



Price:	<b>\$184,000</b>
Type:	Acreage
Address:	Lynn Rd
City/County:	Bellville, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~11.50 Acres
ID No.:	75697
Status:	Active

Just a mile from Kenney, between Bellville and Brenham, this 11.50 acre property is ready for your livestock and there is plenty of room for the home of your choice. A large tin barn and a small tin shed with a lean-to allow protection from the elements and water is available from 2 small ponds and Austin County Water Supply. With approximately 470' of frontage on Lynn Road, this property is mostly open, has sandy loam soil and native grasses. Minerals are negotiable. BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.

Please visit our website at [www.bjre.com](http://www.bjre.com)





Improvements	Land Features	Other
Barns	Paved Road Frontage County Road Frontage Agricultural Lease Agricultural Exemption Minerals Conveyed: Negotiable Pond Rolling Sandy Soil	School District: Bellville I. S. D. Taxes: \$188.73  <b>Financing</b>  Cash Conventional
<b>Directions:</b> Bellville-Hwy. 36 North, right on Lynn Road for 7/10 mile to property.		

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

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**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

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**LOT OR ACREAGE LISTING**

Location of Property: Bellville-Hwy. 36 North, right on Lynn Road for 7/10 mile to property Listing #: 75697  
 Address of Property: 842 Lynn Road Road Frontage: 470 feet on Lynn Road  
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: N/A Lot Size or Dimensions: 11.50 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 11.5000**Price per Acre (or)** \$16,000.00**Total Listing Price:** \$184,000.00**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: \$ 128.38  
 County: \$ 39.20  
 Hospital: \$ 6.58  
 FM Road: \$ 7.97  
 SpRd Brg: \$6.60  
 TOTAL: \$ 188.73

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

Seller believes 100% \*Minerals  
 to own: 100% \*Royalty  
 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: Joe Ed Lynn

Lease Expiration Date: Upon Notice

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

Pipeline: None  
 Roadway: None  
 Electric: San Bernard Electric Coop. Inc.  
 Telephone: None  
 Water: None  
 Other: None

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

Buildings:

Barns: Large tin barn, small tin building with lean-to, old tin shed

Others:

Approx. % Wooded: 5%

Type Trees: oil and hackberry trees

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

**Ponds:** Number of Ponds: Two

Sizes: 1/4 acre +/-

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

Year Drilled: Unknown Depth: Unknown

**Community Water Available:** ☒ YES ☐ NO

Provider: Austin Co. Water Supply

**Electric Service Provider (Name):** San Bernard

Electric Cooperative, Inc.

**Gas Service Provider** Private**Septic System(s): How Many:** None**Soil Type:** Sandy Loam**Grass Type(s):** Native**Flood Hazard Zone:** See Seller's Disclosure or to be

nearest Town to Property:

**Nearest Town to Property:** Kenney - 1 mile

Bellville 8.1 miles

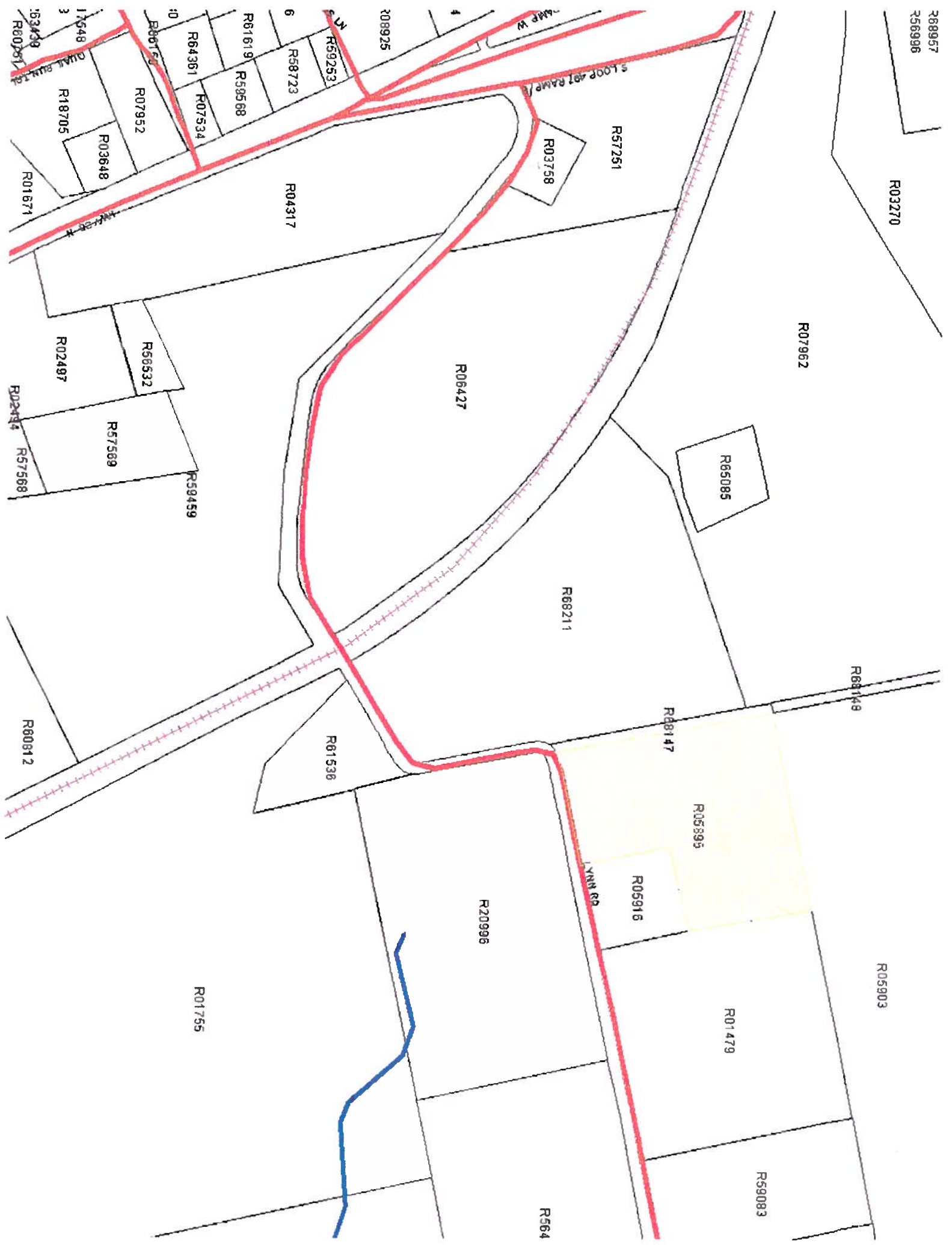
Driving time from Houston 1 hour 15 minutes

