

# Texas Listing Service

The Realtor's™ Choice for Country Real Estate

## Shupak Rd - BELLVILLE, Austin County



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

Office: Bellville (979) 865-5466

New Ulm (979) 992-2636

Fax: Bellville (979) 865-5500

New Ulm (979) 992-2637

Located just outside of Nelsonville and convenient to Bellville, Brenham and Industry, the property features beautiful views, with several potential homesites. The land is rolling and sandy with good drainage. There is a seasonal creek bordered with Pecans, a small tank and electricity and a well are already in place. For an appointment to view this fine property, please call the New Ulm office at 979-992-2636 or Bellville, at 979-865-5969.

\*\*\*Bill Johnson and Associates Real Estate Company will co-broker if buyer is accompanied by his/her agent at all property showings\*\*\*

List Price: \$653,991

ID No.: 59211

Listing Type: For Sale

Use: Residential, Farm & Ranch

Building: Land Only

Acreage: 50.31 Acres

Frontage: Paved Road, County Road

Land Use: Agricultural Lease

Other Features: Well, Seasonal Creek, Partially Wooded, Rolling, Sandy Soil

Directions: From Bellville, FM 159 west, approx. 8 miles to Nelsonville. Right on FM 2502, right on Shupak. Gate is approx. 1/2 mile from FM 2502 and Shupak on the right. Look for BJRE sign.

## Shupak Rd - BELLVILLE, 77418 Austin County



Shupak Rd - BELLVILLE, 77418 Austin County



**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](http://www.bjre.com)

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**ACREAGE LISTING**

Location of Property: Between Bellville and Industry at Nelsonville Listing #: 59211  
 Address of Property: Shupak Rd. Road Frontage: 1,431'  
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: None Lot Size or Dimensions: 1,431' x 1,380'  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 50.3070**Price per Acre (or)** \$13,000.00 per acre**Total Listing Price:** \$653,991.00**Terms of Sale:**

Cash: ☒ YES ☐ NO  
 Seller-Finance: ☒ YES ☐ NO  
 Sell.-Fin. Terms:  
 Down Payment: Terms acceptable to  
 Note Period: Seller  
 Interest Rate:  
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.  
 Balloon Note: ☐ YES ☐ NO  
 Number of Years: \_\_\_\_\_

**Property Taxes:** 2012  
 School: \$ 102.80  
 County: \$ 31.39  
 FM/Rd/Br.: \$ 11.67  
 Hospital: \$ 5.27  
 City: none  
 TOTAL: \$ 151.13

Agricultural Exemption: ☒ Yes ☐ No**School District:** Bellville I.S.D.**Minerals and Royalty:**

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: DeWayne Dopslauf

Lease Expiration Date: With reasonable notice

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

Pipeline: none

Roadway: none

Electric: San Bernard Elec.

Telephone: none

Water: none

Other:

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

Guest House:

Recreation:

Building: Barn

Workshop:

Pool Area:

Approx. % Wooded: 30%

Type Trees: Oaks, Cedar, Pecan

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

**Ponds:** Number of Ponds: None

Sizes:

**Creek(s):** Name(s): Long Branch

Seasonal

**River(s):** Name(s): NONE**Water Well(s): How Many?** 1

Year Drilled: 1996 Depth 150'

**Community Water Available:** ☐ YES ☐ NO

Provider: Unsure

**Electric Service Provider (Name):**

San Bernard Elec.

**Gas Service Provider (Name):**

None

**Septic System(s): How Many:** None

Year Installed:

**Soil Type:** Sandy/sandy loam**Grass Type(s):** Native and Coastal**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey.

**Nearest Town to Property:** Bellville

Distance: 9 miles

Driving time from Houston 1 H, 15M

**Items specifically excluded from the sale:** ALL OF  
 SELLERS' PERSONAL PROPERTY LOCATED ON THE  
 SUBJECT PROPERTY.

**Additional Information:**

Always close gates. Cattle on Property

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



Map of Alameda County, California, showing various lots and their parcel numbers. The map is oriented with North at the top. A large, irregularly shaped lot in the center is highlighted with a thick blue border. This lot is surrounded by several other lots, some of which are also outlined in red. The map includes labels for 'Alameda County' and 'Alameda' at the bottom. The parcel numbers are printed in black text on the map.

