



\$300,000

31700 FM 529 KATY, Waller County

ID: 59601



BILL JOHNSON AND ASSOC. REAL ESTATE CO.

420 E. Main St., Bellville - FM 1094 at Cedar St., New
Ulm Bellville - New Ulm, TX 77418 - 78950

Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636

Fax: Bellville (979) 865-5500 New Ulm (979) 992-2637

Email: billjohnson@bjre.com



MInutes from Katy, Brookshire, and IH-10, this undeveloped commercial tract is in a growing business area fronting FM-529 between FM 362 and FM 2855....

Improvements

Land Features

Other

Approx. 12.00 Acres
Maint. Fees: \$0
Farm to Market Road
Frontage
Agricultural Exemption
Minerals Conveyed:
None
Mostly Flat
Sandy Soil

Commercial
Status: Active
School District: Royal
Taxes: \$26.98
Tax ID: R202352

Financing

Cash
Conventional

Directions: from intersection of FM 529 and FM 2855 go west 1.6 miles to property.

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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

www.bjre.com

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ACREAGE LISTING

Location of Property: 2.54 miles east of FM 362/1.6 miles west of FM 2855 on FM 529 Listing #: 59601
 Address of Property: 31700 FM 529, Katy Texas 77490 Road Frontage: 270 ft
 County: Waller Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Lot Size or Dimensions: 270x1936
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 12.0000
Price per Acre (or) \$25,000.00
Total Listing Price: \$300,000.00
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: 2009
 School: \$ 17.32
 County: \$ 7.12
 FM/Rd/Br.: \$ 0.37
 Drainage: \$ 1.00
 Waller/Har: \$1.11
 TOTAL: \$ 26.98

Agricultural Exemption: ☒ Yes ☐ No
School District: Royal 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: numerous
 Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No
 Lessee's Name:

Lease Expiration Date: month to month for hay production

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: Exxon and others

Roadway:

Electric:

Telephone:

Water:

Other:

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings:

Barns:

Others:

Approx. % Wooded: 0%

Type Trees:

Fencing: Perimeter ☒ YES ☐ NO

Condition: two sides

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):

Reliant Energy

Gas Service Provider (Name):

Septic System(s): How Many? none

Year Installed:

Soil Type: sandy loam

Grass Type(s): native

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

determined by survey.

Nearest Town to Property: Katy

Distance: 11.6 miles

Driving time from Houston 30 minutes

Items specifically excluded from the sale:

all sellers personal property

Additional Information:

agricultural tax valuation under review

no producing well on property

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

95°55'15"

95°55'0"

95°54'45"

218000

29°52'45"
3309000

29°52'45"
3309000

29°52'30"

29°52'30"

29°52'15"

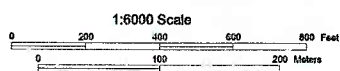
29°52'15"

95°55'15"

95°55'0"

95°54'45"

