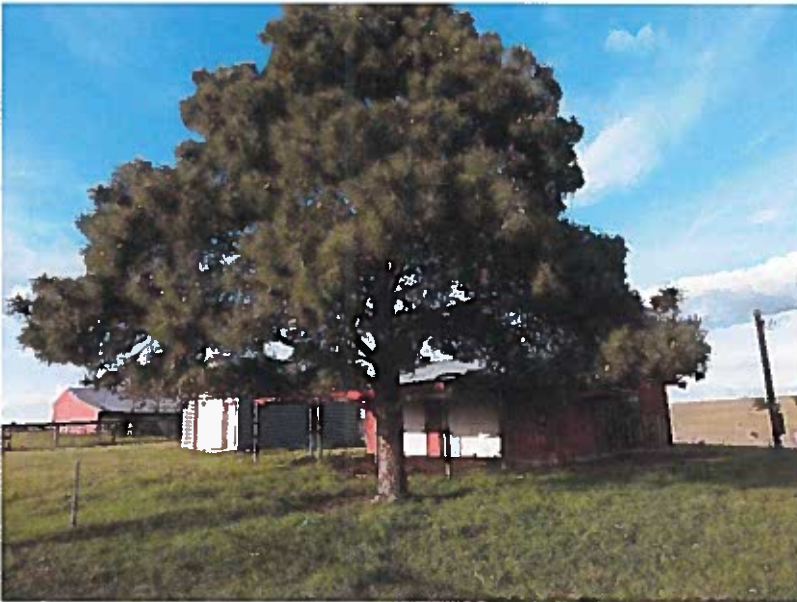


Texas Listing Service

The Realtor's™ Choice for Country Real Estate

Coshatte Road - Bellville 77418, Austin County



BILL JOHNSON AND ASSOC.
REAL ESTATE CO.
 Office Phone: Bellville (979)
 865-5466 New Ulm (979) 992-
 2636

COSHATTE COMMUNITY!!! This 144 acre property is located approximately 6.5 miles east of Bellville * Austin County. Outstanding views from one of the several high hills, provide excellent sites for a permanent home or week-end getaway. With over 4,500 feet of frontage on Coshatte Road, this acreage lends itself to division, which allows an owner the opportunity to enjoy a rewarding investment. The property is generally open, gently rolling, sandy loam soil with a cover of native and coastal grasses. Four ponds ranging in size from ½ acre to 2+ acres are enjoyed by all.

Improvements on the property consist of an old Garage/Camp House with bath, kitchen, living area, water well and septic, a 480 sq.ft. metal storage building and an old red tin barn (1,152 sq.ft.) with corral. Minerals are negotiable.

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

List Price: \$1,579,976

ID No.: 88390

Listing Type: For Sale

Use: Farm & Ranch

Building: Land Only

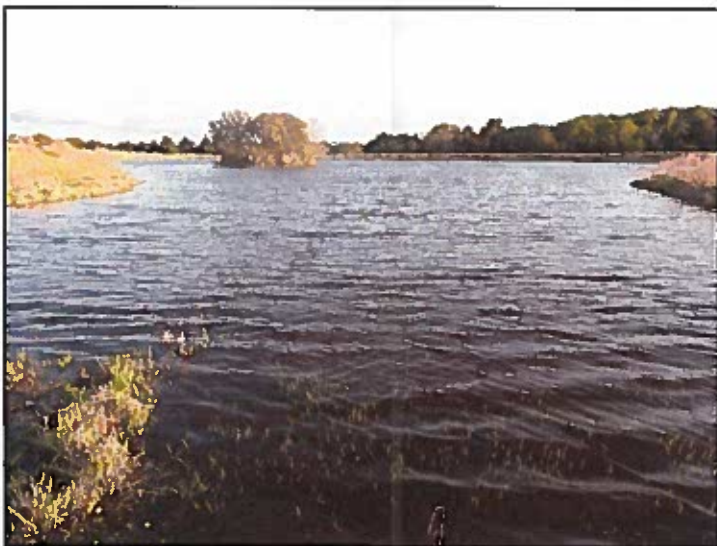
Acreage: 144.29 Acres

Frontage: Paved Road, County Road

Land Use: Agricultural Lease

Other Features: Barns, Pens, Well, Septic, 2+ Acre Lake, Pond, Rolling, Sandy Soil, Improved Pasture

Directions: Bellville - FM 529 East - right on Smith Road - Left on Coshatte Road to property on the left. Watch for Bill Johnson Real Estate "For Sale" sign.



