

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

*Rexville Road - Sealy, 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

Investment Opportunity!!

This 126.354 acre property is located near the city limits of Sealy, Texas with road frontage on Rexville Road (2650'+/-). This property is located approximately ½ mile south of FM 3538 and approximately ¾ mile from Wal Mart Distribution Center. The immediate area is presently experiencing some commercial development. Presently this property is being used agriculturally. Considering the expected commercial growth for this immediate area, this 126.534 acre property might prove to be a rare investment opportunity.

See the Bill Johnson and Associates Real Estate Company property brochure for additional information.

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

List Price: \$821,301

ID No.: 79797

Listing Type: For Sale

Use: Commercial

Building: Land Only

Acreage: 126.35 Acres

Frontage: Gravel Road, County Road

Land Use: Agricultural Lease

Other Features: Pond, Mostly Flat, Sandy Soil

Directions: Sealy: 36S turning right on FM 3013-Right onto Brast Rd then left onto Rexville Road to property.

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

420 E. Main St., P.O. Box 294

Bellville, Texas 77418

979-865-5969 or 281-463-3791

979-865-5500 - fax

www.bjre.com

billjohnson@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.

126.354 ACRES-REXVILLE RD.

Location of Property: Sealy-36S-Rt on FM 3013-Rt on Brast Rd.-L. on Rexville Rd. to prop. Listing #: 79797
 Address of Property: Rexville Road-Sealy, Texas Road Frontage **See Additional Info.
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 126.354
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 126.3540**Price per Acre (or)** \$6,500/Acre**Total Listing Price:** \$821,301.00**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:

2012 Taxes shown on 122.164 ac

School: \$ 138.54
 County: \$ 42.30
 Fire Dist.: \$ 7.60
 FM Road: \$ 8.61
 SpRd/Brg: \$ 7.12
 TOTAL: \$204.17

Agricultural Exemption: ☒ Yes ☐ No

School District: Sealy I.S.D.

Minerals and Royalty: *Approximate*

Seller believes 100% *Minerals
 to own: 100% *Royalty
 Seller will NONE - WILL CONVEY SURFACE CONTROL 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: Joe Schneider-Sealy

Lease Expiration Date: 60 Day Notice

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

Pipeline: None

Roadway: None

Electric: Reliant Energy

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: Open

Type Trees: None

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

Ponds: Number of Ponds: One

Sizes: 1 1/2 acre +/-

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? None

Year Drilled: Depth

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name): Reliant

Energy

Gas Service Provider (Name): Private

Septic System(s): How Many? None

Year Installed:

Soil Type: Clayish Loam

Grass Type(s): Native

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey.

Nearest Town to Property: Sealy

Distance: 5 Miles

Approximate driving time to Houston: 50 Minutes

Items specifically excluded from the sale: ALL OF
 SELLER'S AND LESSEE'S PERSONAL PROPERTY
 LOCATED ON SAID 126.354 ACRES OF LAND

Additional Information:

