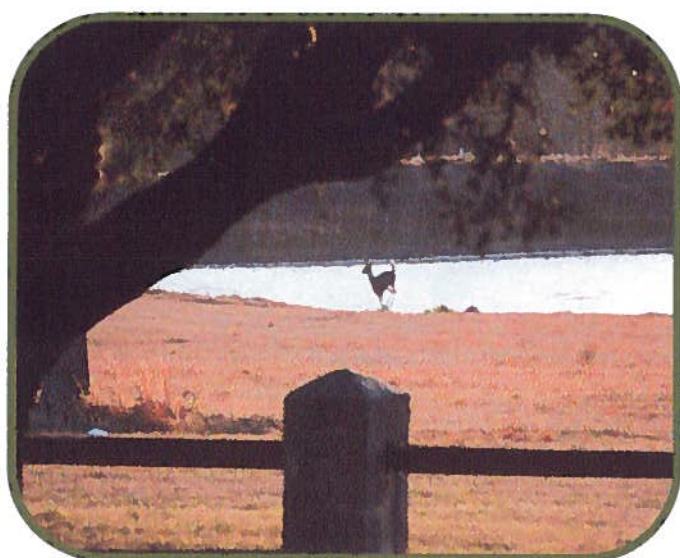
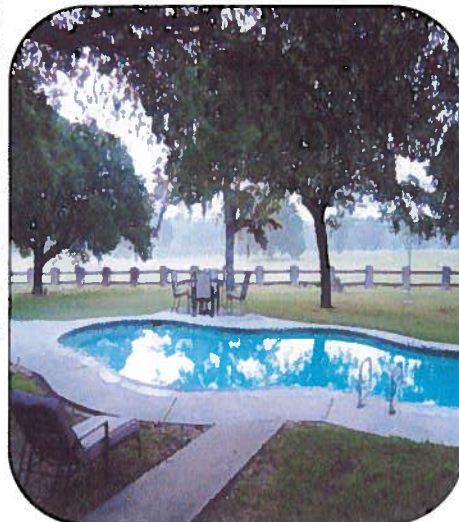




4831 Smith Road
Bellville, TX 77418



Bill Johnson and Associates Real Estate Company
Bellville 979-865-5969 or New Ulm 979-992-2636
www.bjre.com



This sprawling 226-plus acre ranch is situated just 60 miles northwest of Houston, Texas, easily accessible from Interstate 10.

The property offers 25 acres of woods laced with a creek, and trails that can be enjoyed for horseback riding or hiking. Spend some time in one of the shady clearings where you can rock on a cozy bench swing under one of the tall trees, relaxing with a good book or just napping under the canopy.



The ranch offers 6 livestock ponds, two of which are superb for fishing or canoeing – complimentary canoe included!

The wildlife that graces the property adds tranquil country setting. Be treated to a performance as a family of deer dance, front pasture. Grab your binoculars and some of the amazing bird species. You giant owl who occasionally pays a visit.



to the beauty of this special morning play or run across the dewy see if you can recognize may even spot the beautiful

Bluebonnets, Indian paintbrush, and other colorful wildflowers carpet the front pastures of the property in the springtime.



And year-round, the ranch offers picture-perfect views of both sunrise and sunset.

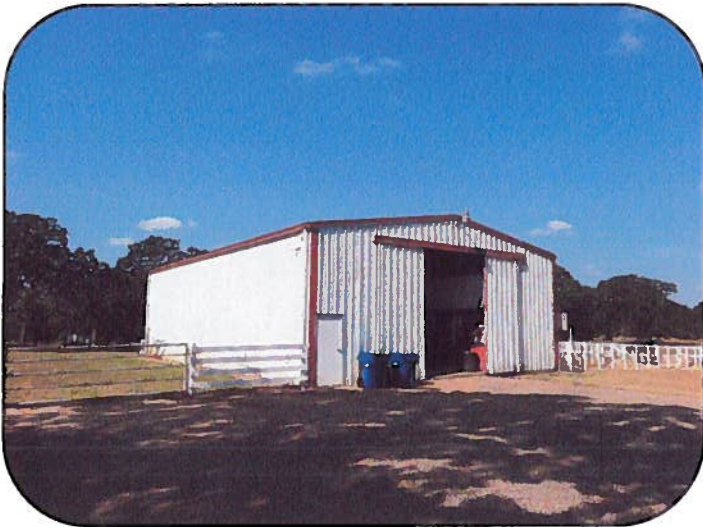


The front entrance gate to the ranch is framed on either side by long stone walls which were repurposed from the historic 1900s Railroad located in Bellville, Texas, just a few miles and Santa Fe Railway division headquarters turn of the last century). Mature agave you along the ¼ mile entrance drive, Road. Your private road, ideal for a morning jog, leads to the Spanish-style main barn of the property.

