



Price:	\$99,500
Type:	Lot
Address:	554 Walnut Drive
City/County:	Bellville, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~5.64 Acres
ID No.:	77950
Status:	Active

If you are looking for a beautiful, partially cleared, but yet private, 5.635 acres located in Austin County, Texas....then this is the place for you!! This mostly wooded tract is located on a dead end cul de sac in Piney Creek Subdivision and has lots of trees. It is a perfect lot to build your dream home on. Plenty of privacy from your neighbors, but yet still close enough to town for all of your shopping. Please call Bill Johnson and Associates office at (979) 865-5466 to schedule your appointment today!! It will not last long!! ***BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL BE HAPPY TO CO-BROKER AS LONG AS THE BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.***





Improvements	Land Features	Other
	<p>Restricted Paved Road Frontage Minerals Conveyed: None Partially Wooded Mostly Flat Sandy Soil</p>	<p>School District: Bellville ISD Taxes: \$1,649.59</p> <p>Financing</p> <p>Cash Conventional</p>

Directions: From Bellville: 1. Take the 1st left toward Farm-To-Market Rd 1456/N Holland St- 240 ft 2. Turn right onto Farm-To-Market Rd 1456/N Holland St- 0.6 mi 3. Slight left onto Centerhill Rd- 0.5 mi 4. Turn right to stay on Centerhill Rd- 1.6 mi 5. Slight left onto Stokes Rd- 1.7 mi 6. Turn left onto High Meadow Rd- 0.2 mi 7. Take the 1st left to stay on High Meadow Rd- 0.3 mi 8. Slight right onto Oak Forest Rd- 0.4 mi 9. Take the 1st right onto Walnut Dr.- Destination will be on the left 0.3 mi 554 Walnut Circle Bellville, TX 77418

[Map of Bellville](#) [Contact the Agent](#) [Email this Listing](#)

Disclaimer: Information is deemed reliable but not guaranteed. All information should be independently verified and neither TXLS nor Hartland Real Estate assume any liability for information obtained through the use of this site. - Copyright 2010 Calantha Communications, Inc

**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: Lot 5, Section 4, Piney Creek Subdivision TXLS# 77950
Address of Property: 554 Walnut Circle, Bellville, TX Road Frontage approx. 150'
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: Piney Creek Lot Size or Dimensions: 5.635 acres
Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☒ YES ☐ NO
\$35.00 per lot per year

Number of Acres: 5.635 acres**Price per Acre (or)****Total Listing Price:** \$99,500.00**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:

2013
School: \$ 1,122.11
County: \$ 342.60
FM/Rd/Br.: \$ 127.35
Hospital: \$ 57.53
City: \$ -
TOTAL: \$ 1,649.59

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

Seller believes 0% *Minerals
to own: 0% *Royalty
Seller will 0% Minerals
Convey: 0% 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: NONE

Roadway: NONE

Electric: NONE

Telephone: NONE

Water: NONE

Other:

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

Buildings: NONE

Barns: NONE

Others: PARTIALLY WOODED VACANT LOT

Approx. % Wooded: 100%

Type Trees: Oaks, cedar, yaupon, elm, hickory

Fencing: Perimeter ☐ YES ☒ NO

Condition:

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: NONE

Sizes:

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): San Bernard

Electric Coop.

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

Year Installed:

Soil Type: Sandy soil.**Grass Type(s):****Flood Hazard Zone:** NONE**Nearest Town to Property:** Bellville