**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 HEREIN.

LOT OR ACREAGE LISTING

Location of Property: Bellville-FM 529E-Rt. On Smith Rd.-Left on Coshatte Rd. to property Listing #: 88390
 Address of Property: Coshatte Road, Bellville, TX Road Frontage: 4,501.83 feet
 County: Austin County Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 144.29 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 144.29 acres**Price per Acre (or)** \$10,950.00**Total Listing Price:** \$1,579,975.50**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:

2104

School: \$ 322.57
 County: \$ 96.82
 FM/Rd/Br.: \$ 35.87
 Hospital: \$ 16.23
 City: _____
 TOTAL: \$ 471.49

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville I.S.D.

Minerals and Royalty:

Seller believes 100% *Minerals
 to own: 100% *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: Joe Ed Lynn

Lease Expiration Date: 60-day notice

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: Old Ocedn Fuel Co., Energy Transfer Co.

Roadway: None

Electric: Transmission Line

Telephone: None

Water: Austin Co. Water Supply Corp.

Other: _____

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

Buildings: 480 sq.ft. metal storage building

Barns: 1152 sq.ft. tin barn with corral

Others: Old Garage/Camp House with bathroom

Approx. % Wooded: 5% wooded

Type Trees: pine, oak, yaupon

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

Ponds: Number of Ponds: Four

Sizes: 1/2 acre to 2 acres +/-

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: Unknown

Depth: Unknown

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): San

Bernard Electric Cooperative

Gas Service Provider

None

Septic System(s): How Many? One

Year Installed: Unknown

Soil Type: Sandy

Grass Type(s): Native

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

determined by survey.

Nearest Town to Property: Bellville

Distance: 6.5 acres

Driving time from Houston

Items specifically excluded from the sale: All of Seller's and Tenant's personal property located on said 144.26 acres

Additional Information: Approx. 22.3012 acres on the North and West side of the property has been sold to an adjoining neighbor. This 22.3012 acres is not fenced out.

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

BUFLEIGH PLANTATION, II
PL. 1, PGS 129-130 PRACT.

1. The first step is to identify the problem.

[illegible][illegible][illegible]

Year	Number of employees	Number of employees	Number of employees
1990	1,000	1,000	1,000
1991	1,000	1,000	1,000
1992	1,000	1,000	1,000
1993	1,000	1,000	1,000
1994	1,000	1,000	1,000
1995	1,000	1,000	1,000
1996	1,000	1,000	1,000
1997	1,000	1,000	1,000
1998	1,000	1,000	1,000
1999	1,000	1,000	1,000
2000	1,000	1,000	1,000
2001	1,000	1,000	1,000
2002	1,000	1,000	1,000
2003	1,000	1,000	1,000
2004	1,000	1,000	1,000
2005	1,000	1,000	1,000
2006	1,000	1,000	1,000
2007	1,000	1,000	1,000
2008	1,000	1,000	1,000
2009	1,000	1,000	1,000
2010	1,000	1,000	1,000
2011	1,000	1,000	1,000
2012	1,000	1,000	1,000
2013	1,000	1,000	1,000
2014	1,000	1,000	1,000
2015	1,000	1,000	1,000
2016	1,000	1,000	1,000
2017	1,000	1,000	1,000
2018	1,000	1,000	1,000
2019	1,000	1,000	1,000
2020	1,000	1,000	1,000
2021	1,000	1,000	1,000
2022	1,000	1,000	1,000
2023	1,000	1,000	1,000
2024	1,000	1,000	1,000
2025	1,000	1,000	1,000
2026	1,000	1,000	1,000
2027	1,000	1,000	1,000
2028	1,000	1,000	1,000
2029	1,000	1,000	1,000
2030	1,000	1,000	1,000
2031	1,000	1,000	1,000
2032	1,000	1,000	1,000
2033	1,000	1,000	1,000
2034	1,000	1,000	1,000
2035	1,000	1,000	1,000
2036	1,000	1,000	1,000
2037	1,000	1,000	1,000
2038	1,000	1,000	1,000
2039	1,000	1,000	1,000
2040	1,000	1,000	1,000
2041	1,000	1,000	1,000
2042	1,000	1,000	1,000
2043	1,000	1,000	1,000
2044	1,000	1,000	1,000
2045	1,000	1,000	1,000
2046	1,000	1,000	1,000
2047	1,000	1,000	1,000
2048	1,000	1,000	1,000
2049	1,000	1,000	1,000
2050	1,000	1,000	1,000
2051	1,000	1,000	1,000
2052	1,000	1,000	1,000
2053	1,000	1,000	1,000
2054	1,000	1,000	1,000
2055	1,000	1,000	1,000
2056	1,000	1,000	1,000
2057	1,000	1,000	1,000
2058	1,000	1,000	1,000
2059	1,000	1,000	1,000
2060	1,000	1,000	1,000
2061	1,000	1,000	1,000
2062	1,000	1,000	1,000
2063	1,000	1,000	1,000
2064	1,000	1,000	1,000
2065	1,000	1,000	1,000
2066	1,000	1,000	1,000
2067	1,000	1,000	1,000
2068	1,000	1,000	1,000
2069	1,000	1,000	1,000
2070	1,000	1,000	1,