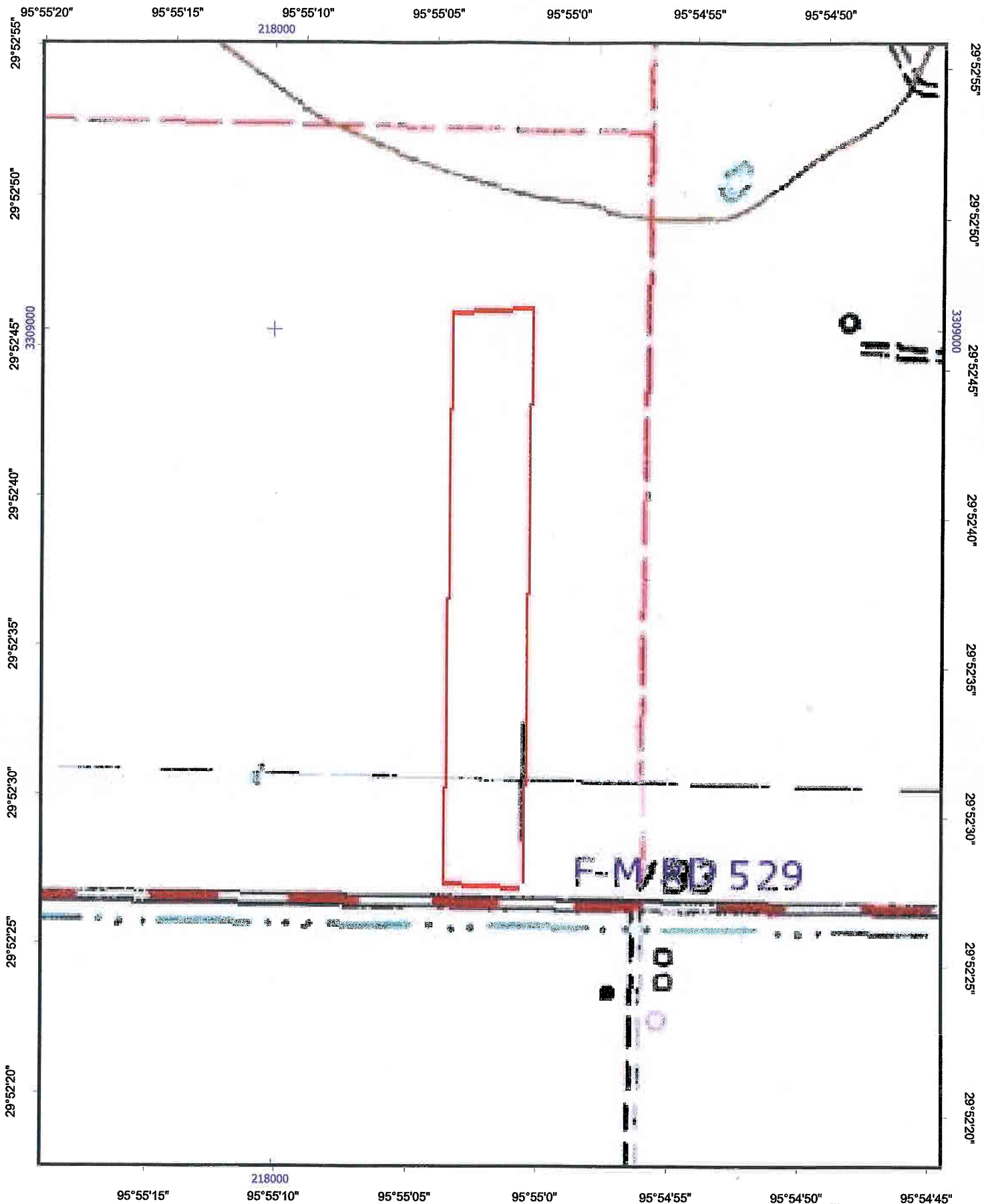
218000



Universal Transverse Mercator (UTM) Projection Zone 15
North American Datum of 1983 (NAD83)
UTM Grid shown in Blue



