

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

*IH-10 Feeder Rd. * Wolchik Rd. * Mound Rd. - 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

Commercial or Residential Development! This 262.428 acre tract of land is located 3 miles southwest of Sealy, Texas. With road frontage on the I-10 feeder road (1,035.65') Wolchik Road (4,408.65') and Mound Road (2,638.90'), this property offers diversified development opportunity. The property has City of Sealy water at the present time. Taking into consideration Houston's rapid westward growth, this 262.428 acre property, with its 8,083.20 linear feet of road frontage, gentle roll with scattered trees, and the Little Bernard Creek meandering across the property, should prove to be a wise and rewarding investment opportunity. See 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/HER AGENT AT ALL PROPERTY SHOWINGS.

List Price: \$2,624,280

ID No.: 79768

Listing Type: For Sale

Use: Commercial

Building: Land Only

Acreage: 262.43 Acres

Frontage: Paved Road, County Road

Other Features: Public Water, Pond, Seasonal Creek, Sandy Soil

Directions: Sealy - Hwy 36 South, right on IH 10, exit FM 3538, left on FM 3538, right on IH-10 Feeder 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 979-992-2636
 979-865-5500 - fax

www.bjre.com billjohnson@bjre.com

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262.428 ACRES - IH-10 FEEDER RD. - WOLCHIK RD.

Location of Property: Sealy-36S-R on IH10-Exit FM3538-L on FM 3538-R. on I-10 Feeder Rd. to property Listing #: 79768
 Address of Property: IH-10 Feeder Rd.*Wolchik Rd.*Mound Rd. Road Frontage **See Additional Info.
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 262.428 ac.
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 262.4280**Price per Acre (or)** \$10,000.00**Total Listing Price:** \$2,624,280.00**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: Year: 2012
 School: \$ 302.00
 County: \$ (City \$18.75) 92.20
 Fire Dist.: \$ 16.56
 FM Road: \$ 18.74
 SpRd/Brg: \$ 15.54
 TOTAL: \$463.78

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

Seller believes 50% *Minerals
 to own: 50% *Royalty

Seller will 0%-SELLER WILL CONVEY SURFACE CONTROL Minerals

Convey: 0%-SELLER WILL CONVEY SURFACE CONTROL Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:

Oil and Gas Lease: ☒ Yes ☐ No
 Lessee's Name: Joyce Oil and Gas, Inc.
 Lease Expiration Date: Held by Production**

Surface Lease: ☒ Yes ☐ No

Lessee's Name:
 Lease Expiration Date: 60 Day Notice

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

Pipeline: Teppco, Shell & Louis Dryfus Pipeline

Roadway: None

Electric: None

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: 10%

Type Trees: Oak and Prickly Ash

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

Year Drilled: Unknown Depth Unknown

Community Water Available: ☒ YES ☐ NO

Provider: City of Sealy

Electric Service Provider (Name):

Reliant Energy - Available

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

Year Installed:

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

Distance: 3 Miles

Approximate driving time to Houston: 45 Minutes

Items specifically excluded from the sale: ALL OF

SELLER'S AND LESSEE'S PERSONAL PROPERTY

LOCATED ON SAID 262.428 ACRES

Additional Information:

**Road Frontage- 1035.65'- IH10 Feeder Road;

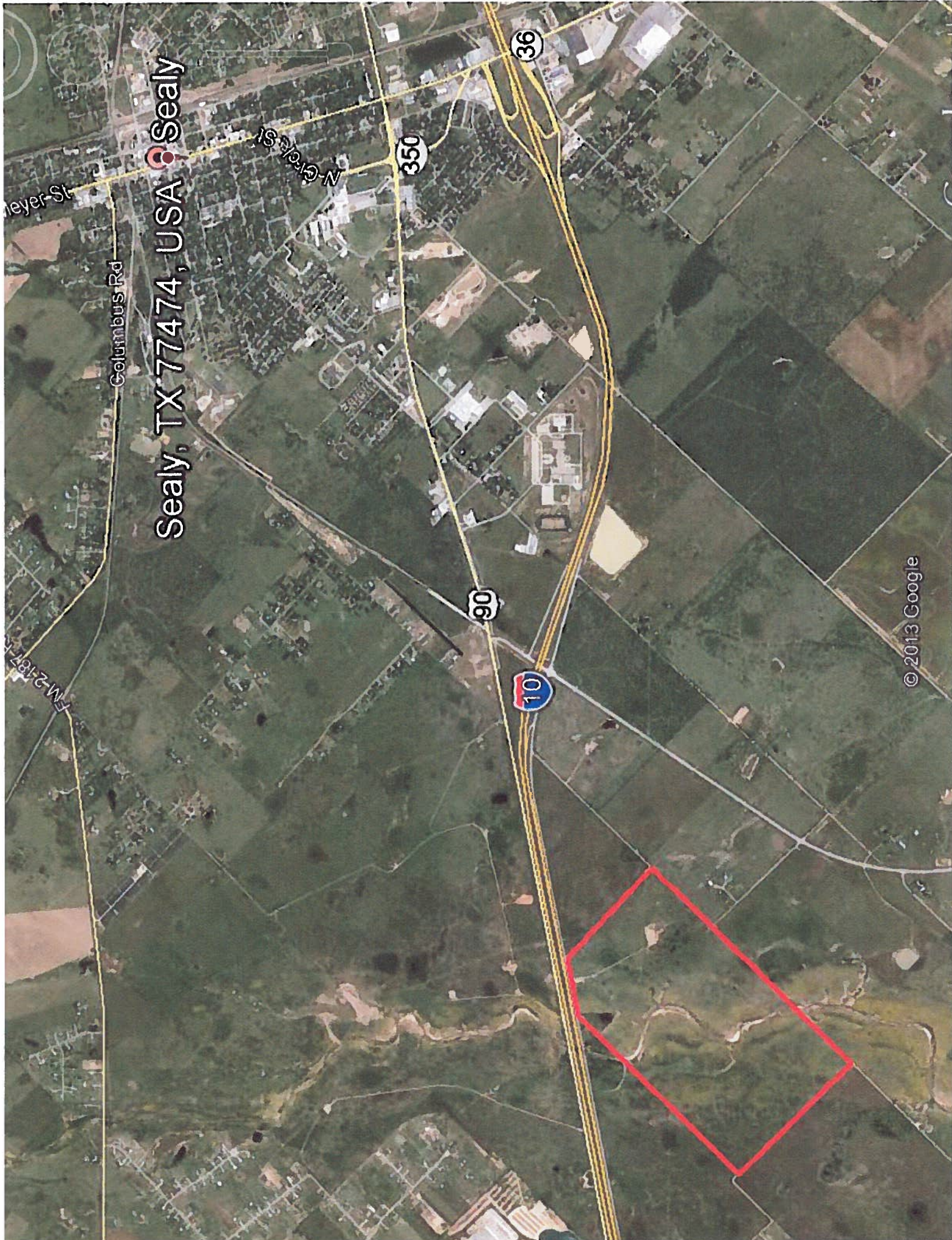
4408.65'-Wolchik Road; 2638.90'- Mound Road

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Wolchik Rd, Sealy, Austin, Texas 77474

