



Price:	\$849,000
Type:	Acreage
Address:	180 acres on Fm 2780
City/County:	Burton, Washington County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~180.00 Acres
ID No.:	73571
Status:	Active

Come and see this beautiful 180 acres just north of Burton in Washington County. This property is less than 15 minutes off of Hwy 290. The property has large mature live oaks, post oaks, and native pecan trees. The property features three ponds, rolling terrain, and various building sites with great views and a seasonal creek that also runs through the property. A portion of the property is adjacent to Somerville Lake Corp of Engineer property and has an abundance of wildlife. The property posses great cattle and recreational value. The property is being offered as a whole or the seller will divide. Owner is motivated. Please call Bill Johnson and Associates at (979) 865-5466 to schedule an appointment. ****BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.****

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Improvements	Land Features	Other
	Paved Road Frontage Farm to Market Road Frontage Agricultural Lease Agricultural Exemption Minerals Conveyed: Partial Pond Seasonal Creek Partially Wooded	School District: Burton Taxes: \$151.71 Financing Cash Conventional Owner

	Rolling	
Directions: From Brenham Hwy 290 West, Exit Burton 125 Loop. Follow Main St. thru Burton to FM 1697. Take FM 1697 and exit right on FM 2780. Look for Bill Johnson and Associates sign before Eberhardt Road.		

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

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www.bjre.com

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LOT OR ACREAGE LISTING

Location of Property: 180 acres on FM 2780, Burton, TX 77835 Listing #: 73571
 Address of Property: FM 2780, Burton, TX 77835 Road Frontage: .2 on Eberhardt Road & .6 on FM 2780
 County: Washington Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: NONE Lot Size or Dimensions: 180 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 180 acres**Price per Acre (or)** \$4,716.67**Total Listing Price:** \$849,000.00**Terms of Sale:**Cash: ☒ YES ☐ NOSeller-Finance: ☒ YES ☐ NO

Sell.-Fin. Terms:

Down Payment:

Note Period:

Interest Rate:

Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ AnnBalloon Note: ☐ YES ☐ NO

Number of Years:

Property Taxes: 2011

County: \$ 92.45

RD: \$ 42.00

JC: \$ 17.26

GCD:

TOTAL: \$ 151.71

Agricultural Exemption: ☒ Yes ☐ No**School District:** Burton I.S.D.**Minerals and Royalty: Seller to convey surface rights**

Seller believes UNKNOWN *Minerals

to own: UNKNOWN *Royalty

Seller will NEGOTIABLE Minerals

Convey: NEGOTIABLE Royalty

Leases Affecting Property:Oil and Gas Lease: ☒ Yes ☐ No

Lessee's Name: EnerVest

Lease Expiration Date: Held by Production

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Royce Neinast

Lease Expiration Date: Month to Month

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

Pipeline: PHILLIPS PETROLEUM

Roadway: NONE

Electric: BLUEBONNET ELECTRIC

Telephone: NONE

Water: NONE

Other:

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

Buildings: NONE

Barns:

Others: Summer Brook Well Site

Approx. % Wooded: 40%

Type Trees: LIVE OAK, POST OAKS, PECANS

Fencing: Perimeter ☒ YES ☐ NO

Condition:

Cross-Fencing: ☒ YES ☐ NO

Condition:

Ponds: Number of Ponds: Three

Sizes: Various sizes from 1/2 acre to 1 acre

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

Year Drilled: Unknown

Depth: Unknown

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

Bluebonnet Electric

Gas Service Provider

None

Septic System(s): How Many:

NONE

Soil Type: Sandy loam to loam**Grass Type(s):** Native**Flood Hazard Zone:** See Seller's Disclosure or to be**nearest Town to Property:****Nearest Town to Property:** Burton