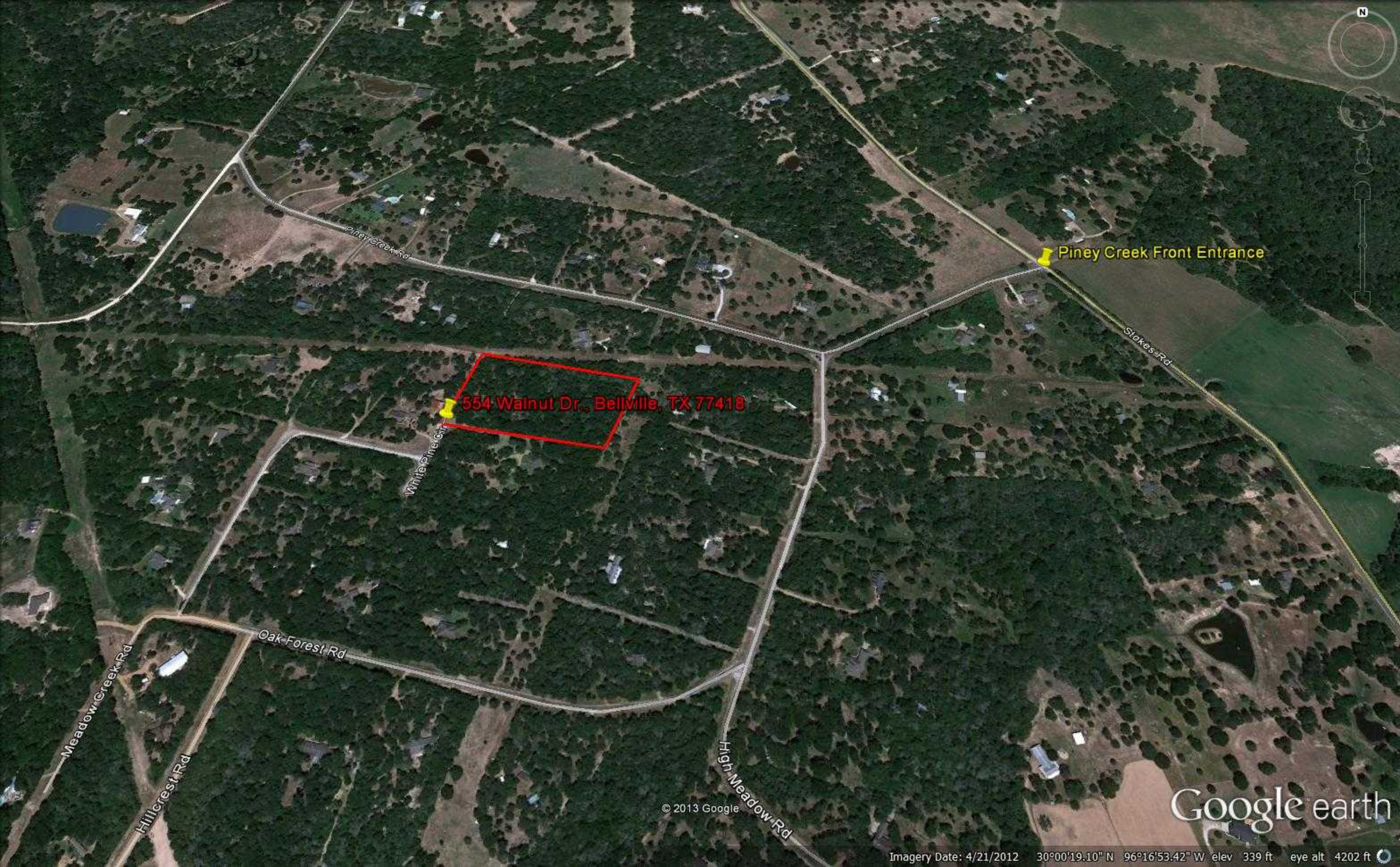
Distance: 6 miles

Driving time from Houston Approx. 1 hour

Items specifically excluded from the sale:**Additional Information:**

VACANT PARTIALLY WOODED LOT

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



© 2013 Google

Google earth

Imagery Date: 4/21/2012 30°00'19.10" N 96°16'53.42" W elev 339 ft eye alt 4202 ft

