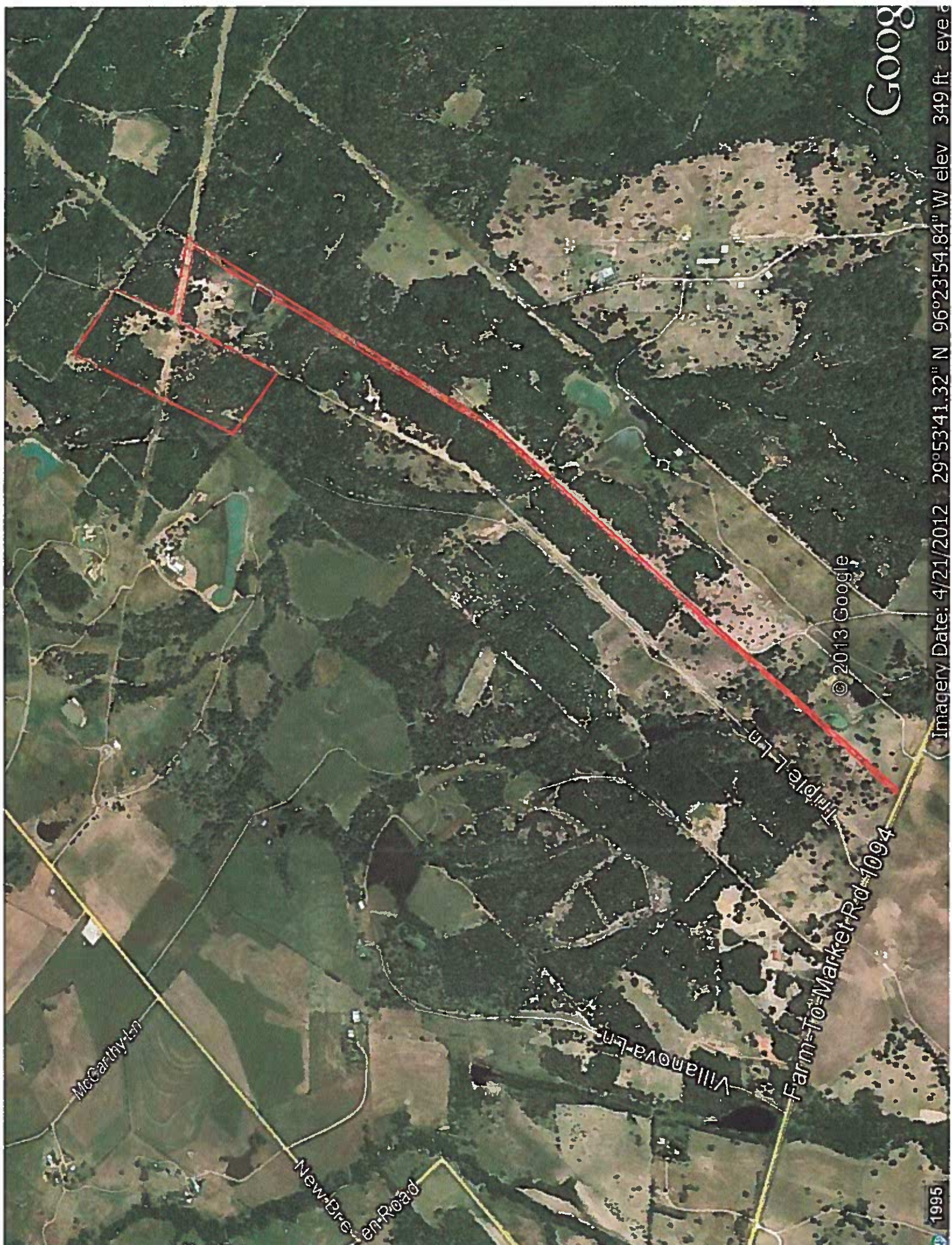










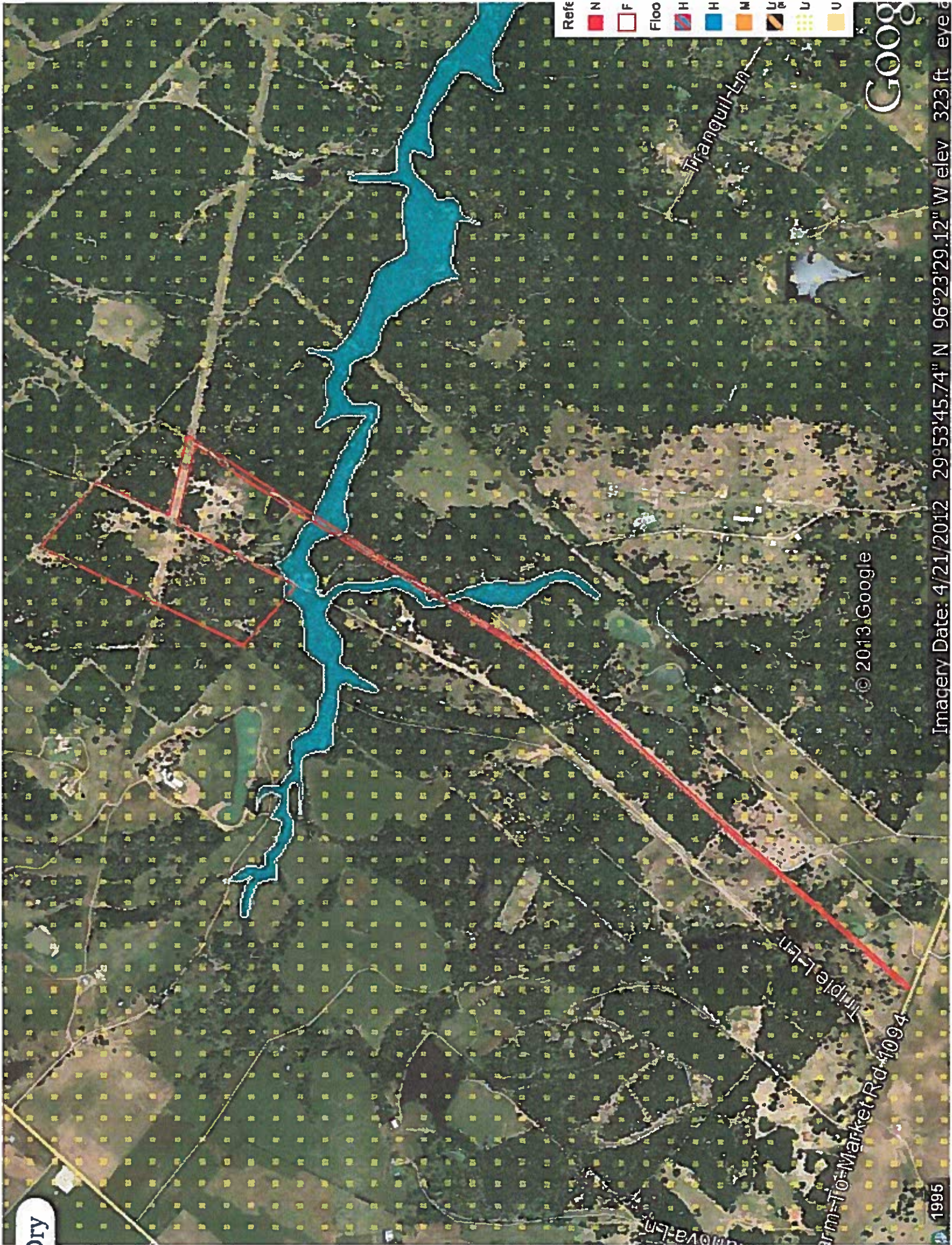