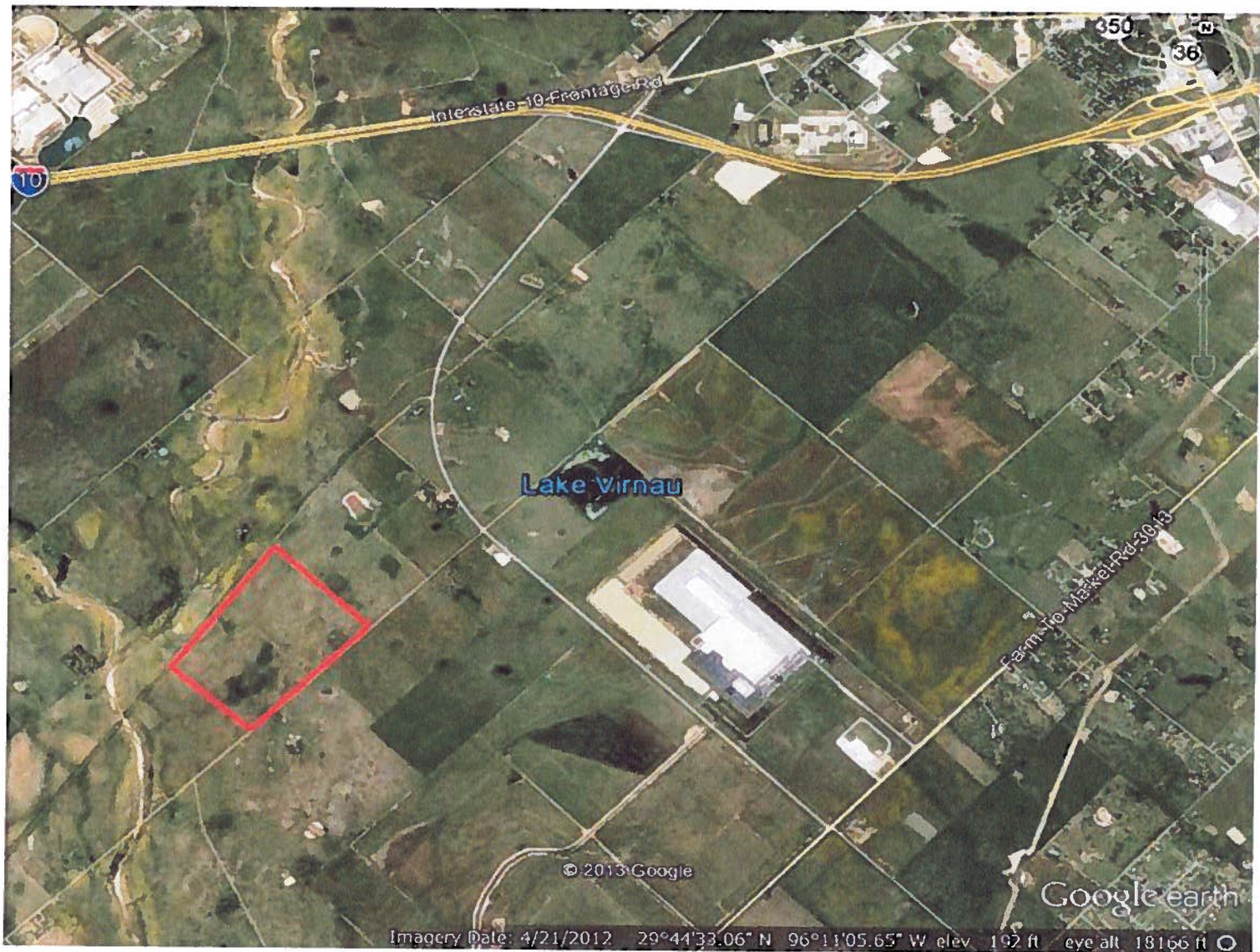
**Road Frontage- Rexville Road-2650' +/-