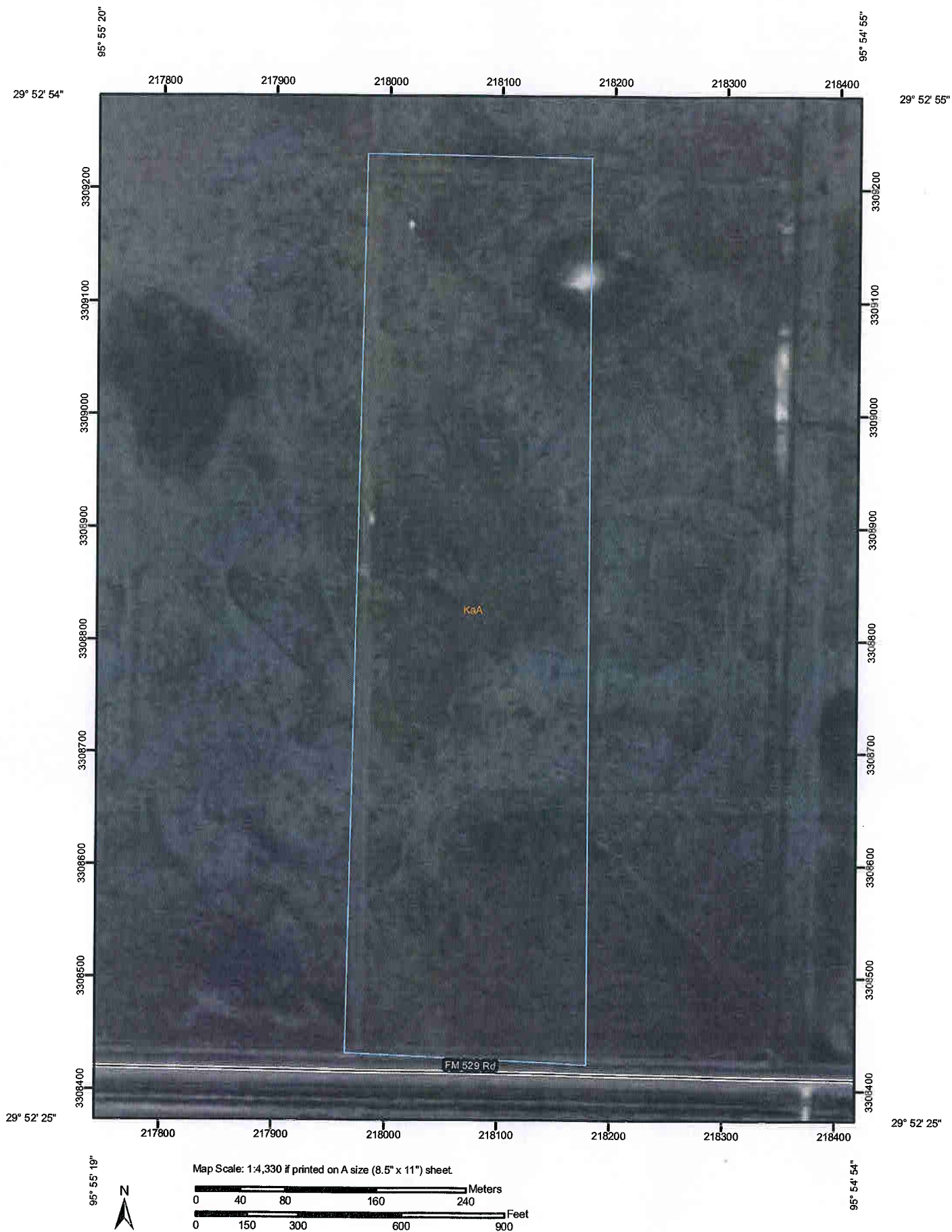
Magnetic declination at center of map on
April 20, 2010



1:5000 Scale
0 100 200 300 400 500 Feet
0 50 100 150 Meters
Universal Transverse Mercator (UTM) Projection Zone 15
North American Datum of 1983 (NAD83)
UTM Grid shown in Blue

