



Price:	\$138,000
Type:	Acreage
Address:	Zettel Road
City/County:	Bellville, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~12.00 Acres
ID No.:	77192
Status:	Active

This tract is a beautiful building site for your country get away. It has distant views with trees and has nice roll, sandy soil and some improved grass. BILL JOHNSON & ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL SHOWINGS.





Improvements	Land Features	Other
	Restricted Gravel Road Frontage Agricultural Exemption Minerals Conveyed: None Partially Wooded Rolling Sandy Soil Improved Pasture	School District: Bellville Taxes: \$20.00 Financing Cash Conventional
Directions: From Industry, go east on Hwy 159 approximately three miles to Zettel Road. Turn right on Zettel Road. Look for Bill Johnson sign on left. From Bellville, go approximately 11 miles to Zettel Road. Turn left on Zettel, look for Bill Johnson sign on left.		

[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

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

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: Hwy 159 W. at Zettel Road Listing #: 77192
 Address of Property: 500 Zettel Road Road Frontage: 187'
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Hillcrest Farms, Tract 5 Lot Size or Dimensions: 12 acres
 Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 12.0000
Price per Acre (or) \$11,500.00
Total Listing Price: \$138,000.00
Terms of Sale:

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

Property Taxes: 2012
 School: \$ 13.61
 County: \$ 4.15
 FM/Rd/Br.: \$ 0.70
 Hospital: \$ 0.84
 GCD: \$0.70
 TOTAL: \$ 20.00

Agricultural Exemption: ☒ Yes ☐ No
School District: Bellville I.S.D.

Minerals and Royalty: Seller to convey 100% Surface Control

Seller believes	25%	*Minerals
to own:	24%	*Royalty
Seller will	0%	Minerals
Convey:	0%	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 Coop
 Telephone: NONE
 Water: NONE
 Other:

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: NONE

Barns: NONE

Others: NONE

Approx. % Wooded: 10%

Type Trees: Oak, Cedar, Pecan

Fencing: Perimeter ☒ YES ☐ NO

Condition: One Side

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:

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard Electric Cooperative, Inc.

Gas Service Provider

NONE

Septic System(s): How Many?

NONE

Soil Type: Sandy

Grass Type(s): Improved and Native

Flood Hazard Zone: See Seller's Disclosure or to be

nearest Town to Property:

Nearest Town to Property: Industry

3 Miles

Driving time from Houston Approx. 1 hour

Items specifically excluded from the sale: Any personal property remaining on the property at time of sale.

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.

Hillcrest Farms Deed Restrictions

Tracts 1-¹⁰~~9~~, located on Hwy 159, approximately 4 miles east of Industry, Texas

1. No noxious or offensive activity shall be carried out upon any tract, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
2. No tract shall be used or maintained as a dumping or storage area for rubbish, Trash or any toxic substance; and no garbage or other waste shall be kept except in sanitary containers.
3. No tract shall be operated as a feed lot.
4. No tract shall be used for storing junk automobiles or other equipment.
5. No structure that is manufactured offsite, including trailers, modular homes, or mobile homes shall be located upon, used, placed or erected on any tract and used for a personal residence at any time (except for and during construction of a permanent residence by construction personnel). Personal travel trailers or motor homes may be kept on the property when not used as a permanent residence.
6. All tracts shall be limited to use for only residential, farm and ranch purposes and non-commercial activities.
7. No Billboards shall be permitted, erected or maintained on any tract in Hillcrest Farms.