Property is located approximately 1/2 mile from Sealy

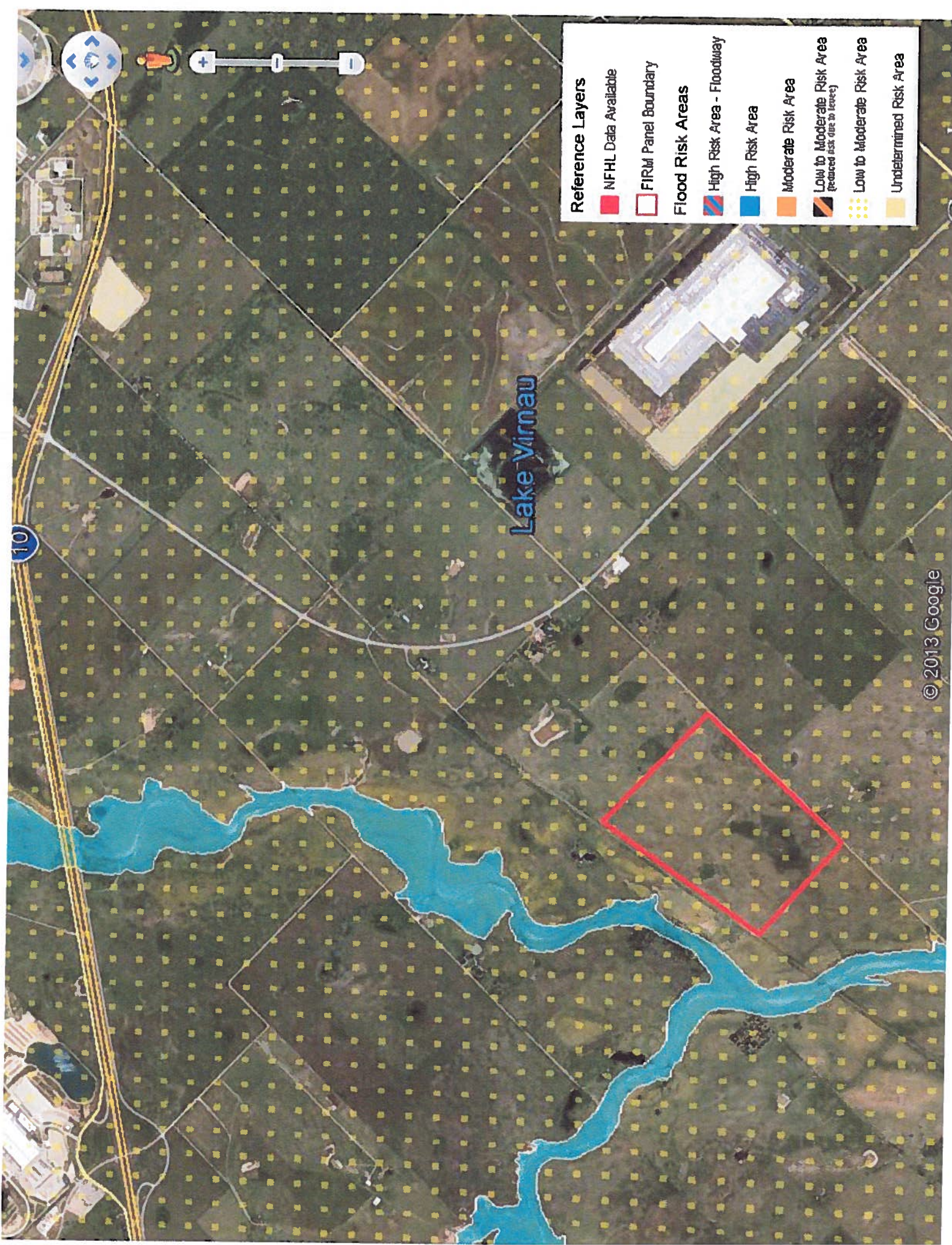
City Limit

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*Rexville Road - Sealy, 77474 Austin County