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Meyer St

Columbus Rd

Sealy, TX 77474, USA

N. Grand St

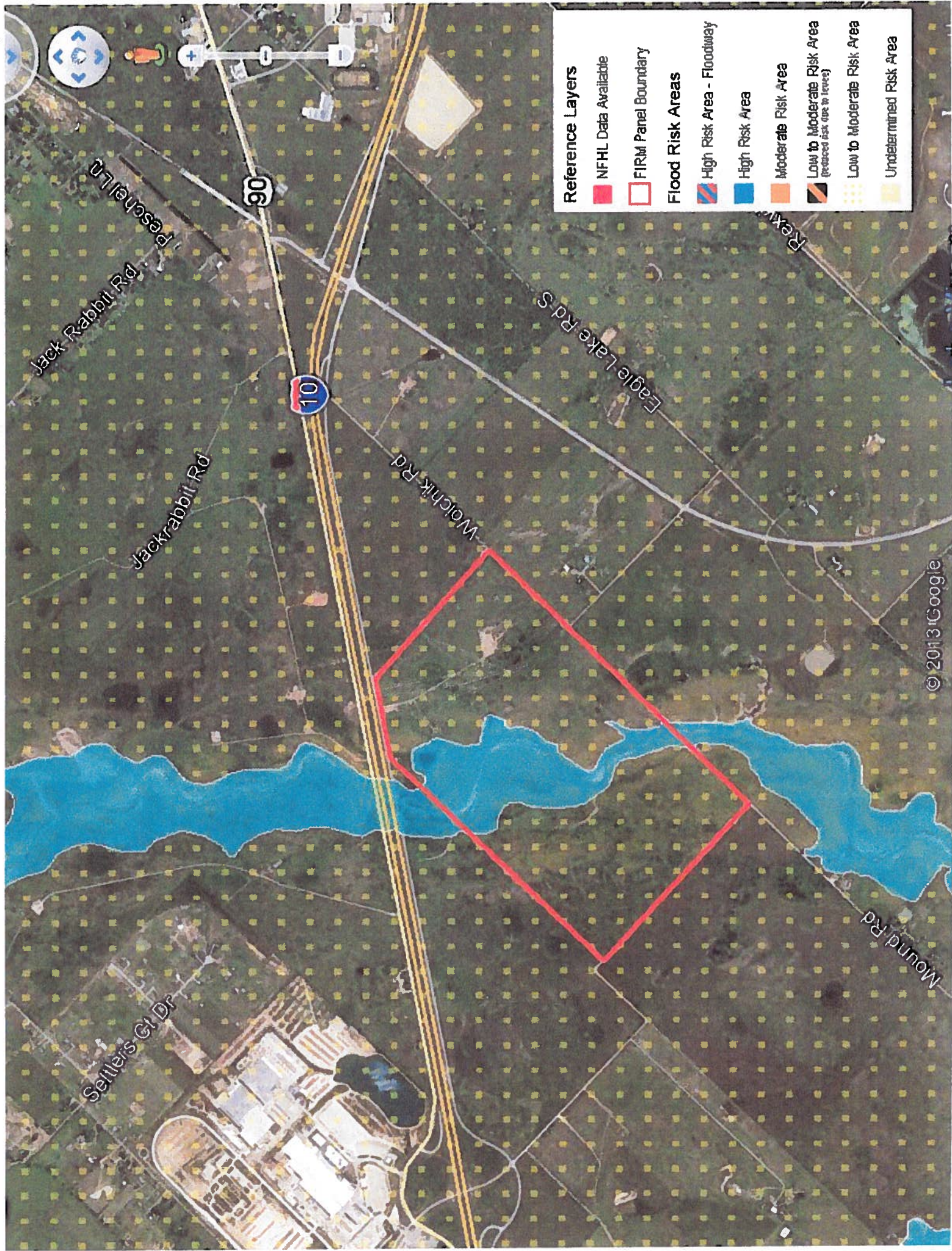
350

36

90

10

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Reference Layers