Driving time from Houston One hour 15 minutes

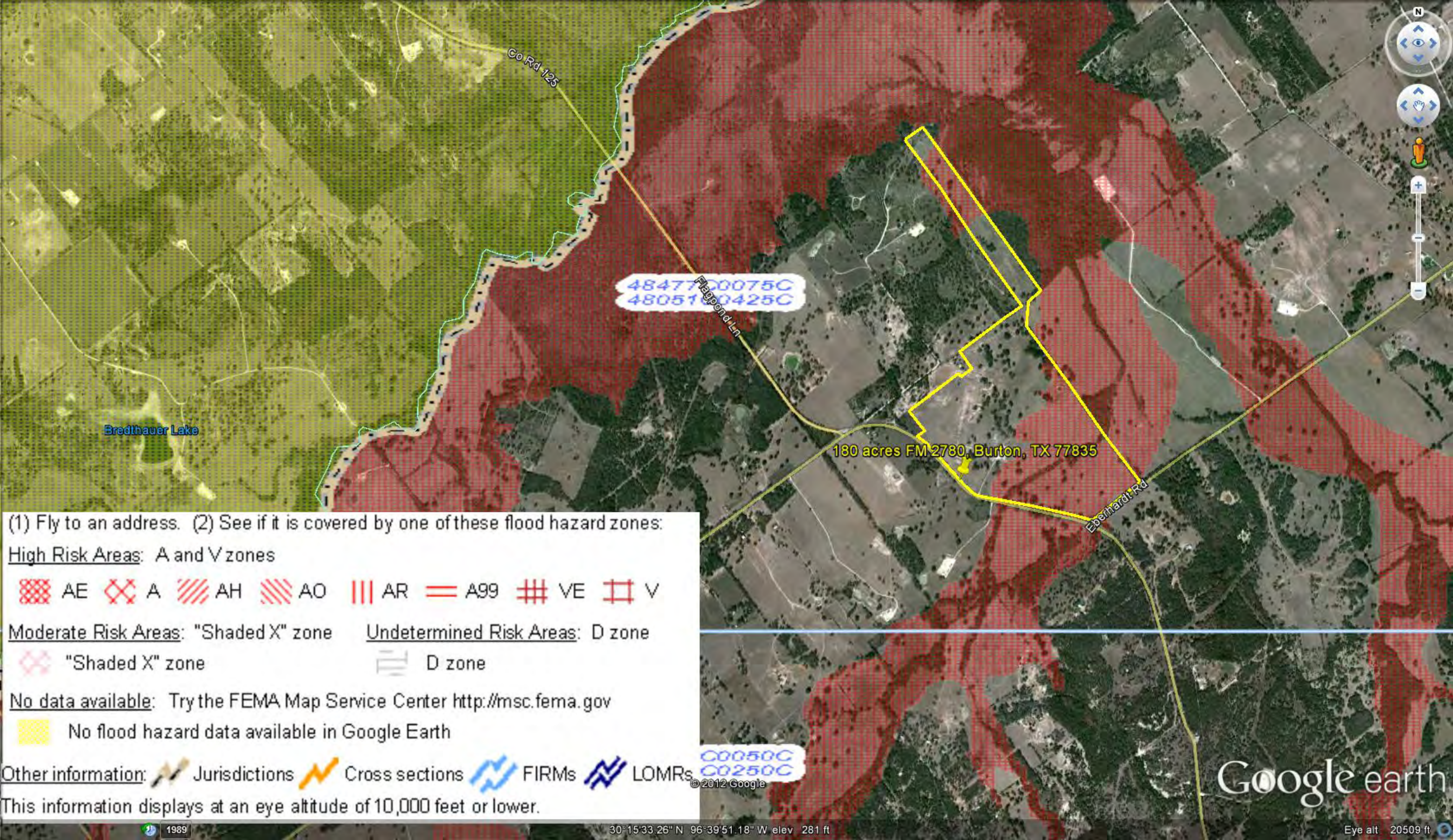
Items specifically excluded from the sale:**Additional Information:**