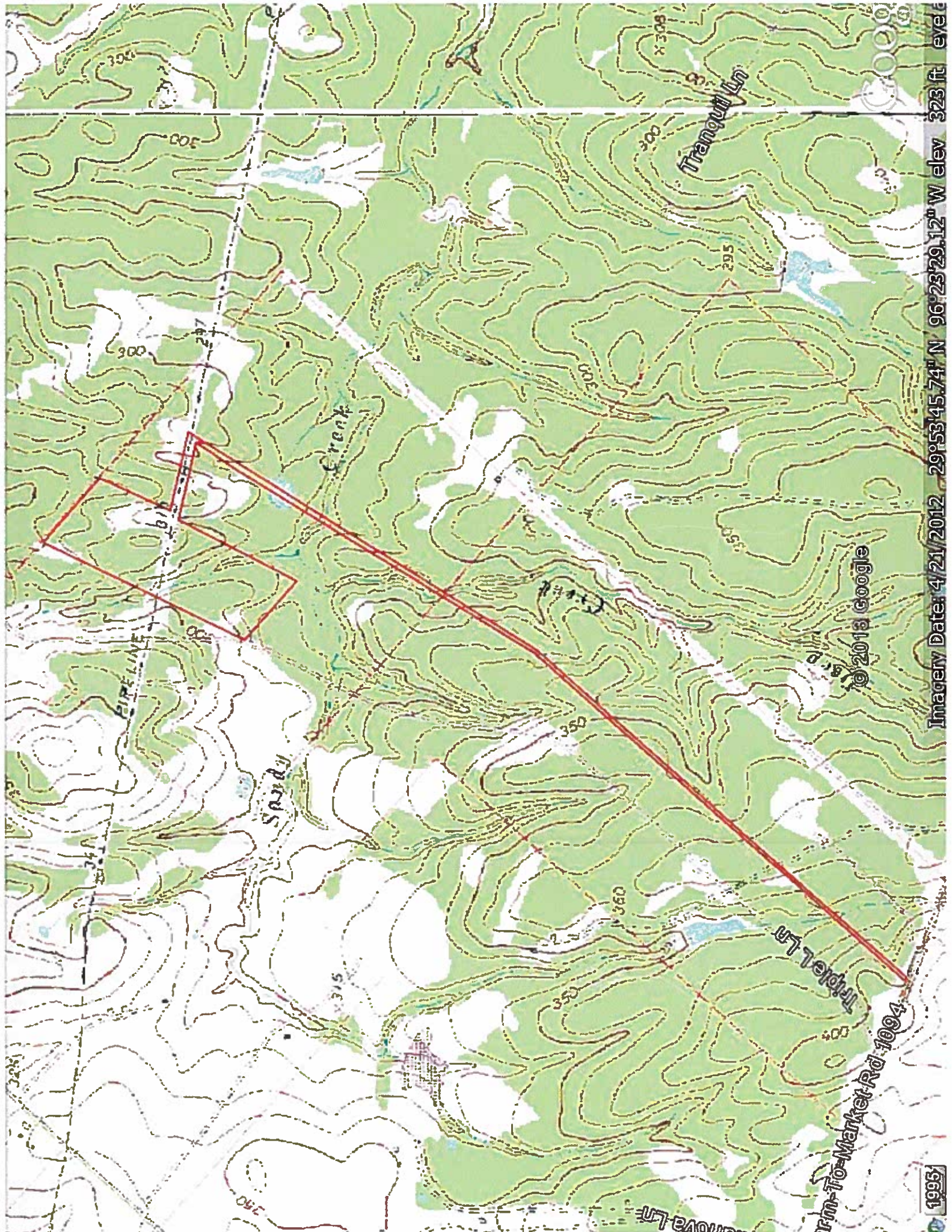
© 2013 Google

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Imagery Date: 4/21/2012 29°53'41.32" N 96°23'54.84" W elev 349 ft eye a