NFHL Data Available

FIRM Panel Boundary

Flood Risk Areas

High Risk Area - Floodway

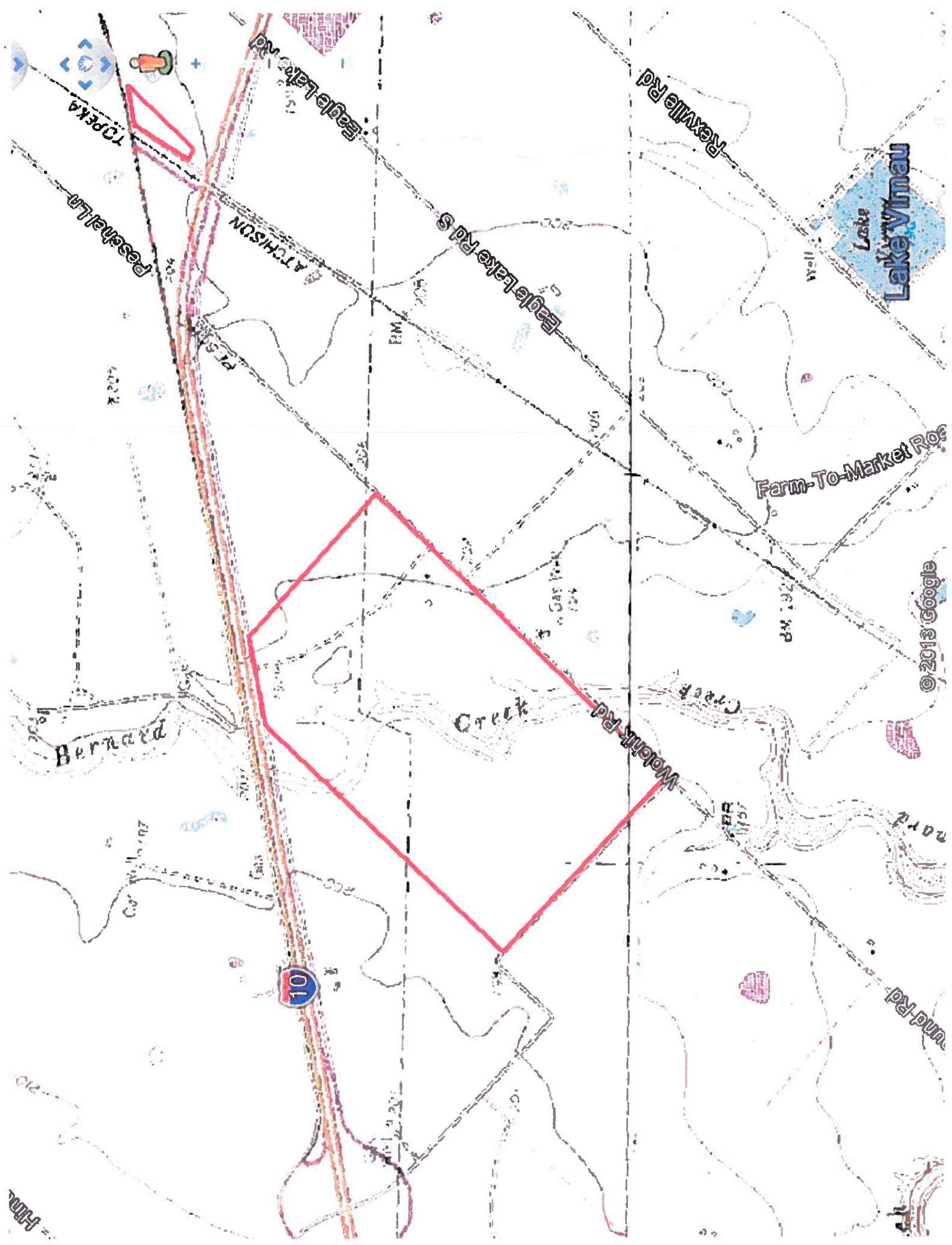
High Risk Area

Moderate Risk Area

Low to Moderate Risk Area
(reduced risk due to levee)