STEPHEN
AUST

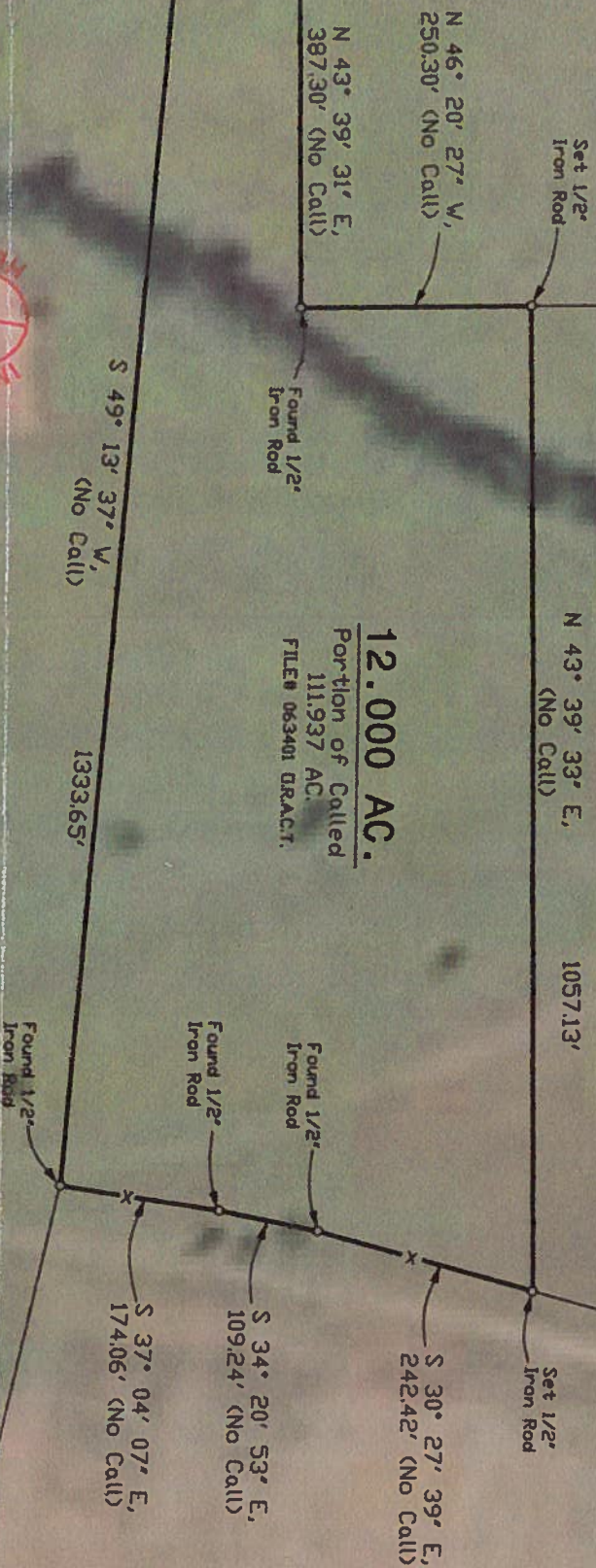
Residue of Called
111.937 AC.
FILE# 063401 D.R.A.C.T.

JEFFERY PESNELL
11.000 AC.
FILE# 093356 D.R.A.C.T.

RICHARD STRONG, ET UX
11.000 AC.
FILE# 074999 D.R.A.C.T.

12.000 AC.

Portion of Called
111.937 AC.
FILE# 063401 D.R.A.C.T.