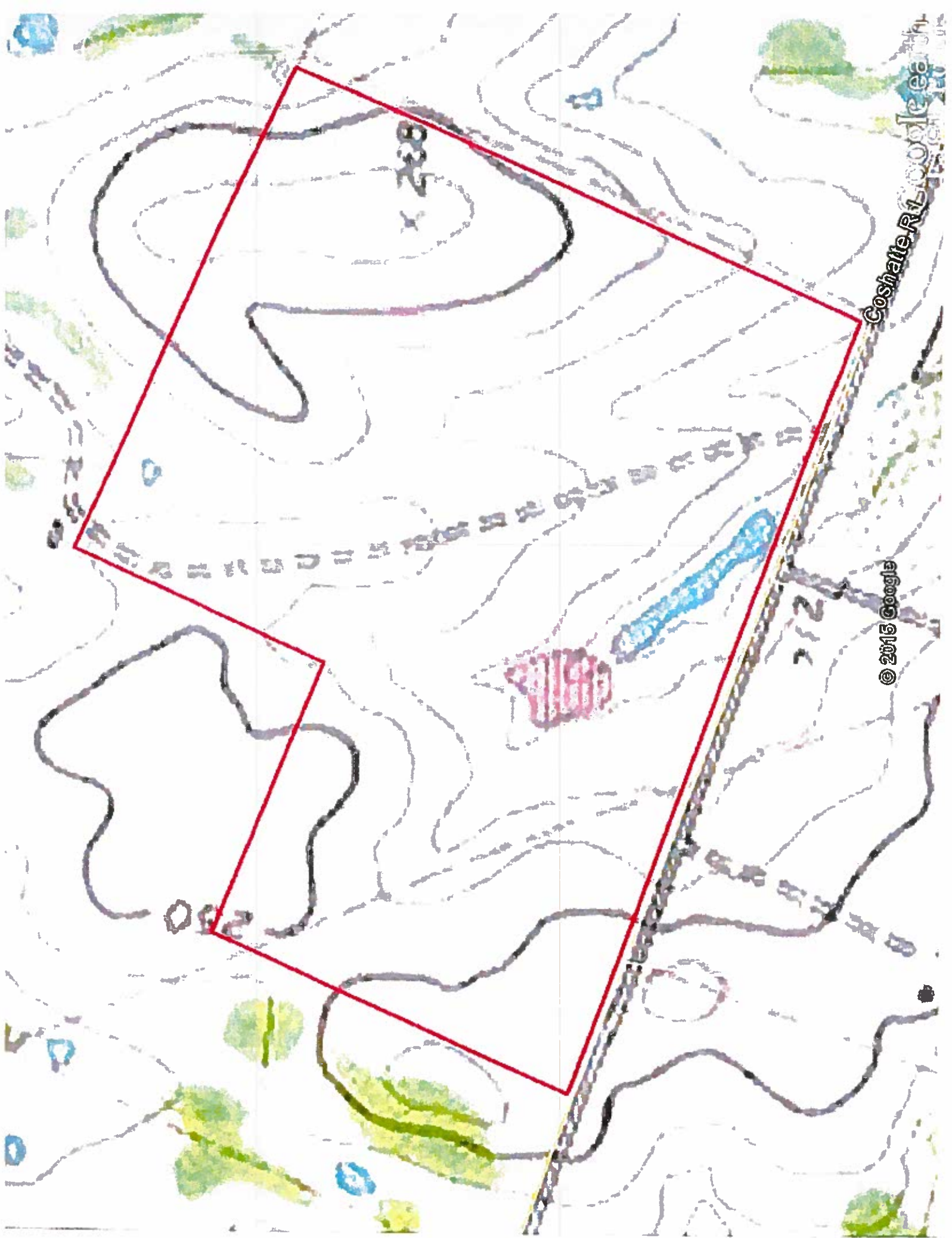


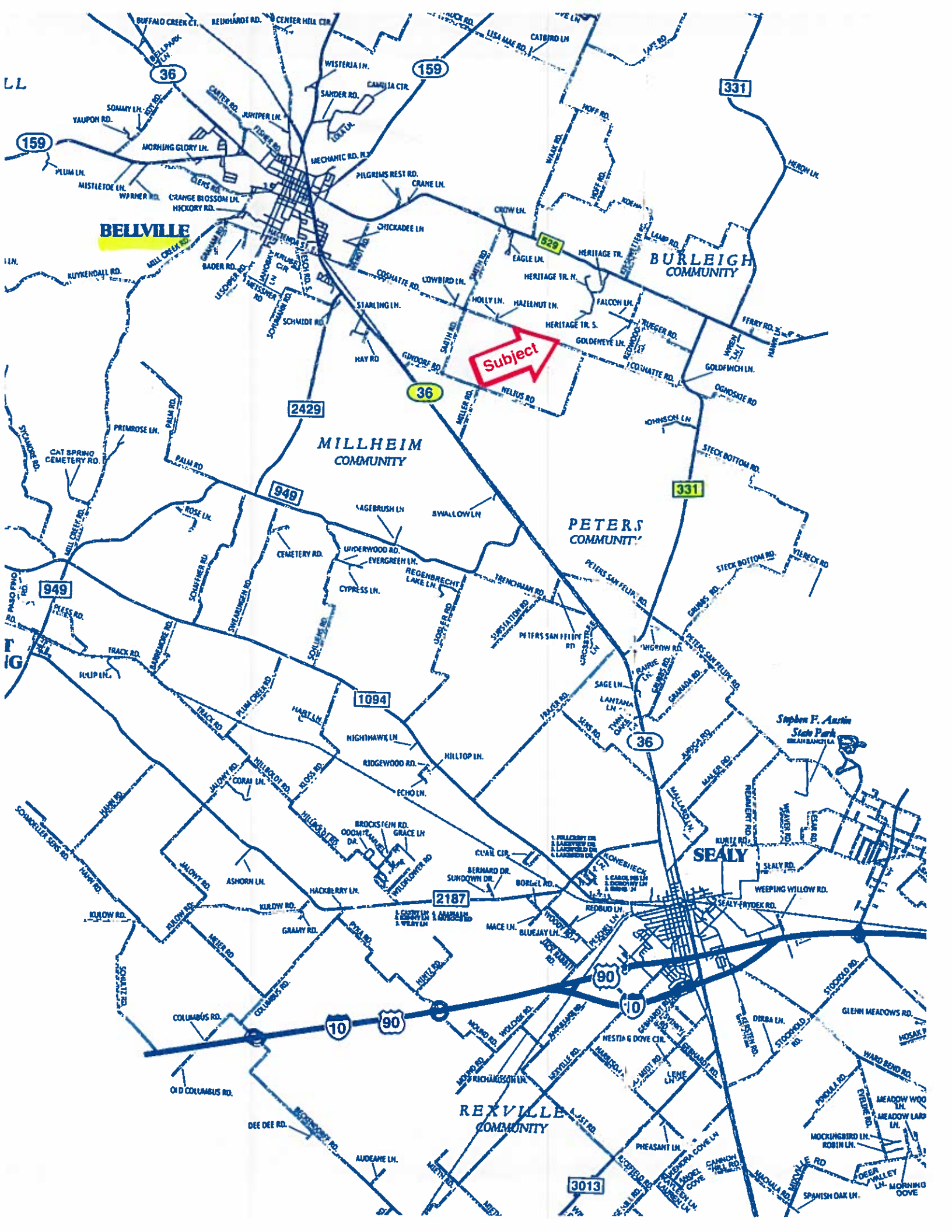
Reference Layers

- NFHL Data Available
- FIRM Panel Boundary
- Flood Risk Areas
 - High Risk Area - Floodway
 - High Risk Area
 - Moderate Risk Area
 - Low to Moderate Risk Area (reduced risk due to levees)
 - Low to Moderate Risk Area
 - Undetermined Risk Area

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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-



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OPPORTUNITY