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
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180 acres FM 2780, Burton, TX 77835

Google earth



(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://msc.fema.gov>

No flood hazard data available in Google Earth

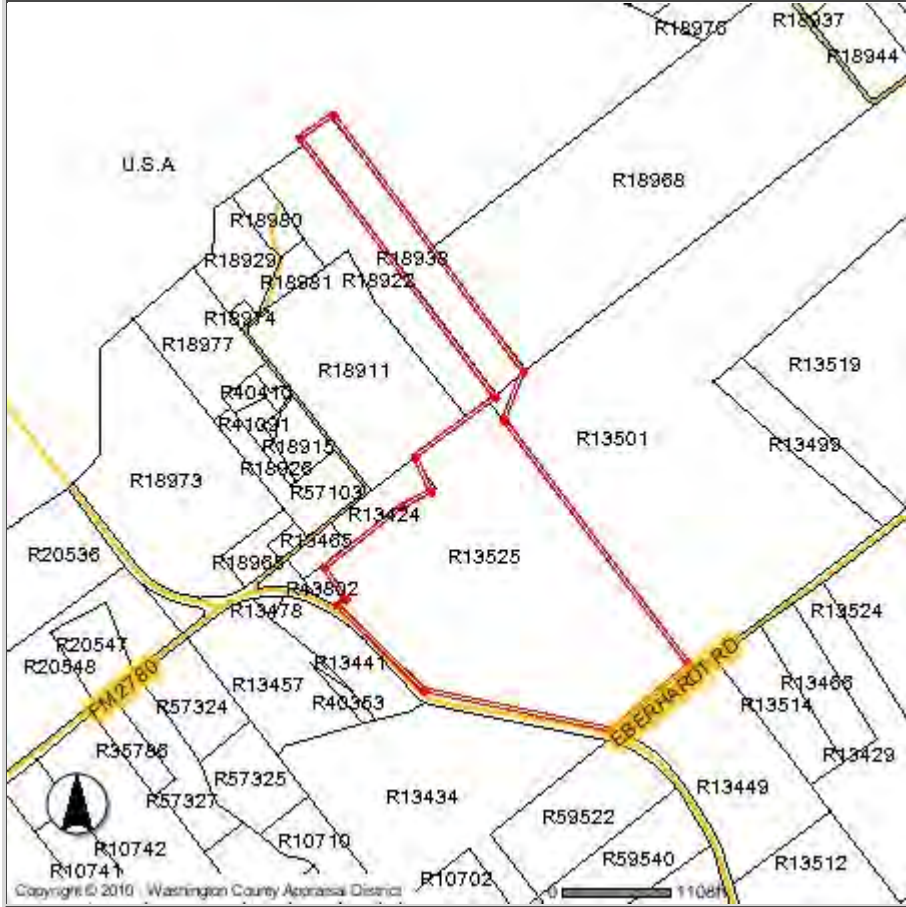
Other information: Jurisdictions Cross sections FIRMs LOMRs