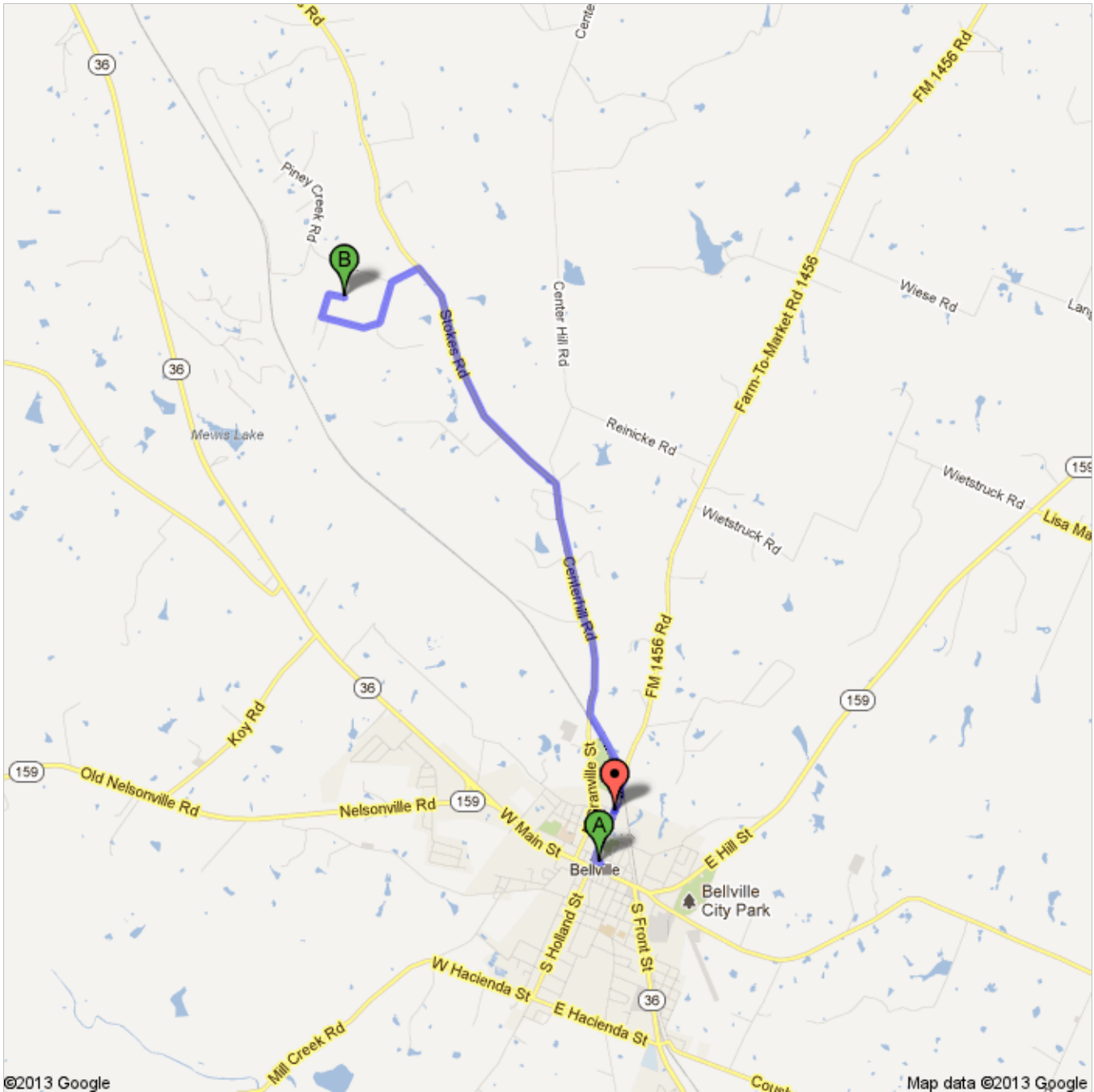
PINEY CREEK ROAD

Subject

PTNFY CREEK SEC. 4












Directions to 554 Walnut Dr, Bellville, TX 77418
5.6 mi – about 13 mins




©2013 Google

Map data ©2013 Google

 Unknown road

- | | |
|---|---------------------------|
| 1. Head northwest toward Farm-To-Market Rd 1456/N Holland St | go 240 ft
total 240 ft |
|  2. Turn right onto Farm-To-Market Rd 1456/N Holland St
About 2 mins | go 0.6 mi
total 0.6 mi |
|  3. Slight left onto Centerhill Rd
About 2 mins | go 0.5 mi
total 1.1 mi |
|  4. Turn right to stay on Centerhill Rd
About 3 mins | go 1.6 mi
total 2.7 mi |
|  5. Slight left onto Stokes Rd
About 4 mins | go 1.7 mi
total 4.4 mi |
|  6. Turn left onto High Meadow Rd
About 56 secs | go 0.2 mi
total 4.6 mi |
|  7. Take the 1st left to stay on High Meadow Rd | go 0.3 mi
total 4.9 mi |
|  8. Slight right onto Oak Forest Rd
About 1 min | go 0.4 mi
total 5.3 mi |
|  9. Take the 1st right onto Walnut Dr
Destination will be on the left
About 47 secs | go 0.3 mi
total 5.6 mi |

 554 Walnut Dr, Bellville, TX 77418

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2013 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

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.

SIGN HERE

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 512-465-8888.

