



Price:	\$1,707,602
Type:	Acreage
Address:	2150 Frazier Road
City/County:	SEALY, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~262.71 Acres
ID No.:	68741
Status:	Active

Austin County

This 262.708 acre ranch is located approximately 5 miles west of Sealy with approximately 2,185' of road frontage on Frazier Road. The property is gently rolling with sandy loam soil covered with Coastal Bermuda grasses. A 40' x 45' tin barn, a nice set of working pens, an 8' x 8' cistern, electricity, water well (community water available) are additional features that enhance this property. Located a relaxing 45 minutes from Houston, the investment potential of this property should be rewarding. Stop a moment and come see this property!!

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
Well Barns Pens	Maint. Fees: \$0 Gravel Road Frontage County Road Frontage Agricultural Exemption Minerals Conveyed: Negotiable Pond Rolling Improved Pasture	School District: Sealy I. S. D. Taxes: \$790.65 Financing Cash Conventional
Directions: Bellville - 36 South for 9 miles, turn right on Frazier Road 2.2 miles to property.		

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

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LOT OR ACREAGE LISTING

Location of Property: BELLVILLE-36 SO. - 9 MILES RIGHT ON FRAZIER RD. 2.2 MILES TO PROPERTY Listing #: 68741
 Address of Property: 2150 FRAZIER ROAD, SEALY TX Approx. Amount of Road Frontage: 2,185.38 Feet
 County: AUSTIN Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: NONE Lot Size or Dimensions: 262.708 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 262.7080**Price per Acre (or)** 6,500.00 PER ACRE**Total Listing Price:** \$1,707,602.00**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: 2010
 School: \$ 532.74
 County: 166.33
 City: _____
 Fire Dist. \$ 29.60
 FM/Rd-Br. \$ 61.98
 TOTAL: \$ 790.65

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

Seller believes 50% AND EXECUTIVE RIGHTS *Minerals
 to own: 50% *Royalty
 Seller will NEGOTIABLE Minerals
 Convey: NEGOTIABLE 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: _____