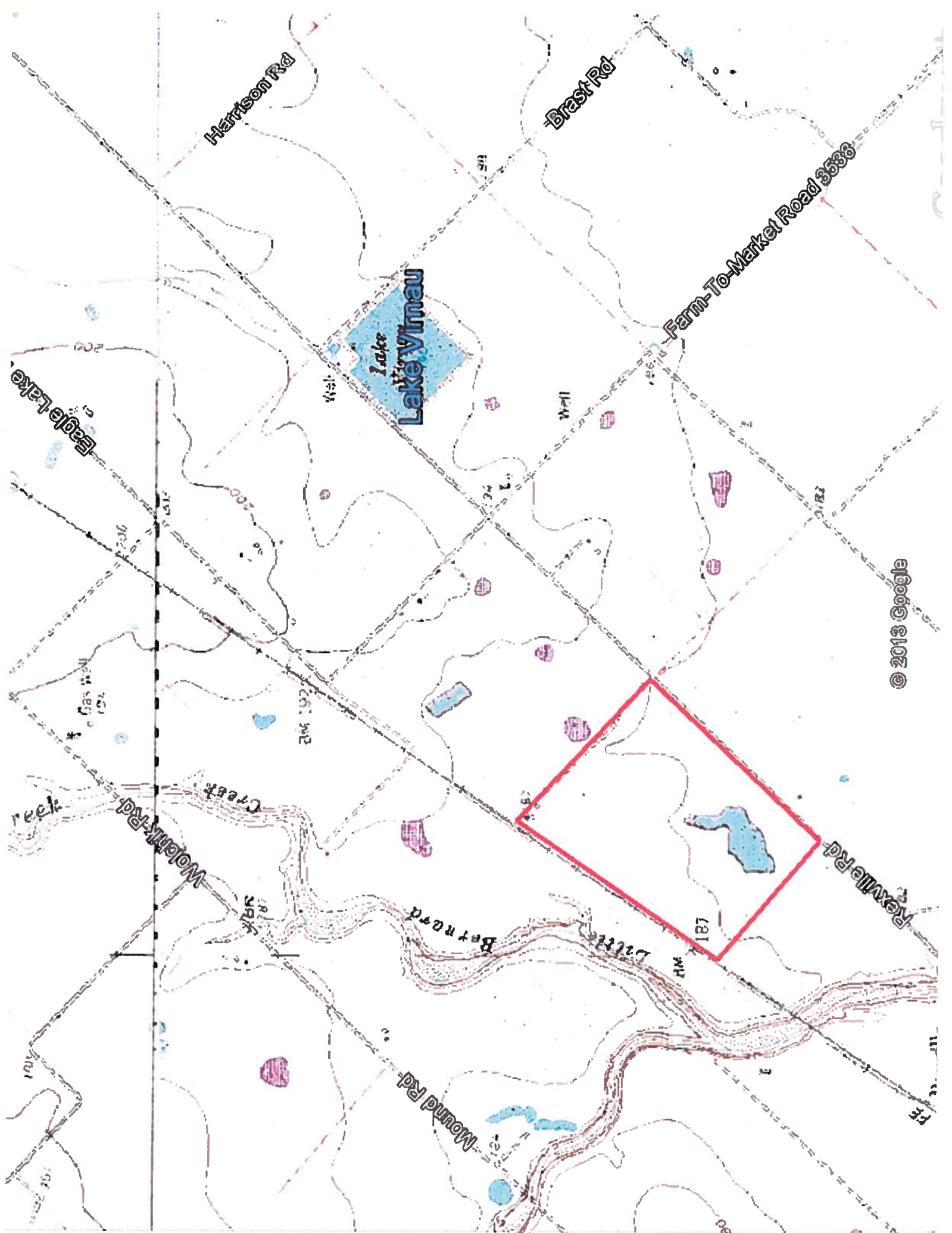






Reference Layers

- 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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Investment Opportunity!!

This 126.354 acre property is located near the city limits of Sealy, Texas with road frontage on Rexville Road (2650'+/-). This property is located approximately ½ mile south of FM 3538 and approximately ¾ mile from Wal Mart Distribution Center. The immediate area is presently experiencing some commercial development. Presently this property is being used agriculturally. Considering the expected commercial growth for this immediate area, this 126.534 acre property might prove to be a rare investment opportunity. This property is currently also available in (2) 63.177 acre tracts. See the Bill Johnson and Associates Real Estate Company property brochure for additional information.

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: \$439,080

ID No.: 79817

Listing Type: For Sale

Use: Commercial

Building: Land Only

Acreage: 63.18 Acres

Frontage: Gravel Road, County Road

Land Use: Agricultural Lease

Other Features: Pond, Mostly Flat, Sandy Soil

Directions: Sealy: From Hwy 36 S, turn right onto FM 3013. Right on Brast Rd; Left on Rexville Rd. to property.

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63.177 ACRES-REXVILLE RD.

Location of Property: Sealy-36S-Rt on FM 3013-Rt on FM 3538 Rd.-L on Rexville Rd. to prop. Listing #: 79817
 Address of Property: Rexville Road-Sealy, Texas Road Frontage **See Additional Info.
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 63.177ac.(total 126.54)
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

A 126.354 ACRE TRACT MAY BE DIVIDED INTO (2) 63.177 TRACTS*Number of Acres:** (2) 63.177 Acre Tracts**Price per Acre (or)** 6950.00 per acre**Total Listing Price:** \$439,080.15**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:

2012 Taxes shown on 122.164ac.

School: \$ 138.54
 County: \$ 42.30
 Fire Dist.: \$ 7.60
 FM Road: \$ 8.61
 SpRd/Brg: \$ 7.12
 TOTAL: \$204.17

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

Seller believes 100% *Minerals
 to own: 100% *Royalty
 Seller will NONE - WILL CONVEY SURFACE CONTROL 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: Joe Schneider-Sealy

Lease Expiration Date: 60 Day Notice

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

Pipeline: None

Roadway: None

Electric: Reliant Energy

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: Open

Type Trees: None

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

Ponds: Number of Ponds: One

Sizes: 1 1/2 acre +/- on one 63.177 acre tract

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

Year Drilled: Depth

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name): Reliant

Energy - Available

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

Year Installed:

Soil Type: Clayish Loam**Grass Type(s):** Native**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** Sealy

Distance: 5 Miles

Approximate driving time to Houston: 50 Minutes

Items specifically excluded from the sale: ALL OF
 SELLER'S AND LESSEE'S PERSONAL PROPERTY
 LOCATED ON SAID 63.177 ACRES OF LAND