Low to Moderate Risk Area

Undetermined Risk Area

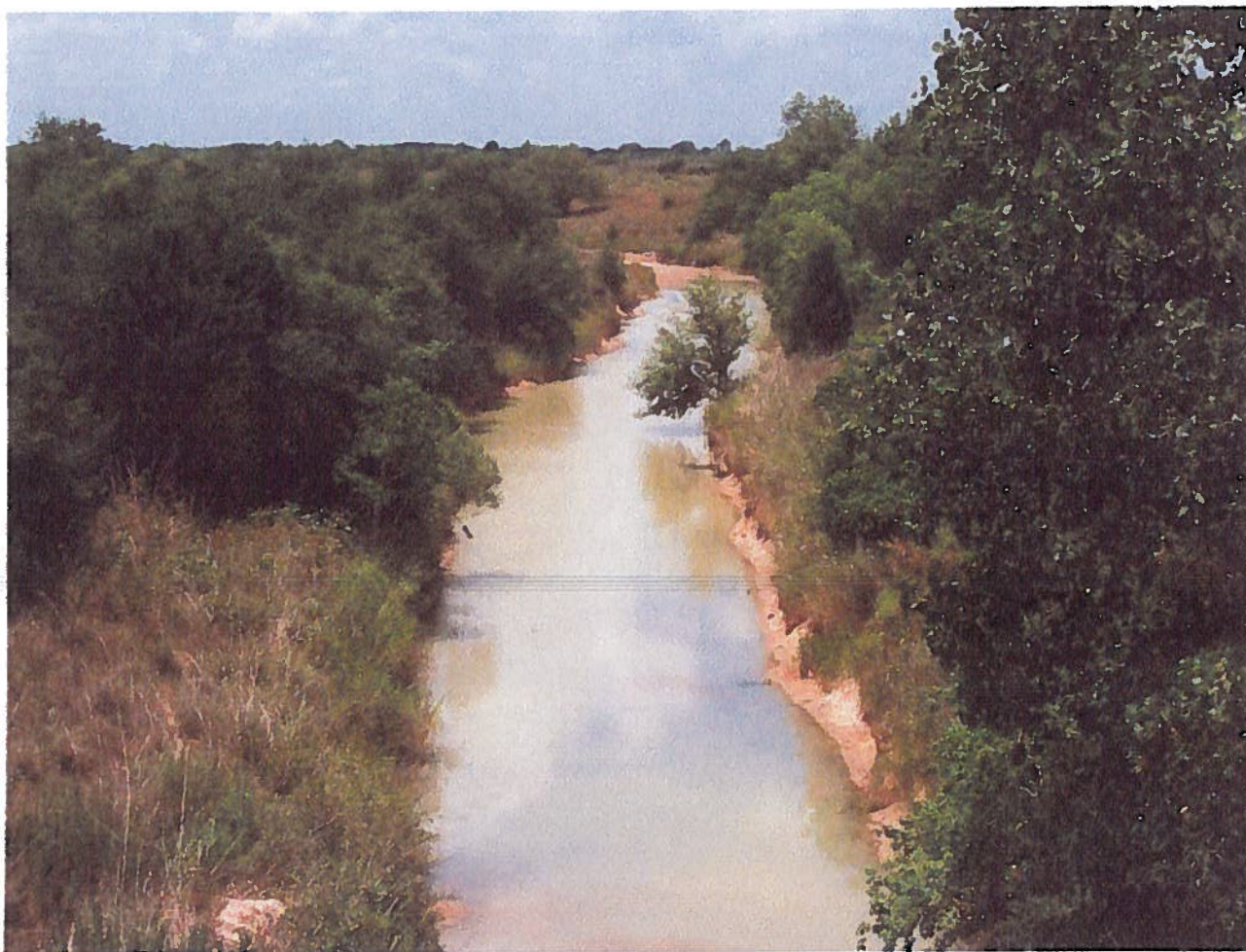


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46° 30' 46" V, 2641.78
Colled N 45° V, 950 y.
(2638.9)