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

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Google earth

ArcIMS HTML Viewer Map

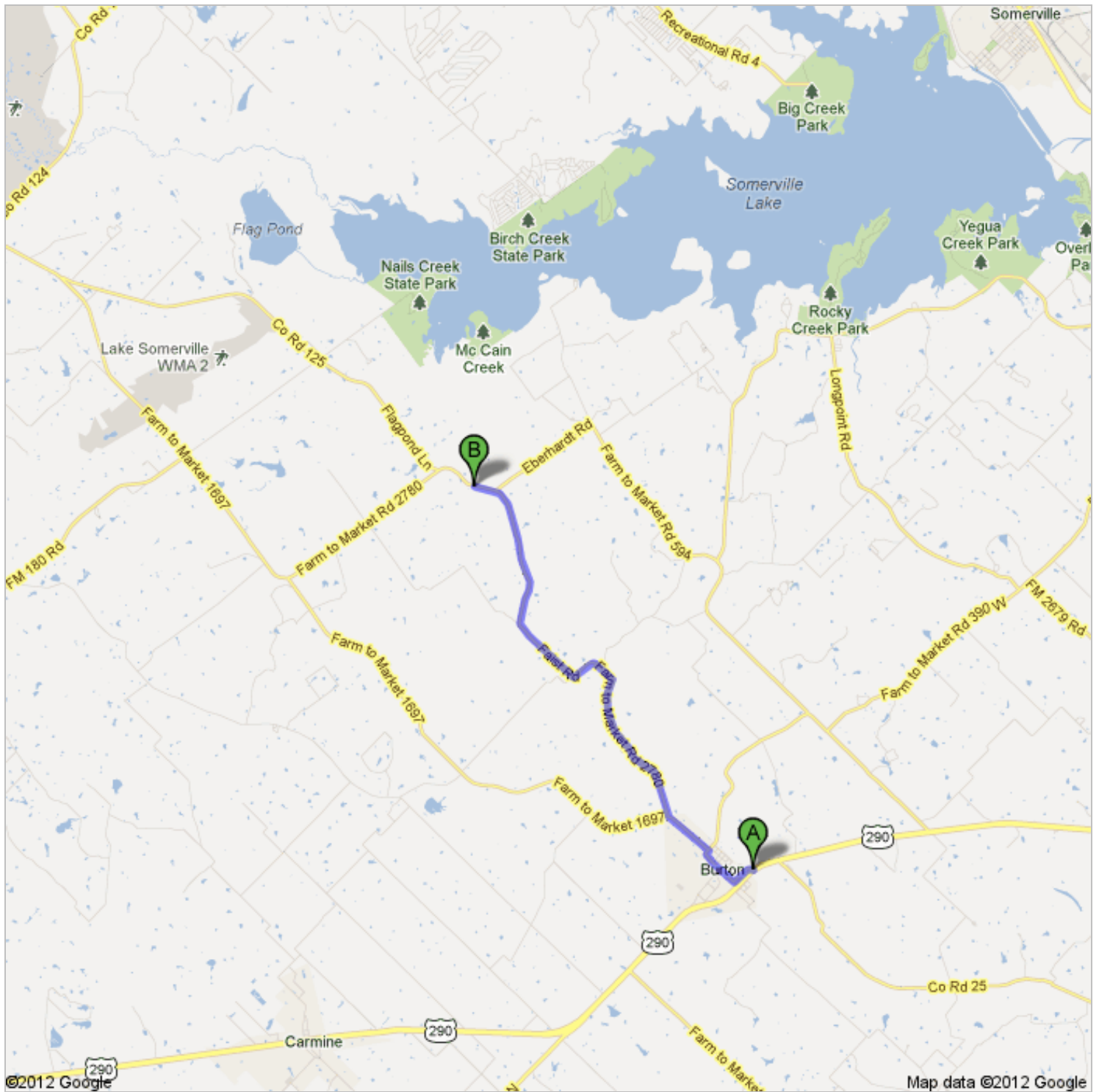



Legend

- Parcels
- Parcel #
- Roads





Directions to Farm to Market Rd 2780
7.6 mi – about 15 mins




 Unknown road

1. Head west toward E Mulberry St go 135 ft
total 135 ft

 2. Slight right onto E Mulberry St/TX-125 Spur W go 0.3 mi
total 0.3 mi
About 1 min

