

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

Peters San Felipe Road - Sealy 77474, Austin County



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

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

Recreational Paradise!! Located a relaxing 40 minute drive west on IH-10 from Houston and very near Stephen F. Austin State Park and Golf Course, this 48.940 acre tract has much to offer. The property, being selectively cleared near stands of dense woods along Old Mill Creek bed has created a natural habitat for deer and many other types of wildlife. Native weed cover around and near the two ponds located on the property makes dove and occasional duck shooting enjoyable. If golf beckons you, fancy the Stephen F. Austin State Park and Golf Course which is located just minutes away.

This property offers one the opportunity to enjoy a little bit of outdoor life-Texas Style!!

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: \$428,227

ID No.: 87444

Listing Type: For Sale

Use: Farm & Ranch

Building: Land Only

Acreage: 48.94 Acres

Frontage: Gravel Road, County Road

Other Features: Pond, Live Creek, Mostly Flat

Directions: From Sealy-Highway 36N 1.8 miles, turning right on Jurica Rd. Travel Jurica Rd 1.8 miles and turn right on Peters San Felipe Road. The property is 7/10 of a mile on the left.



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

420 E. Main St., Bellville, TX 77418

FM 1094 @ 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: Sealy-Hwy 36N 1.8 mi; R on Jurica Rd 1.8 mi; R on Peters SanFelipe .7mi to prop on L Listing#: 87444
 Address of Property: Peters San Felipe Road Road Frontage 455.91'
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☐ YES ☒ NO
 Subdivision: N/A Lot Size or Dimensions: 48.940 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 48.9402
Price per Acre (or) \$8,750.00
Total Listing Price: \$428,226.75
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: \$ 50.24
 County: \$ 15.08
 Fire: \$ 1.20
 FM Rd.: \$ 3.05
 SpRd/Brg.: \$ 2.53
 TOTAL: \$ 72.10

Agricultural Exemption: ☒ Yes ☐ No

School District: Sealy I.S.D.

Minerals and Royalty: ** Convey Surface Control

Seller believes 100% *Minerals
 to own: 100% *Royalty
 Seller will None Minerals
 Convey: None 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: Phillips Petroleum & Shell Pipeline

Roadway: None

Electric: Reliant

Telephone: None

Water: None

Other: None

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: None

Barns: None

Others:

Approx. % Wooded: 10% +/-

Type Trees: Oak, Ash and Hackberry

Fencing: Perimeter ☐ YES ☒ NO

Condition:

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: 2

Sizes: 1/2 acre each +/-

Creek(s): Name(s): Old Mill Creek Bed

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: 1950 Depth 80 Ft.

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

Reliant Energy

Gas Service Provider (Name):

None

Septic System(s): How Many: None

Year Installed:

Soil Type: Blackland

Grass Type(s): Native

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

determined by survey.