GN
TN 1°
MN 5°
Magnetic declination at center of map on
April 20, 2010

Soil Map—Austin and Waller Counties, Texas



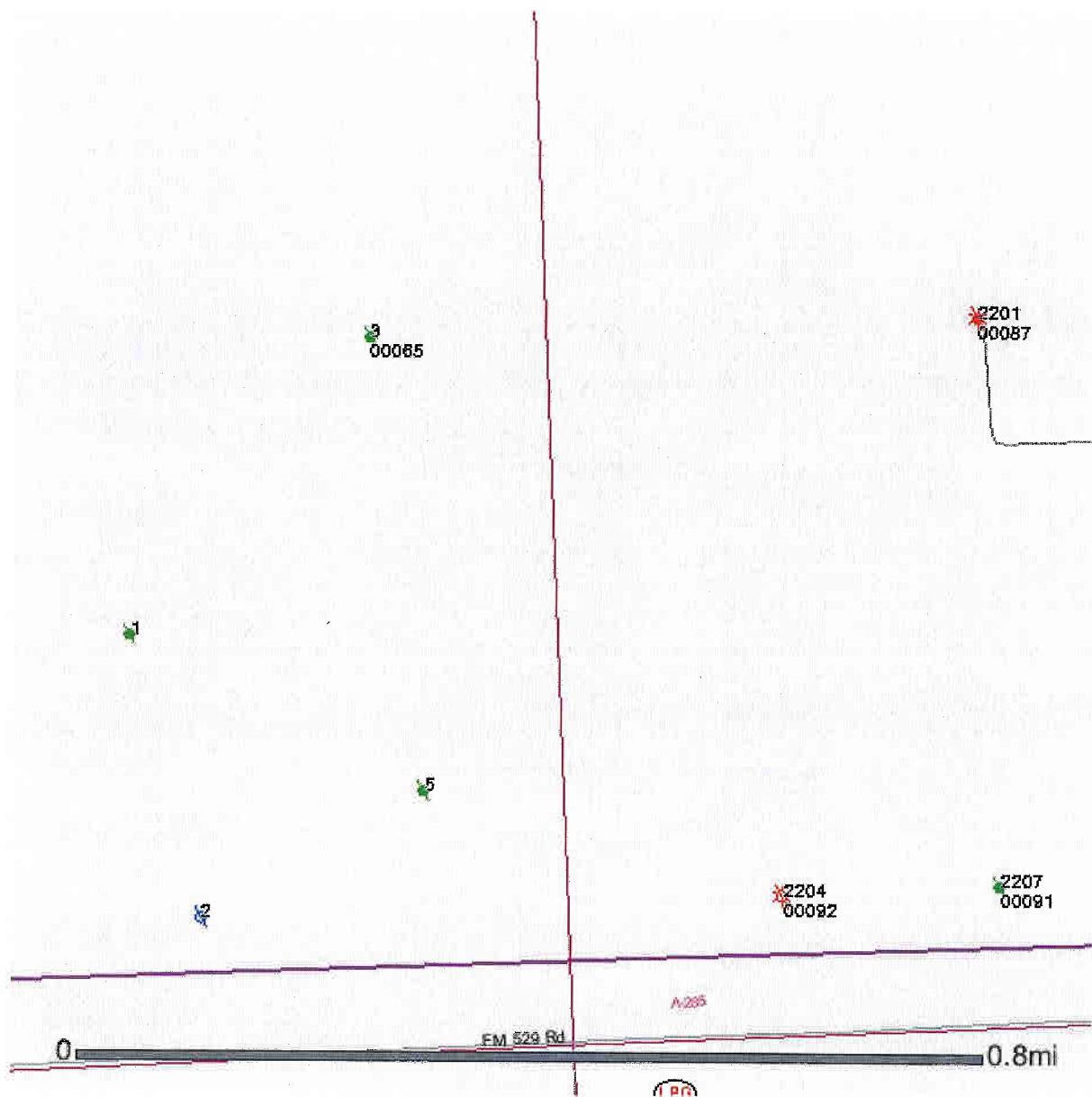
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