MOUND ROAD —
PUBLIC ROAD, R.O.V. VARIES)



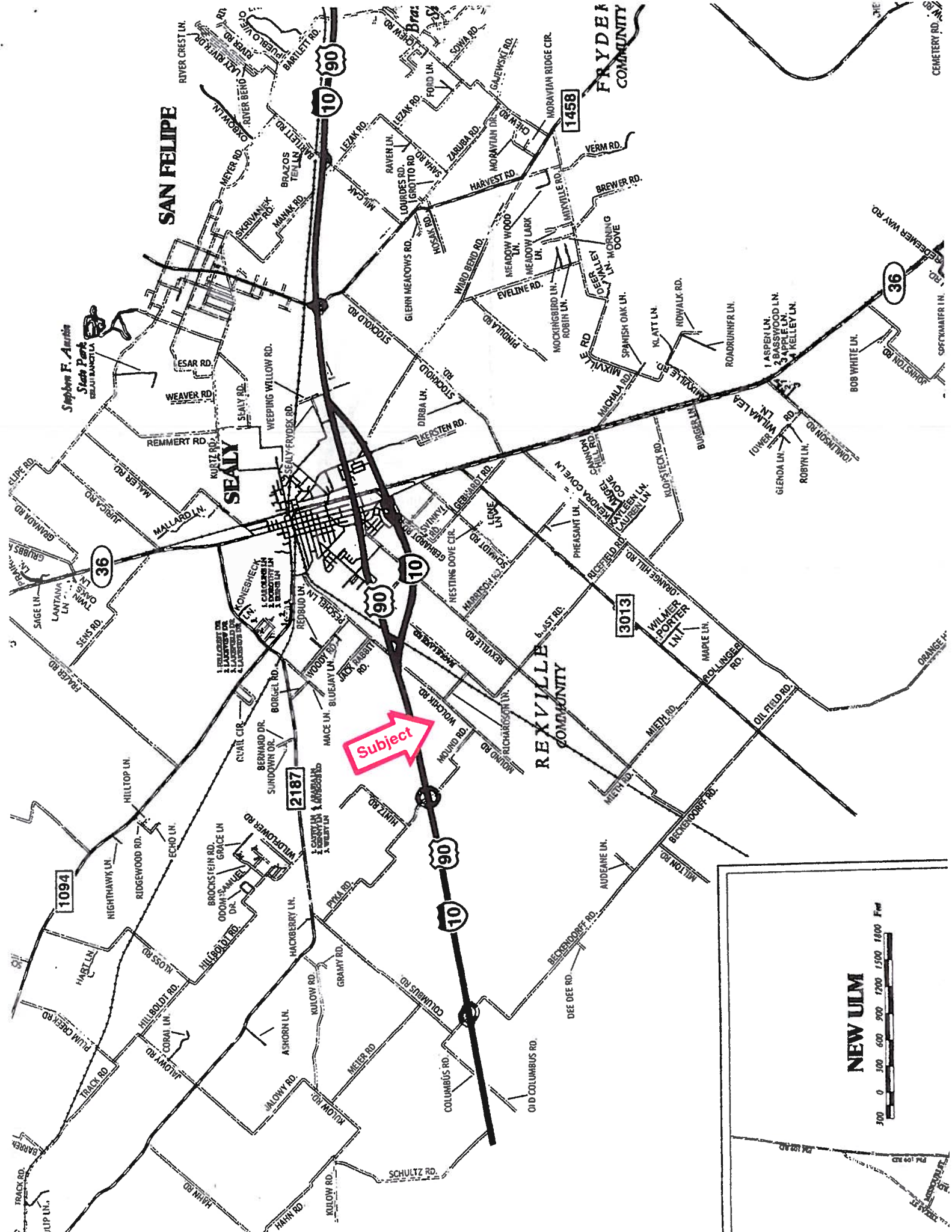












Subject



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-