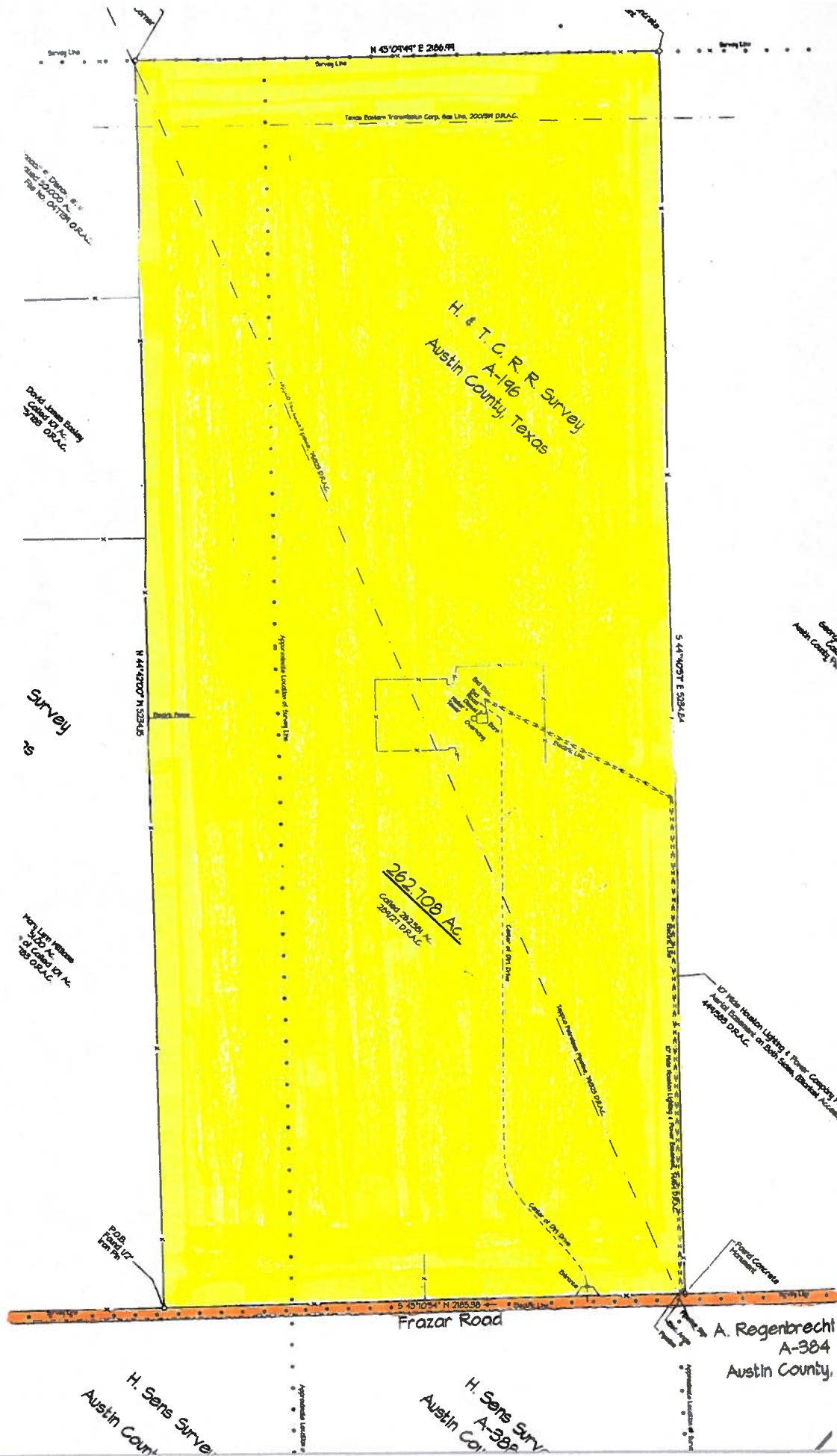
Lease Expiration Date: _____

Oil or Gas Sites: ☐ Yes ☒ No**Easements Affecting Property:** Name(s): _____Pipeline: TEXAS EASTERN PIPELINE, TEPPCO PETROLEUMRoadway: AUSTIN COUNTY - Frazier RoadElectric: RELIANT ENERGYTelephone: NONEWater: AUSTIN CO. WATER SUPPLY CORP.Other: NONE**Improvements on Property:**Home: ☐ YES ☒ NO See HOME listing if YesBuildings: NONEBarns: 40' X 45' TIN BARNOthers: WORKING PENSApprox. % Wooded: 10% +/-Type Trees: BLUEBERRY, PINE, OAK, PEAR**Fencing:** Perimeter: ☒ YES ☐ NOCondition: GOODCross-Fencing: ☒ YES ☐ NOCondition: GOOD**Ponds:** Number of Ponds: ONESizes: 1/2 ACRE**Creek(s):** Name(s): NONE**River(s):** Name(s): NONE**Water Well(s): How Many?** ONEYear Drilled: 1981 Depth: 100'**Community Water Available:** ☒ YES ☐ NOProvider: AUSTIN CO. WATER SUPPLY CORP.**Electric Service Provider (Name):**RELIANT ENERGY**Gas Service Provider (Name):**NONE**Septic System(s): How Many:** NONE

Year Installed: _____

Soil Type: SANDY LOAM**Grass Type(s):** COASTAL BERMUDA, ARGENTINE BAHIA**Flood Hazard Zone:** See Seller's Disclosure or to bedetermined by survey.**Nearest Town to Property:** SEALY, TXDistance: APPROX. 5 MILESApproximate driving time to Houston: 45 MINUTES**Items specifically excluded from the sale:** All of Seller's personal property located on said 262.708 acre tract**ADDITIONAL INFORMATION:** * MINERAL RESERVATIONIS A 10-YEAR TERM SET TO EXPIRE WITH NO PRODUCTIONON MAY 3, 2016.