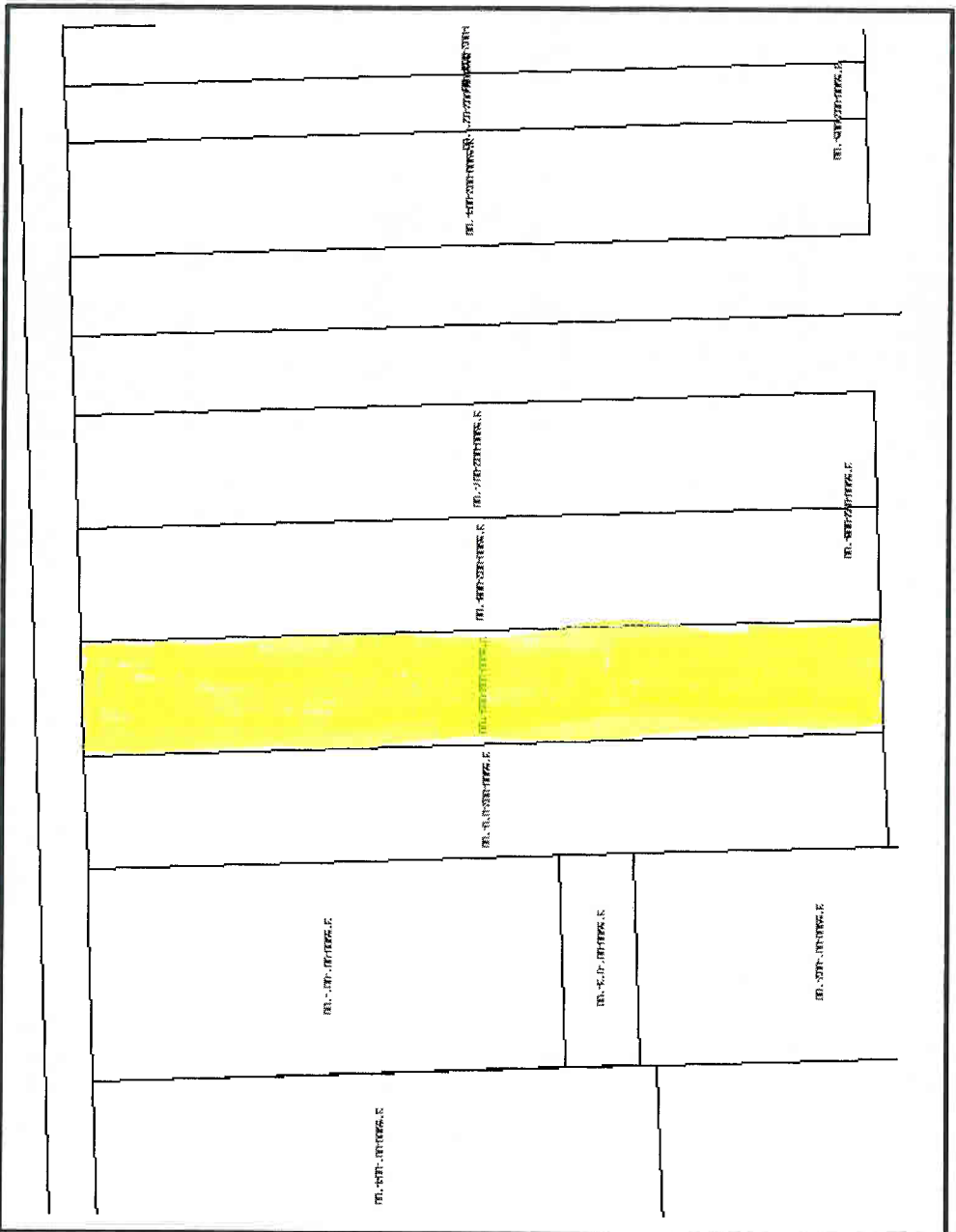
4/16/2010
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Map Unit Legend

Austin and Waller Counties, Texas (TX600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KaA	Katy fine sandy loam, 0 to 1 percent slopes	40.9	100.0%
Totals for Area of Interest		40.9	100.0%



Map Title



Adj_Counties (Name1)

High_Voltage_Line

Railroad

Pipeline

tract_south_2008_polygon1 (CROSSREFII

tract_south_2008_polygon

tract_n4_polygons (PERIMETER)

tract_n3_polygons (TRACT_NUMB)

tract_n2_polygons (TRACT_NUMB)

tract_n1_polygons1 (TRACT_NUMB)