**Items specifically excluded from the sale:**

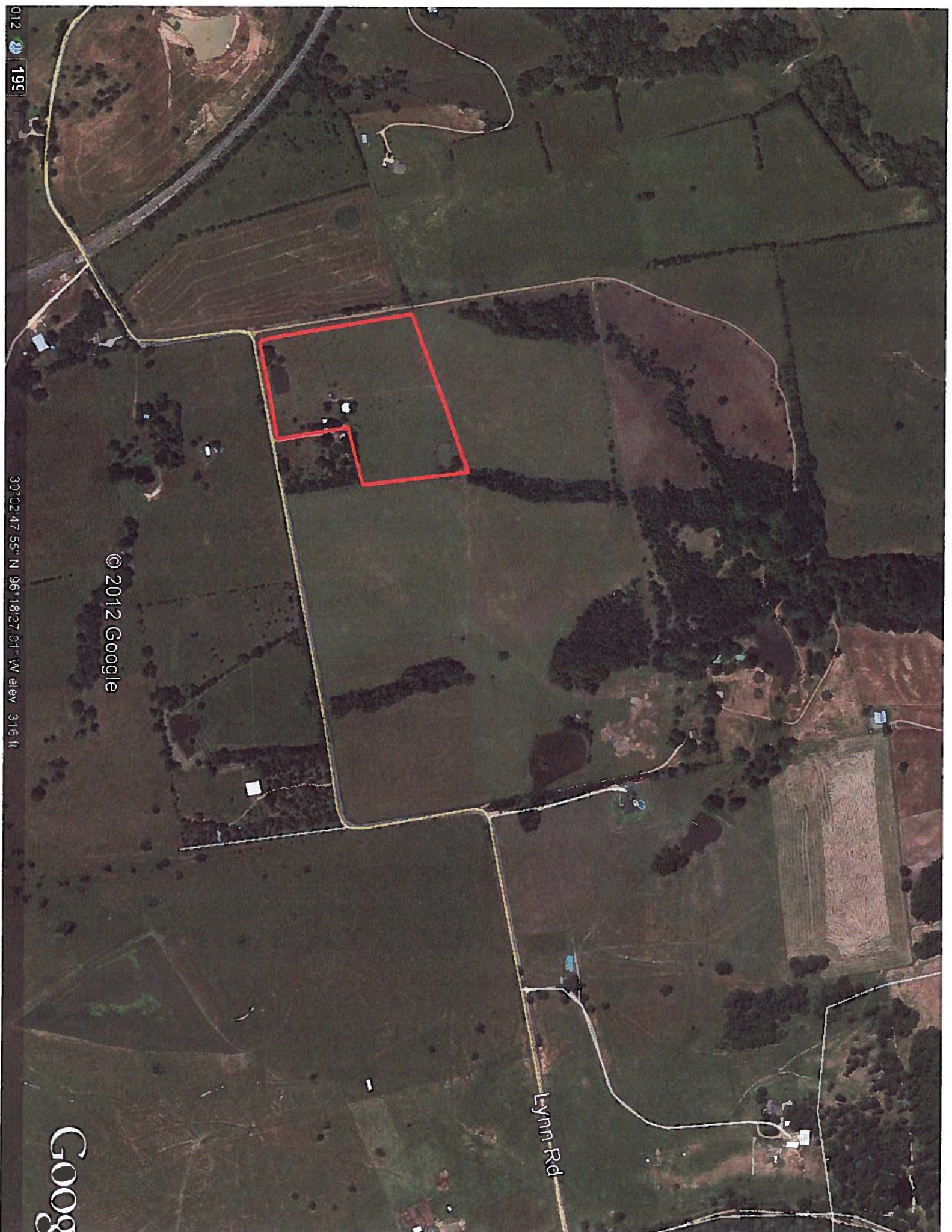
All of Seller's or Lessee's personal property located on said 11.50 acres.