Nearest Town to Property: Sealy

Distance: 4 Miles

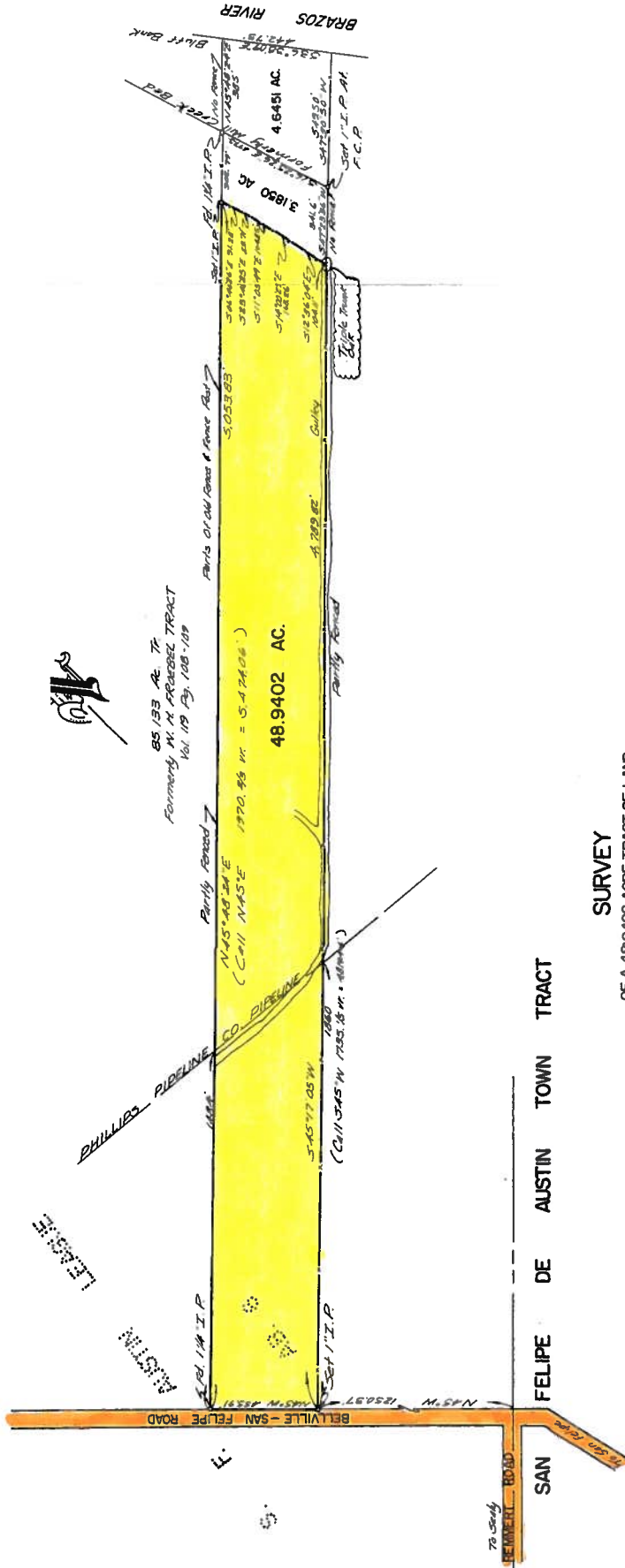
Driving time from Houston 45 Minutes

Items specifically excluded from the sale:

All of sellers personal property located on said 48.94 acres

Additional Information:

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SURVEY

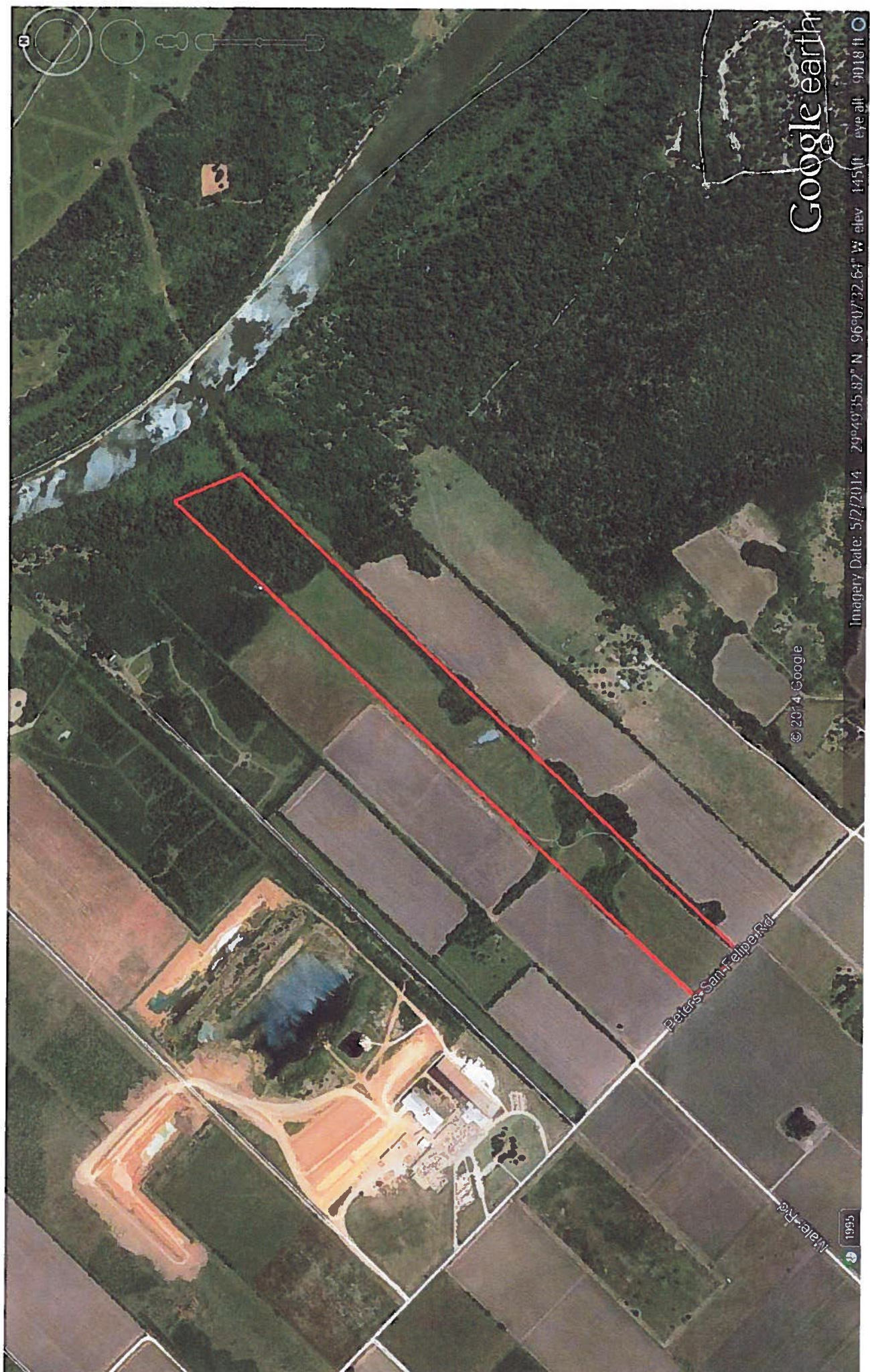
OF A 48.9402 ACRE TRACT OF LAND
IN THE S.F. AUSTIN LEASING ABSTRACT NO. 6
AUSTIN COUNTY, TEXAS
BEING THAT CERTAIN CALL 50.00 ACRE TRACT
CONVEYED TO FRITZ SPREHN BY LEONARD TILLOTSON

SCALE: 1" = 300'



I, CHARLIE KALKOMEY, a Registered Public Surveyor, do hereby certify that this plat is a record of a survey made by me on the ground and truly represents the facts as found on this 2nd day of May, 1977.