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

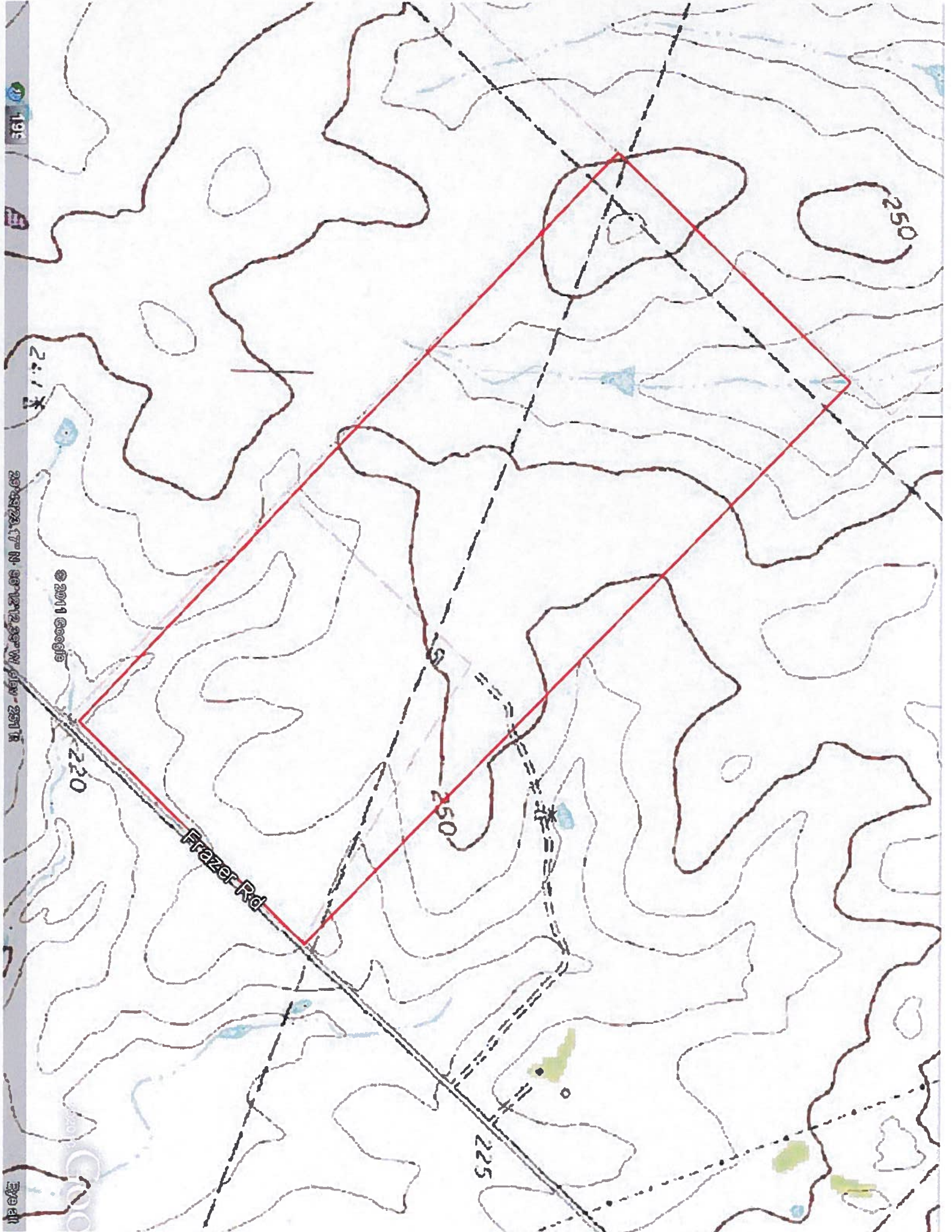


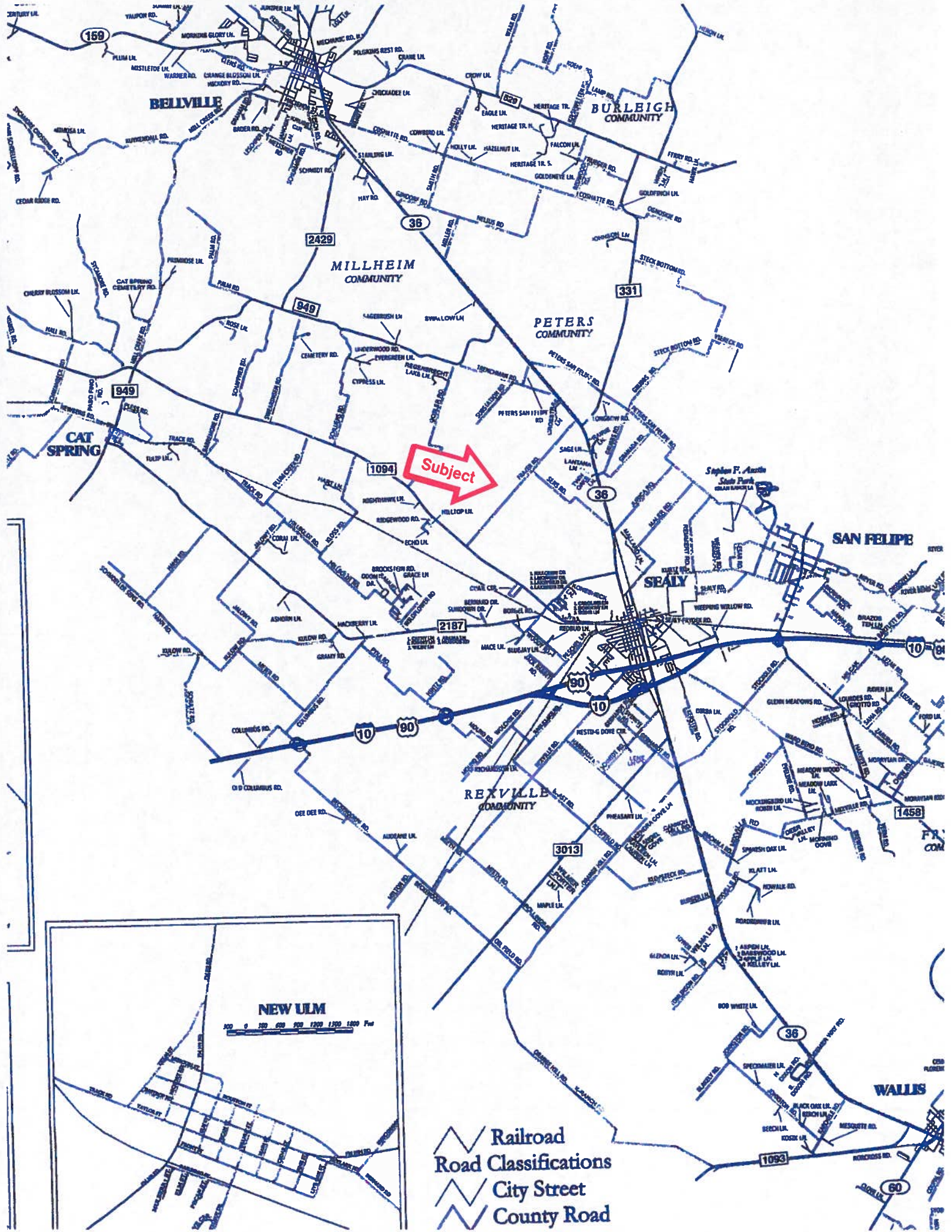
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Frazer Rd

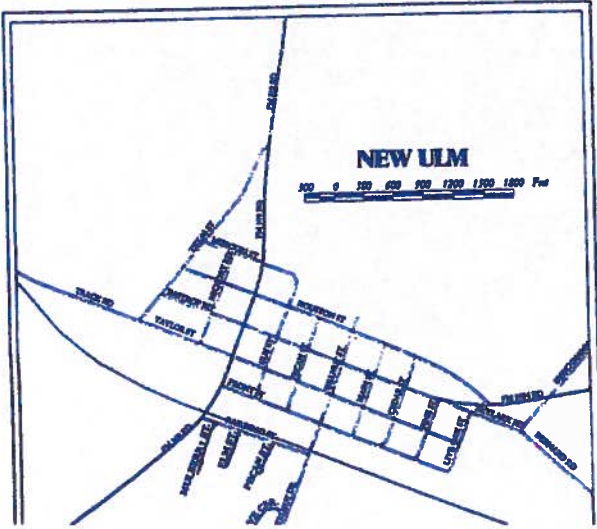
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Subject



Railroad
Road Classifications
City Street
County Road

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 512-485-3960.



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TREC No. OP-K

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