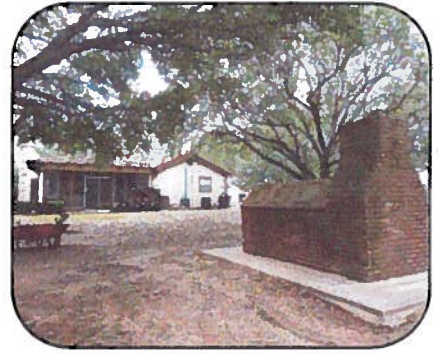


Roundhouse that had been away (the Gulf, Colorado moved to Bellville at the and lively oak trees greet formally named Hope leisurely evening stroll or main house and stabled

As you near the main house, catch a glimpse of one of the grand, antique maritime ship's bells that subtly flank the walk leading to the front door. Towards the end of Hope Road is a bend leading to the spacious vintage brick motor court located behind the home. The main house offers a pool and spa where you can enjoy a relaxing afternoon.



Or gather your family and friends over for a Texas-style barbeque slow-cooked in a vintage Texas-sized brick smoker. And in the evening, everyone can enjoy a spectacular view of a brightly star-studded night sky, a real treat, especially for city dwellers.



Adjoining the main stable is a 20-acre horse pasture where three friendly horses, that can be your very own, live and play. For horse exercise, the ranch is equipped with a sand arena, round pen, and corrals. And a nearby vintage hot walker makes a fitting backdrop.

About ½ a mile from the main house is a quaint guest house, the original portion of which was built by the property's earlier landowners. Notice the cattle grates leading to the guest house, which were fashioned from old railroad rails. Spend some time gardening in the flower beds or propagating new plants in the nearby potting shed. The potting shed is equipped with a working vintage porcelain double sink as well as an extra faucet, both of which source their water from a natural well. Take a peaceful break and sit on the front porch, where you can be lulled by the nearby patch of oak trees as they mimic a wavy seashore-like sound on windy days.



A one-room cabin, equipped with its own kitchen, bathroom and wood stove, is invitingly nestled on the edge of the woods.

The property is conveniently located only four miles from historic Bellville, Texas, the seat of Austin County, and home to many quaint shops and restaurants.

Bill Johnson and Associates Real Estate Company
Bellville 979-865-5969 New Ulm 979-992-2636
www.bjre.com

**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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ACREAGE LISTING INFORMATION

Location of Property: Bellville*FM 529*Right on Smith Road to property on the left Listing #: 80361
 Address of Property: 4831 Smith Road, Bellville, TX 77418 Road Frontage: See Additional Information
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 226.514 Acres**Price per Acre (or)****Total Listing Price:** \$2,850,000.00**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: 2013

School: \$ 5,582.76
 County: \$ 1,704.52
 FM/Rd/Br.: \$ 633.60
 Hospital: \$ 286.23
 City:
 TOTAL: \$ 8,207.11

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

Seller believes 100% of the minerals and royalty under 56.773 ac.
 to own: Owns unknown % under the remaining property.

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: None

Roadway: None

Electric: San Bernard Electric Cooperative, Inc.

Telephone: Southwestern Bell Telephone

Water: Austin Co. Water Supply Corp.