Parcel numbers visible on the map:

- R0000043217
- R000049665
- R00000476
- R000051881
- R000003749
- R000001120
- R000017084
- R000023634
- R000048677
- R000003757
- R000018556
- R000009918
- R000005331
- R00002867
- R00000465
- R000057276
- R000057548
- R000057521
- R000004129
- R000002171
- R000068690
- R000000414
- R000001922
- R000001331
- R000001016
- R000001987
- R000017914
- R000019150
- R000069584
- R000004143

7

Ownership\_Information

1:11,330

0 0.075 0.15 0.3 ml 0.6 cm

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Google  
2005

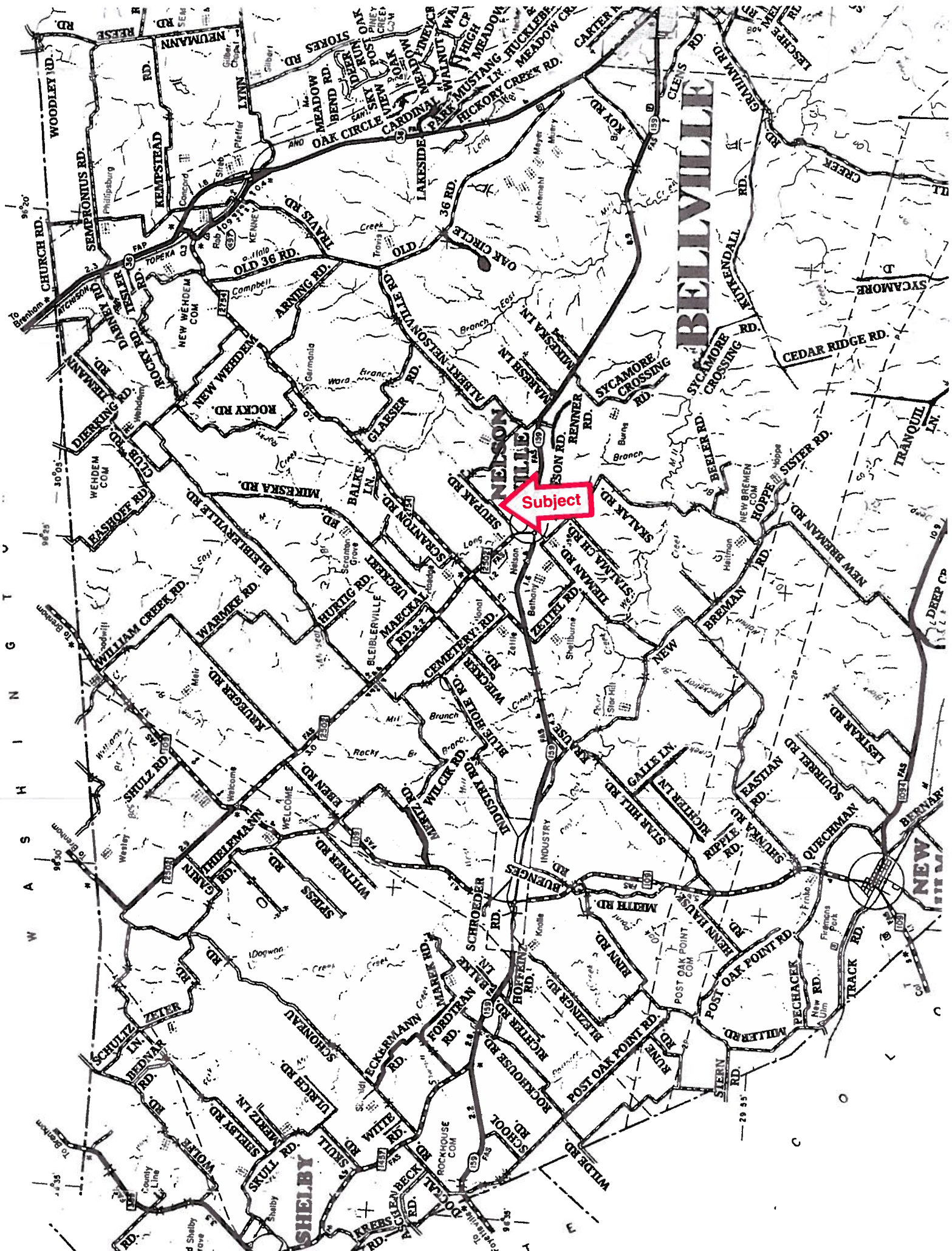
Eye alt 3713 ft

© 2010 Google  
Image USDA Farm Service Agency

29°58'56.92" N 96°23'55.95" W elev 289 ft

Imagery Date: Jun 28, 2005





Subject

*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 512-465-1111.