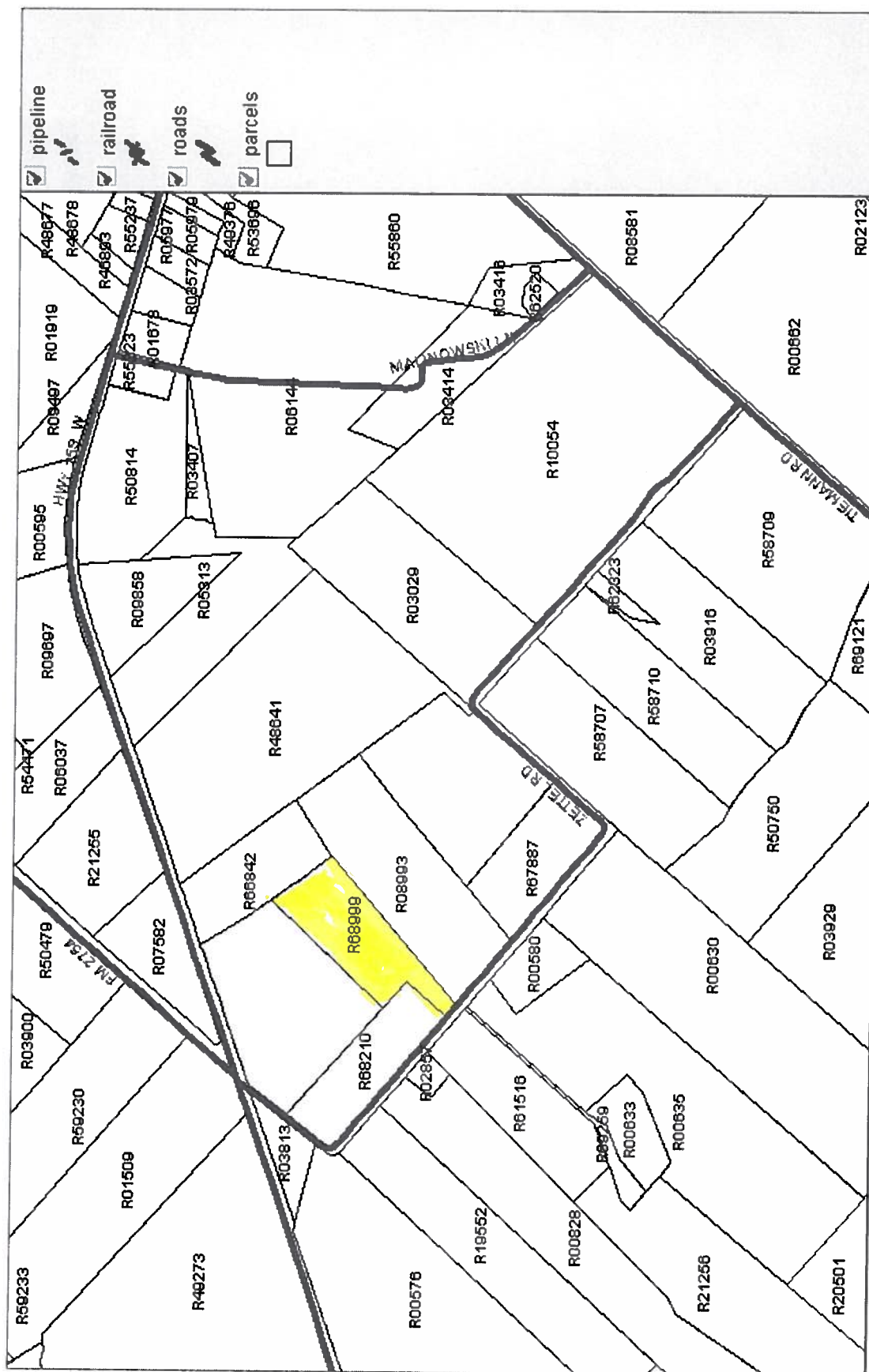


JOHN S. MCKENTY, JR., ET UX
23.000 AC.
FILE# 081966 D.R.A.C.T.

NOTES: 1.) The tract of land shown hereon lies within Zone 'X', (Areas determined to be outside the 0.2% Annual Chance Floodplain) of the Flood Hazard Zone according to the F.I.R.M., Flood Insurance Rate Map# 4801SC 017SE, Map Revised September 3, 2010.

2.) Bearings shown hereon are based on the Called Bearing of S 32° 49' 53" E, used in the 111.937 Acre tract recorded in File# 063401 D.R.A.C.T.

LEFT



MILLCREST FARMS

J. R. Bradshaw, Jr.
Tract No. One
Called 50,000 Acres
Vol. 482, Pg. 461,
O.R.A.C.T.

S 32° 49' 53" E 2,231.91'
(Calcd 5 1/2" for 30' & 2,231.91')
(1/4 Sec. 4, T4S, R4E, S4E)
(1/4 Sec. of Redlegs)

J. R. Bradshaw, Jr.
Tract No. Two
Called 0.316 Acres
Vol. 482, Pg. 461,
O.R.A.C.T.

S 44° 29' 33" W 1,241.71'
(Calcd 5 1/2" for 30' W)

S 71° 16' 16" W 1,161.46'