Other: Ingress and egress to 2 private cemeteries

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

Buildings: Guest Home, Cabin

Barns: 5 stall metal horse barn with tack room and work shop

Others: Rock round pen with walker, pipe working pens, 2 loafing sheds, arena

Approx. Percent Wooded: 25%

Type Trees: Oak, cedar, elm, pecan

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

Ponds: Number of Ponds: 6

Sizes: 1/2 acre to 3 acres

Creek(s): Name(s): Dry Creek**River(s):** Name(s): None**Water Well(s): How Many?** 2

Year Drilled: Unknown Depth Unknown

Community Water Available: ☒ YES ☐ NO

Provider: Austin County Water Supply

Electric Service Provider (Name): San Bernard

Electric Cooperative

Gas Service Provider

None

Septic System(s): How Many: 3

Unknown

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

determined by survey

Nearest Town to Property: Bellville

Distance: 4 miles

Driving time from Houston 60 minutes**Items specifically excluded from the sale:** All of Seller's and

Lessee's personal property and the Massey Ferguson tractor

located in and on said 226.514 acres. All other ranch equipment

included in listing price. Seller to remove two live oak trees from the

back yard of the guest house by February 2014. There are two private

cemeteries on the property.

Road Frontage: Smith Road: 5,958', FM 529: 611'; Coshatte Road: 722'

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MAIN HOME LISTING INFORMATION

Address of Home:	4831 Smith Road, Bellville, Texas 77418		Listing	80361
Location of Home:	Bellville * FM 529 * right on Smith Road to property on the right.			
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	226.514 Acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Listing Price:	\$2,850,000.00			
Terms of Sale	Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	4
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher		
Sell.-Fin. Terms:		<input checked="" type="checkbox"/> Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/> Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Interest Rate:		<input checked="" type="checkbox"/> Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All of Seller's and Lessee's personal property located in and on said 226.514 ac.		
Number of Years:		all remaining furniture and appliances are included in listing price.		
Size and Construction:		Heat and Air:		
Year Home was Built:	1972	<input checked="" type="checkbox"/> Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	4 Units
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	4 Units
Bedrooms:	4	<input type="checkbox"/> Other:		
Bath:	3	<input checked="" type="checkbox"/> Fireplace(s)		
Size of Home (Approx.)	3,733 Living Area	<input checked="" type="checkbox"/> Wood Stove		
	Total	<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Utilities:		
Roof Type:	Tile Year Installed: 1972	Electricity Provider:	San Bernard Electric Corp.	
Exterior Construction:	Stucco	Gas Provider:	None	
Room Measurements: APPROXIMATE SIZE:		Sewer Provider:	Private	
Living Room:	and Dining: 36' x 25'	Water Provider:	Austin County Water Supply Corp.	
Dining Room:		Water Well:	<input checked="" type="checkbox"/> YES 2	Depth: Unknown
Kitchen:	24' x 13'		Year Drilled:	Unknown
Family Room:	24' x 24'	Average Utility Bill:	Monthly:	\$400.00
Utility:	7' x 3'	Taxes:	2012 Year	
Bath:	18' x 9' <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:	\$5,582.76	
Bath:	11' x 8' <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	County:	\$1,704.52	
Bath:	9' x 7' <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	FM/Rd/Br:	\$633.60	
Master Bdrm:	18' x 15'	Hospital:	\$286.23	
Bedroom:	14' x 13'	City:		
Bedroom:	14' x 13'	Total:	\$8,207.11	
Bedroom:	19' x 12'	School District:	Bellville I. S. D.	
Other:		Additional Information:	Large brick parking area behind home.	
Garage:	<input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:		Electronic gate entry, paved entry road to main home	
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:				
Front:	Covered front porch with bell tower			
Back:	Small enclosed entry porch			
Side:	Size: None <input type="checkbox"/> Covered			
Deck:	Size: None <input type="checkbox"/> Covered			
Fenced Yard:	Yes - Stone and Rail			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 12x20 Pool Hse/Mech. Room			
Construction:				
TV Antenna:	<input checked="" type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

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GUEST HOME LISTING INFORMATION

Address of Home:	4831 Smith Road, Bellville, Texas 77418		Listing	80361
Location of Home:	Bellville * FM 529 * right on Smith Road to property			
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	226.514 Acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Listing Price:	\$2,850,000.00			
Terms of Sale				
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
Number of Years:				

Size and Construction:

Year Home was Built:	Unknown		
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES		
Bedrooms:	3	Bath:	2
Size of Home (Approx.)	1,356 Living Area		
	Total		
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Composition	Year Installed:	2000
Exterior Construction:	Hardy Plank		

Room Measurements: APPROXIMATE SIZE:

Living Room:	16' x 16'	
Dining Room:		
Kitchen:	24' X 9' (eat-in kitchen)	
Family Room:		
Utility:	9' x 4'	
Bath:	16' x 7'	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower
Bath:	9' x 5'	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower
Master Bdrm:	16' x 16'	
Bedroom:	14' x 10'	
Bedroom:	11' x 9'	
Bedroom:		
Other:		
Garage:	<input type="checkbox"/> Carport: <input checked="" type="checkbox"/>	No. of Cars: 2
Size:	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	

Porches:

Front: Size:	17' x 8'	
Back: Size:	13' x 6'	
Deck: Size:	17' x 17'	<input type="checkbox"/> Covered
Deck: Size:		<input type="checkbox"/> Covered
Fenced Yard:	Yes - Rail Fence	
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size: 50' x 12'
Construction:	Shed	
TV Antenna	<input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>	

Home Features

<input type="checkbox"/> Ceiling Fans	No.	None
<input checked="" type="checkbox"/> Dishwasher		
<input type="checkbox"/> Garbage Disposal		
<input checked="" type="checkbox"/> Microwave (Built-In)		
<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
<input checked="" type="checkbox"/> Refrigerator - Small	room-sized refrigerator	

Items Specifically Excluded from The Sale: LIST:

All of Seller's and Lessee's personal property located in and on said 226.514 acres. All appliances included in listing price.

Heat and Air:

<input checked="" type="checkbox"/> Central Heat	Gas	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/>	2 Units
<input checked="" type="checkbox"/> Central Air	Gas	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/>	2 Units
<input type="checkbox"/> Other:				
<input type="checkbox"/> Fireplace(s)				
<input type="checkbox"/> Wood Stove				
<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Ga	<input checked="" type="checkbox"/> Electric		

Utilities:

Electricity Provider:	San Bernard Electric
Gas Provider:	None
Sewer Provider:	Private
Water Provider:	Austin County Water Supply
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Depth:	Unknown
Year Drilled:	
Average Utility Bill:	Monthly: With Main Home

Taxes:

	2012	Year
School:		\$5,582.76
County:		\$1,704.52
FM/Rd/Br:		\$633.60
Hospital:		\$286.23
City:		
Total:		\$8,207.11
School District:	Bellville I. S. D.	

Additional Information:

Owner will remove two live oak trees from back yard by February 2014.

Washer, dryer, stove and small refrigerator included.

Stairs off kitchen to unfinished attic.

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GUEST CABIN LISTING INFORMATION

Address of Home:	4831 Smith Road, Bellville, Texas 77418		Listing	80361
Location of Home:	Bellville * FM 529 * right on Smith Road to property			
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	226.514 Acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Listing Price:	\$2,850,000.00			
Terms of Sale				
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	<input type="checkbox"/> Mo.	<input type="checkbox"/> Qt.	<input type="checkbox"/> S.A.	<input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
Number of Years:				
Size and Construction:				
Year Home was Built:	Unknown			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES			
Bedrooms:	Bath:	1		
Size of Home (Approx.):	384 Living Area			
	Total			
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Composition	Year Installed:	Unknown	
Exterior Construction:	Particle Board			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:	24' x 16' (one large room)			
Dining Room:				
Kitchen:	8' x 4'			
Family Room:				
Utility:				
Bath:	7' x 5'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Master Bdrm:				
Bedroom:				
Bedroom:				
Bedroom:				
Other:				
Garage:	<input type="checkbox"/> Carport:	No. of Cars:		
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:				
Front: Size:				
Back: Size:				
Deck: Size:	<input type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:				
Outside Storage:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Size:		
Construction:				
TV Antenna	<input checked="" type="checkbox"/>	Dish	<input type="checkbox"/>	Cable

Home Features

- ☒ Ceiling Fans No. 1
- ☐ Dishwasher
- ☐ Garbage Disposal
- ☐ Microwave (Built-In)
- ☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric
- ☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

All of Seller's and Tenant's personal property located in and on said 226.514 acres. All appliances included in listing price.