Signed Charlie Kalkomey No. 1399
CHARLIE KALKOMEY
ROSENBERG, TEXAS



Google earth

Imagery Date: 5/2/2014 29°49'55.82" N 96°07'32.64" W elev 145 ft eye alt 9018 ft

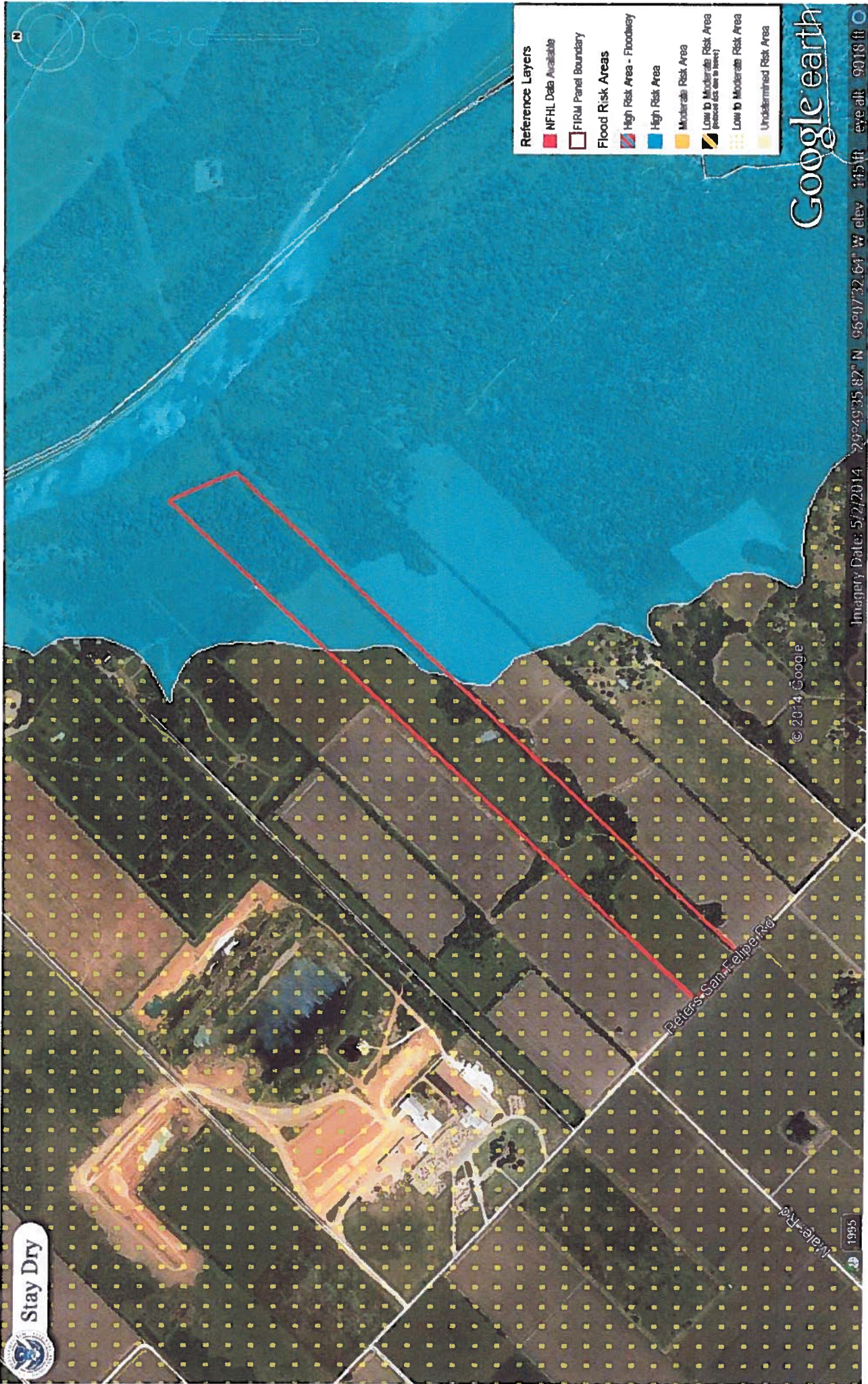
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Peters San Felipe Rd