**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.**







Lynn Rd

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(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones:

High Risk Areas: A and V zones

AE A AH AO AR A99 VE V

Moderate Risk Areas: "Shaded X" zone Undetermined Risk Areas: D zone

"Shaded X" zone D zone

No data available: Try the FEMA Map Service Center <http://mssc.fema.gov>

No flood hazard data available in Google Earth © 2012 Google

Other information: Jurisdictions Cross sections FIRMs LOMRs

This information displays at an eye altitude of 10,000 feet or lower.

199

30° 02' 41.96" N 96° 12' 45.57" W elev. 322 ft

Google earth

Eye alt. 3193 ft





B

C

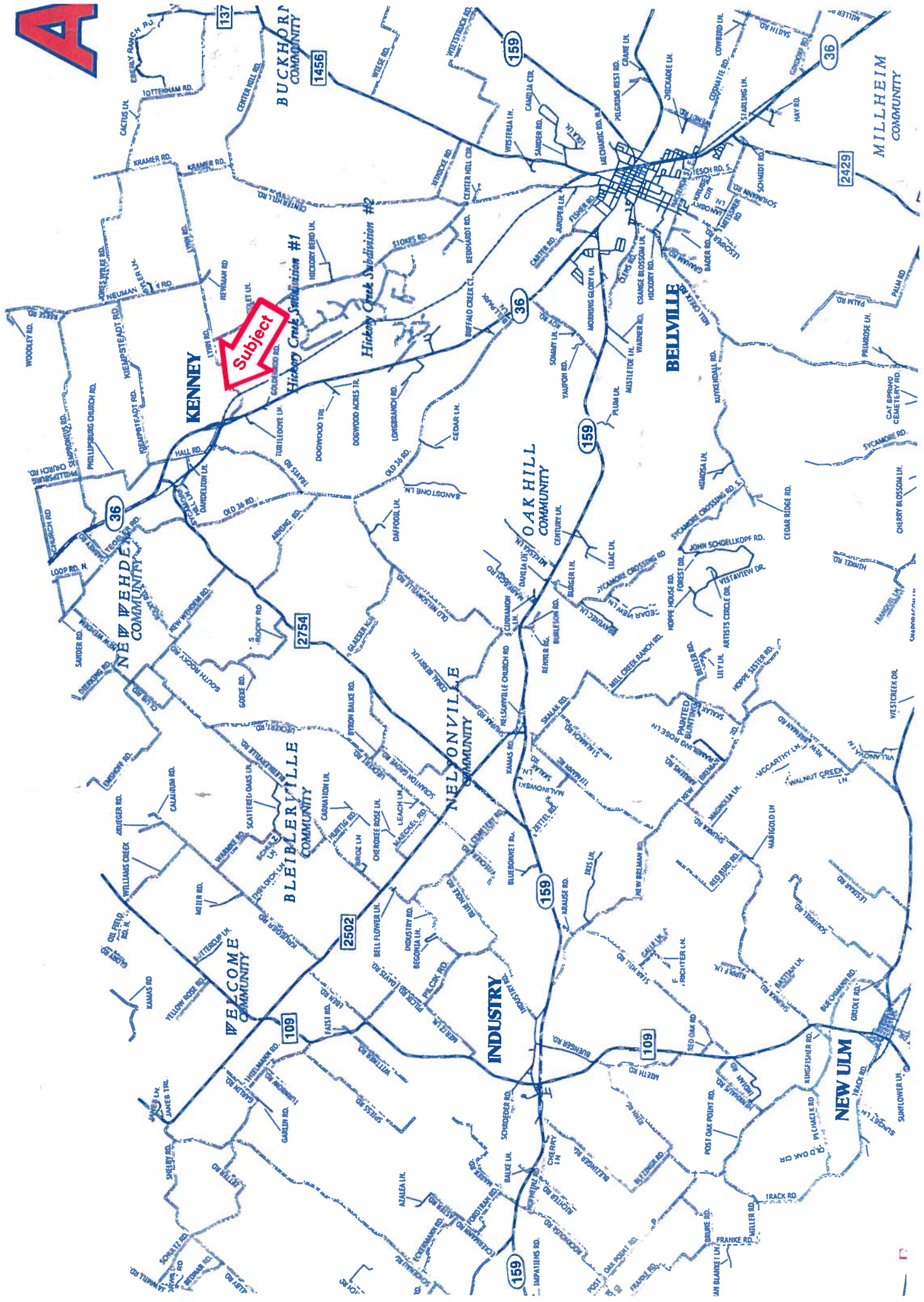
D

E

F

G

A





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-