 3. Take the 3rd right onto N Main St/TX-125 Spur W go 0.6 mi
total 0.9 mi
Continue to follow N Main St
About 1 min

 4. Turn left onto Farm to Market 1697 go 0.7 mi
total 1.6 mi
About 2 mins

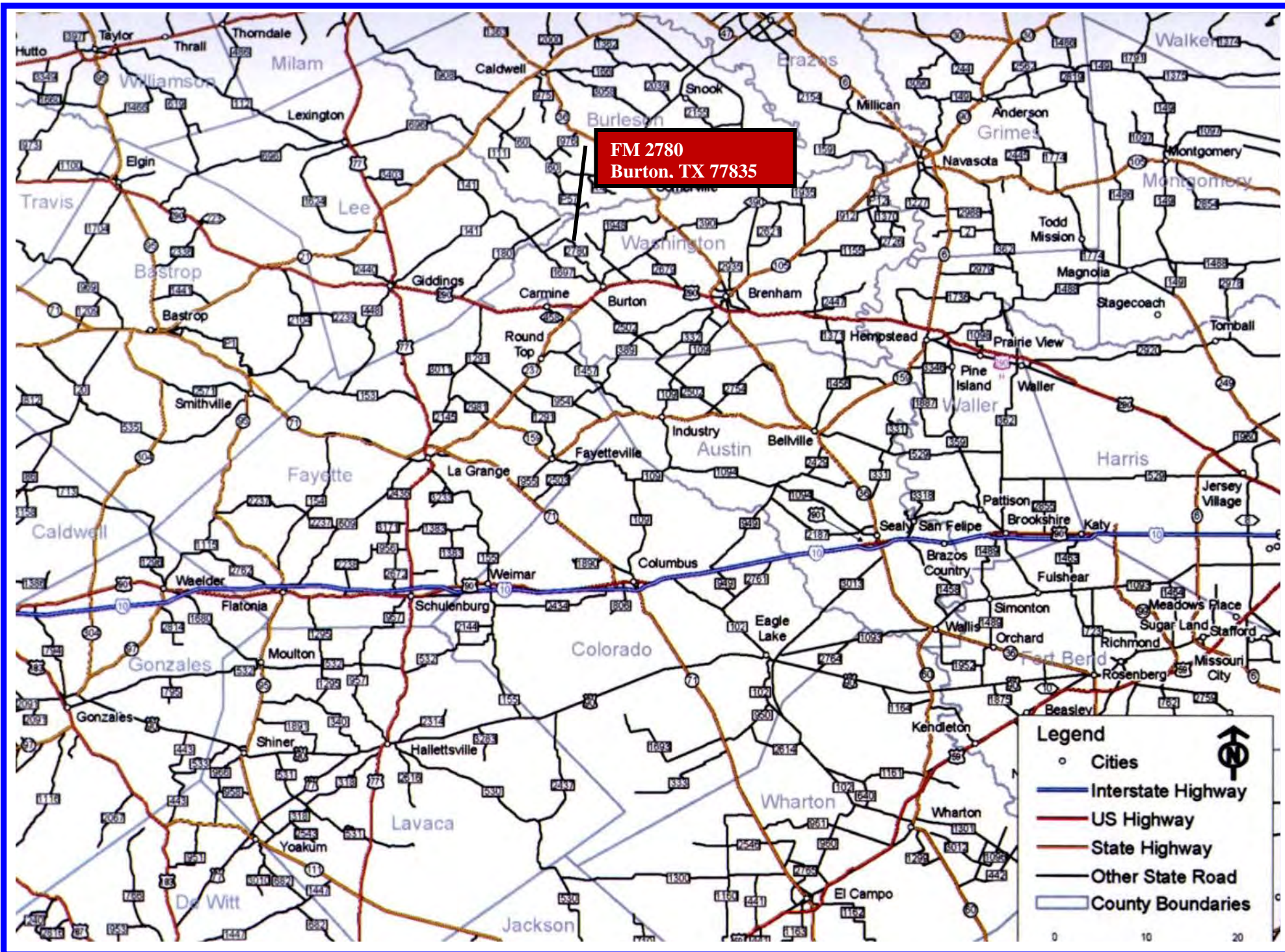
 5. Turn right onto Farm to Market Rd 2780 go 6.0 mi
total 7.6 mi
About 11 mins

 Farm to Market Rd 2780

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 ©2012 Google

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