1995



Stay Dry

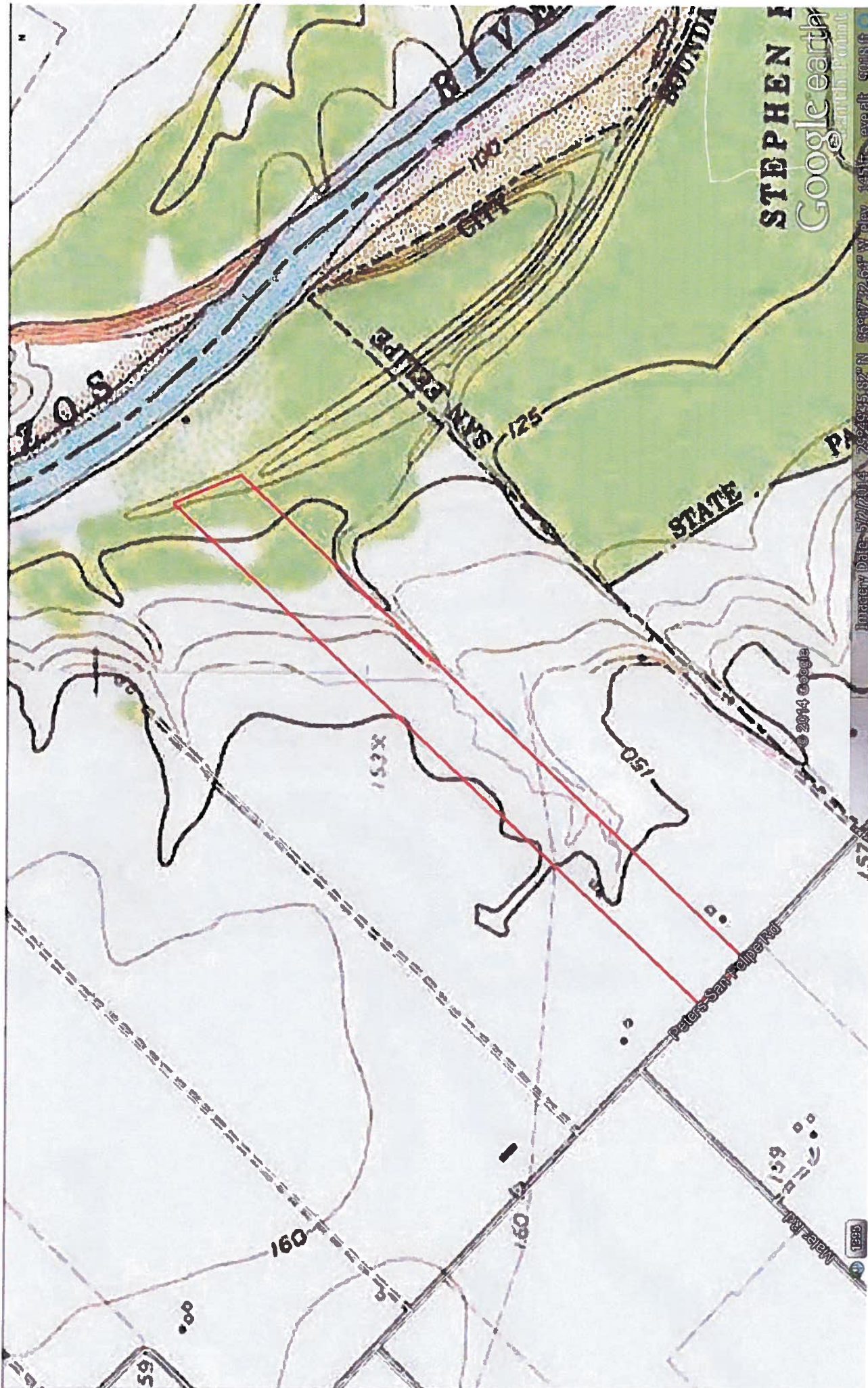


- Reference Layers**
- NFHL Data Available
 - FIRM Panel Boundary
 - Flood Risk Areas**
 - High Risk Area - Floodway
 - High Risk Area
 - Moderate Risk Area
 - Low to Moderate Risk Area (Flooded Area in Years)
 - Low to Moderate Risk Area
 - Undetermined Risk Area