Heat and Air:

- ☐ Central Heat Gas ☐ Electric ☐
- ☐ Central Air Gas ☐ Electric ☐
- ☒ Other: Window A/C
- ☐ Fireplace(s)
- ☒ Wood Stove
- ☒ Water Heater(s): ☐ Ga ☒ Electric

Utilities:

Electricity Provider: San Bernard Electric

Gas Provider: None

Sewer Provider: Private

Water Provider: Austin County Water Supply

Water Well: ☒ YES ☐ NO Depth: Unknown

Year Drilled:

Average Utility Bill: Monthly:

Taxes:**2012 Year**

School: \$ 5,582.76

County: \$ 1,704.52

FM/Rd/Br: \$ 633.60

Hospital: \$ 286.23

City: \$ 8,207.11

Taxes: \$ 8,207.11

School District: Bellville I. S. D.

Additional Information:

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1995
Imagery Date: 4/21/2012 29°55'53.94" N 96°12'32.24" W elev 231 ft eye d

Google

Coushatta Rd

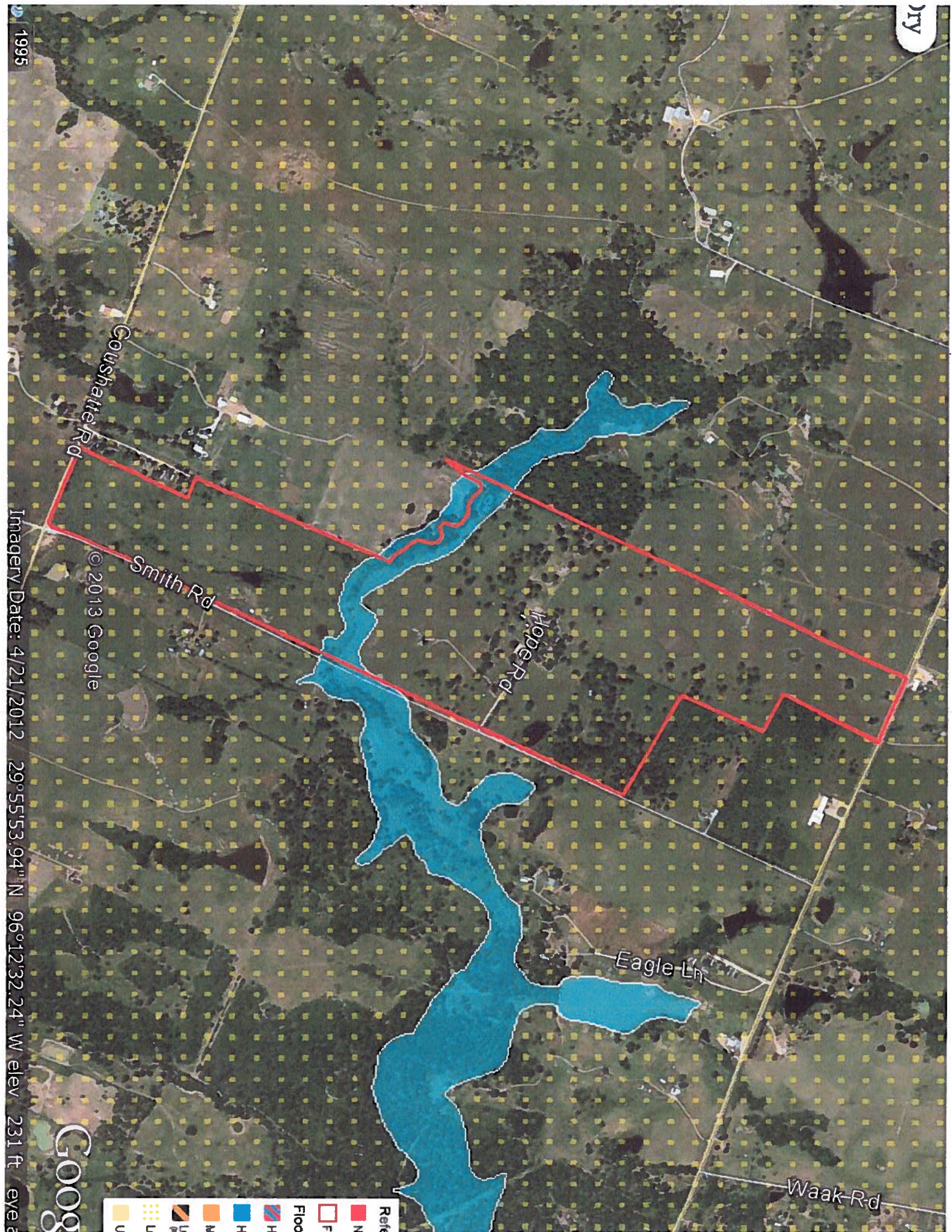
Smith Rd

Hope Rd

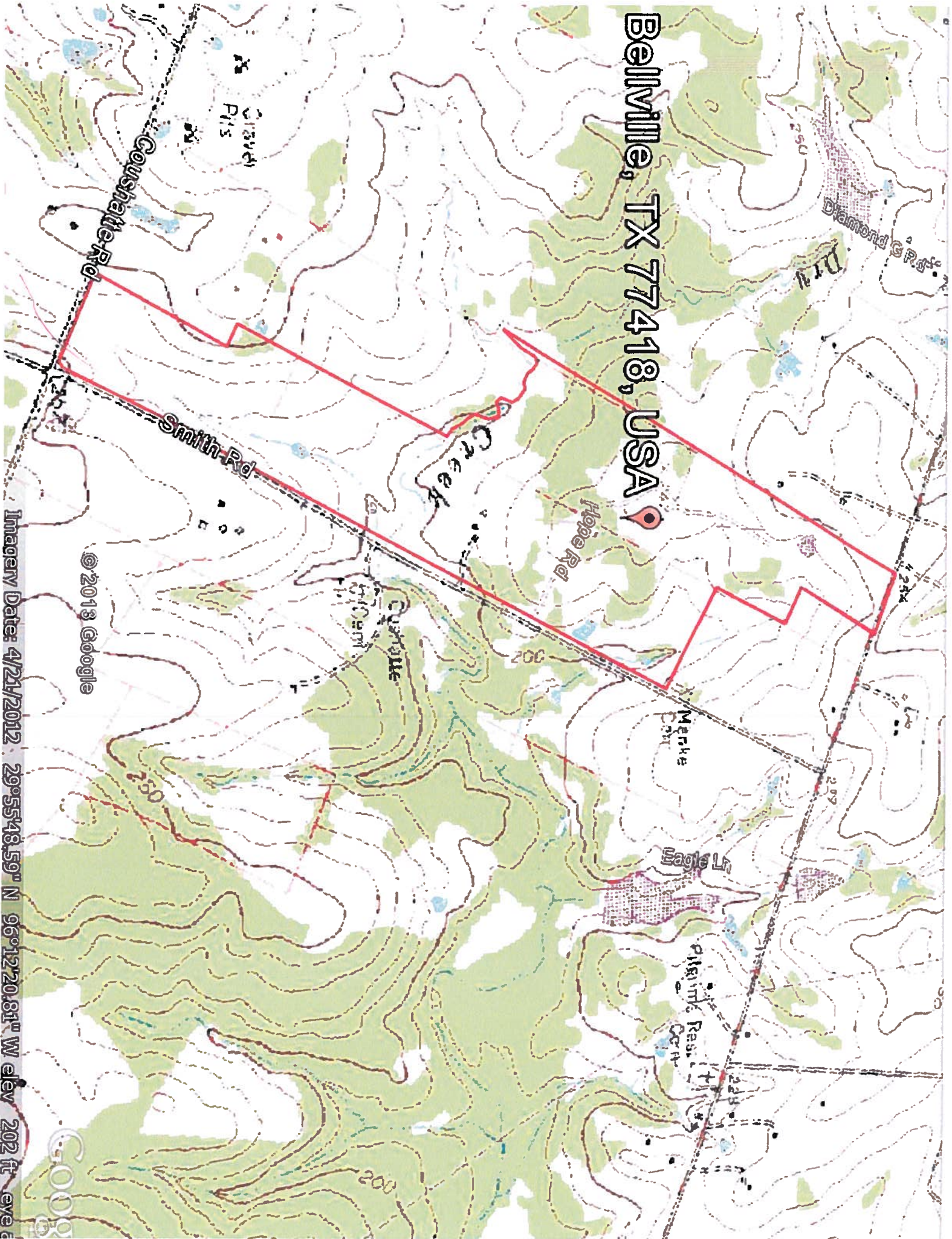
Eagle Ln

Waak Rd

© 2013 Google



Belleville, TX 77418, USA



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BELLVILLE

Subject

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& CHAMBE
COMME



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-