1995





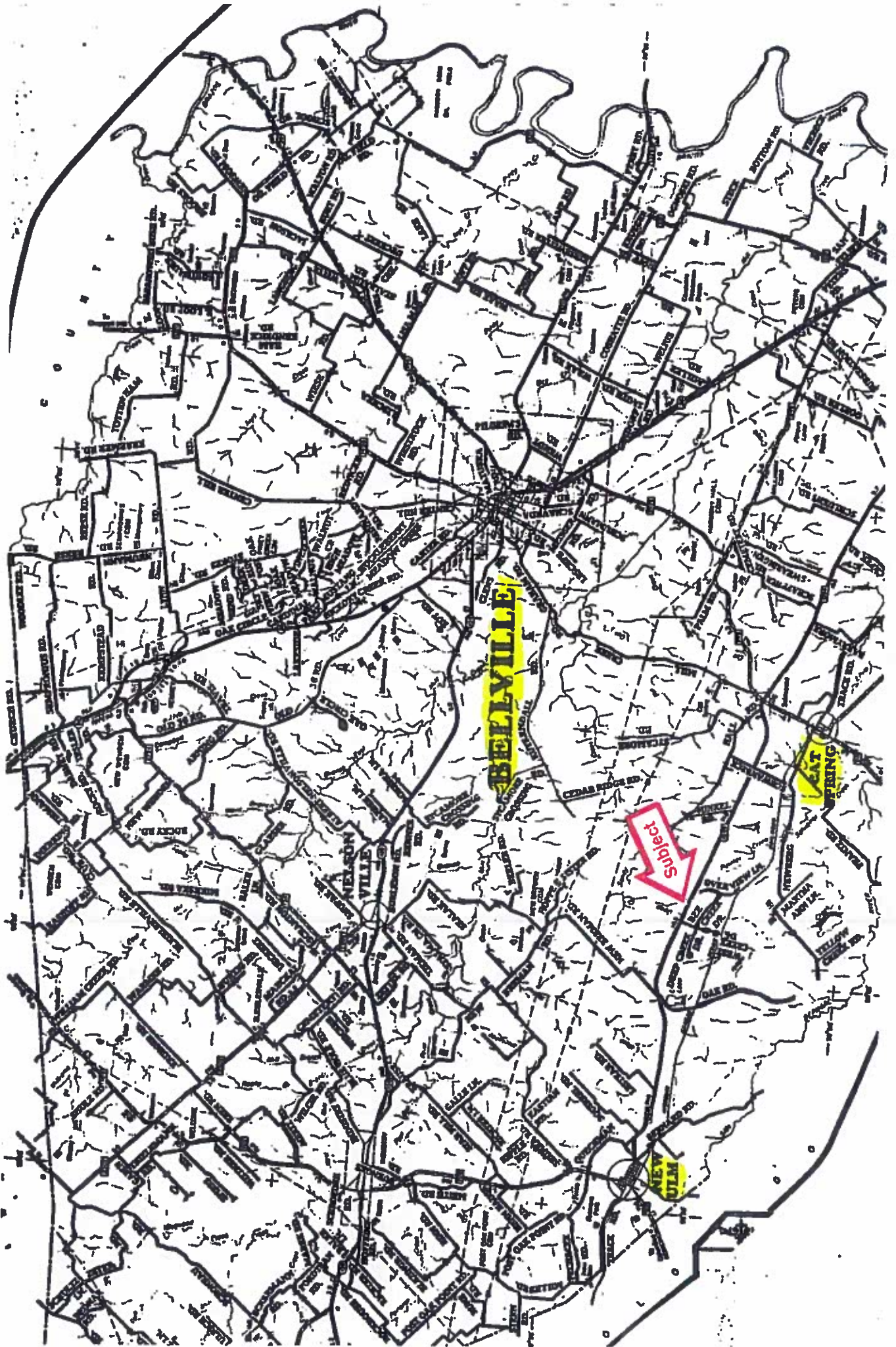
© 2013 Google

Imagery Date: 4/21/2012 29°53'45.74" N 96°23'29.12" W elev 323 ft

1995

1000 and 10000





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.

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-