DPL

AGRAULT

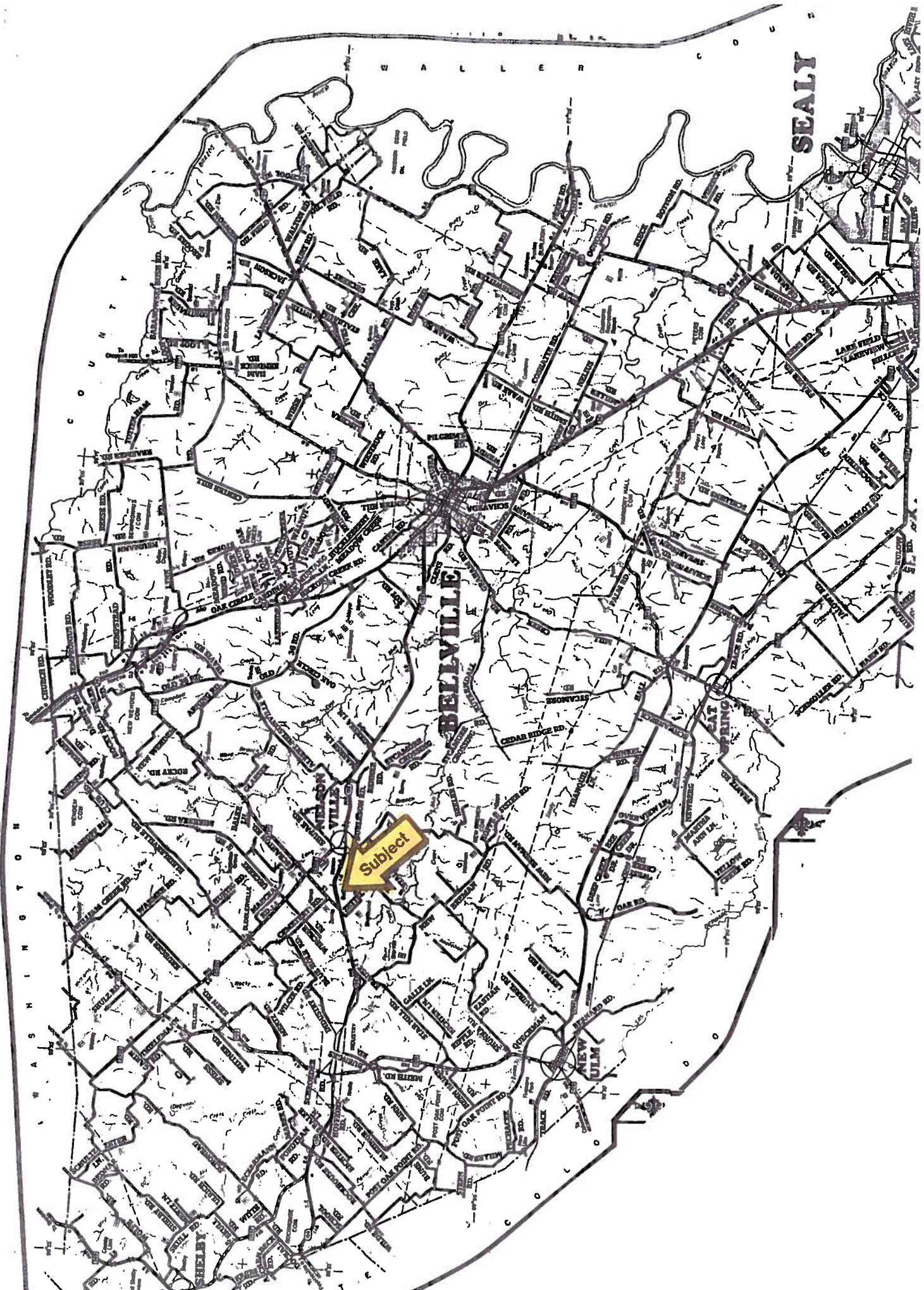
ZETTEL ROAD
(width varied)