Additional Information:

**Road Frontage- Rexville Road-1325' +/-

Property is located approximately 1/2 mile from Sealy

City Limit

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ILLHEIM
COMMUNITY

PETERS
COMMUNITY

WAL-MART DISTRIBUTION CENTER

SAN FELIPE

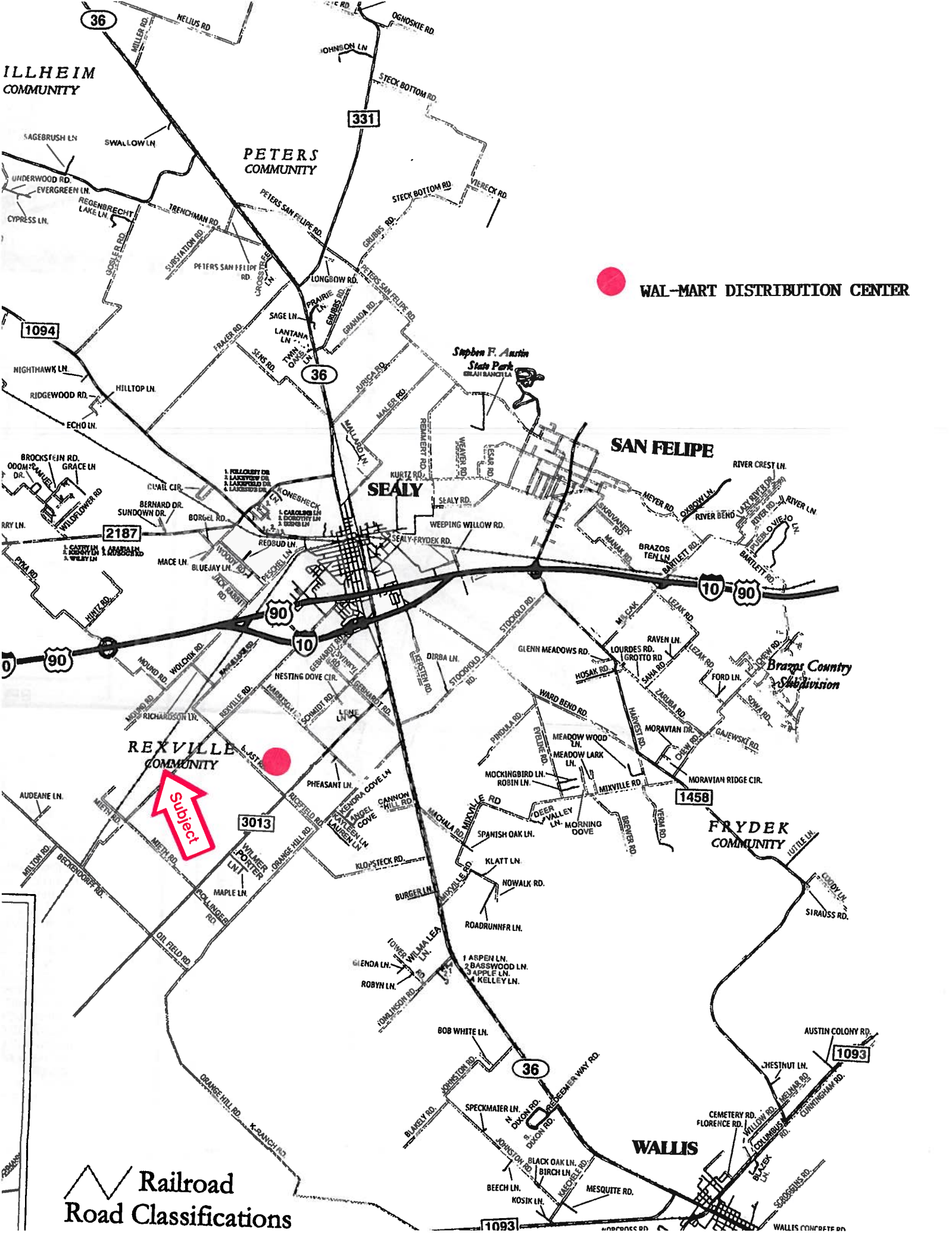
SEALY

REXVILLE
COMMUNITY

FRYDEK
COMMUNITY

WALLIS

Railroad
Road Classifications



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-