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Google earth

Imagery Date: 5/2/2014 29°49'35.82" N 96°07'32.64" W elev 145 ft eye alt 9018 ft

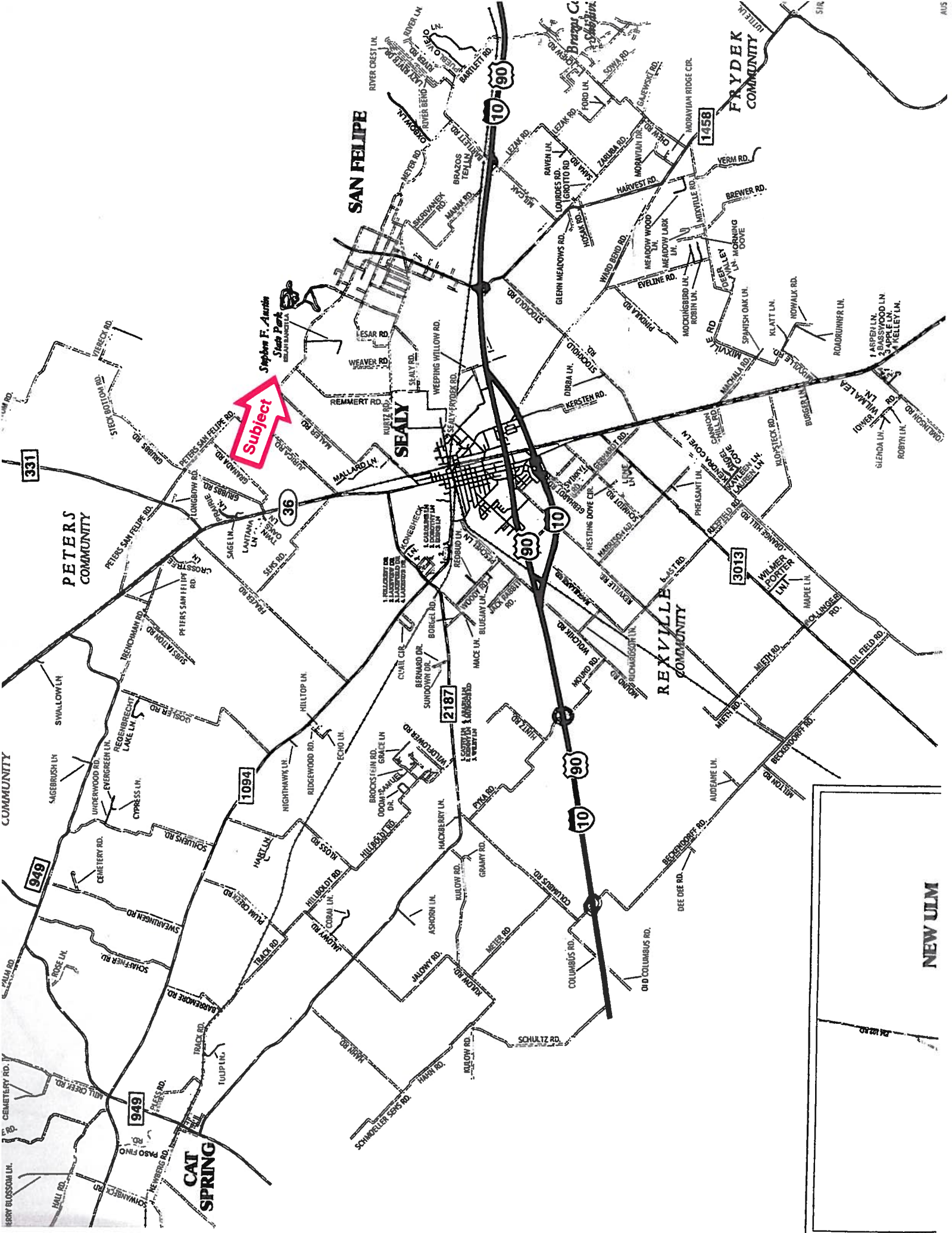


STEPHEN P
Google earth

Imagery Date: 5/2/2014 28°59'55.82"N 96°37'22.64"W elev. 145 ft. eye alt. 9018 ft.

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NEW ULM

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-