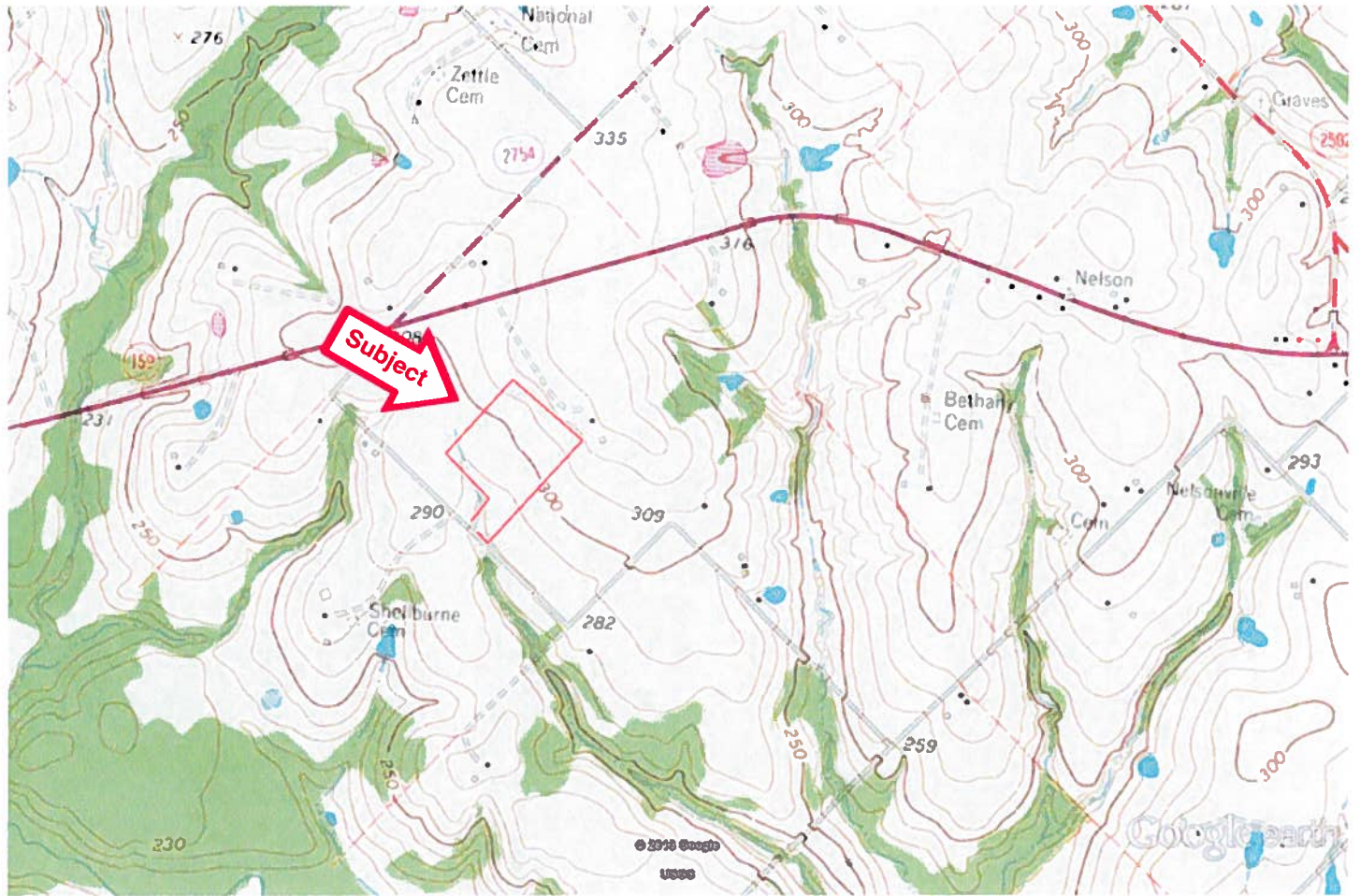
TRACT "A" = ③ + ④ + ⑤ = 34 acres

EXHIBIT 'A'

TRACT "B" = ⑥ + ⑦ + ⑧ = 22 acres







Google earth



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-

