



\$150,150

Kenney Woods - 5908 Stokes Rd BELLVILLE, Austin County

ID: 48792



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



Ten heavily wooded acres tucked in the Kenney woods on Stokes Rd. Enjoy the seclusion and wildlife just minutes from Bellville and Brenham.

Austin County Water Supply available and paved county road frontage.

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

Improvements	Land Features	Other
Public Water	Approx. 10.01 Acres Maint. Fees: \$0 Paved Road Frontage County Road Frontage Minerals Conveyed: Negotiable Heavily Wooded Mostly Flat Sandy Soil	Acreage Status: Active School District: Bellville Tax ID: R01637 Financing Cash Conventional

Directions: from Bellville go north on FM 1456, cross RR track and bear left on Center Hill Rd until you get to intersection with Stokes Rd. turn onto Stokes and go past entrance of Piney Creek S/D about a mile. property on east side of Stokes Rd

Disclaimer: All information contained in this site is provided by members of TxLS. Information is deemed reliable but not guaranteed. All information should be independently verified and neither TxLS nor its members assume any liability for information obtained through the use of



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

5908 Stokes Rd



Stokes Rd frontage south to north



[Previous Page](#)



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville, TX 77418

FM 1094 @ 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: 6 miles north of Bellville on Stokes Rd 48792
 Address of Property: 5908 Stokes Rd, Bellville, Texas 77418 Road Frontage 255'
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Lot Size or Dimensions: approx 10.01ac
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: approx 10.01

Price per Acre (or) \$15,000.00

Total Listing Price: \$150,150.00

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:

2007
 School: \$ 17.41
 County: \$ 4.83
 FM/Rd/Br.: \$ 1.82
 Hospital: \$ 1.03
 City: _____
 TOTAL: \$ 25.09

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville I.S.D.

Minerals and Royalty:

Seller believes 50% *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 Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s): _____

Pipeline: _____

Roadway: _____

Electric: _____

Telephone: _____

Water: _____

Other: _____

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: none

Barns: none

Others: _____

Approx. % Wooded: 90%

Type Trees: oak, cedar, yaupon

Fencing: Perimeter ☐ YES ☒ NO

Condition: three 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): _____

San Bernard Electric Coop

Gas Service Provider (Name): _____

Septic System(s): How Many: none

Year Installed: _____

Soil Type: sandy

Grass Type(s): native

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

determined by survey.

Nearest Town to Property: Bellville

Distance: 6 miles

Driving time from Houston 1 hour

Items specifically excluded from the sale: _____

all sellers personal property

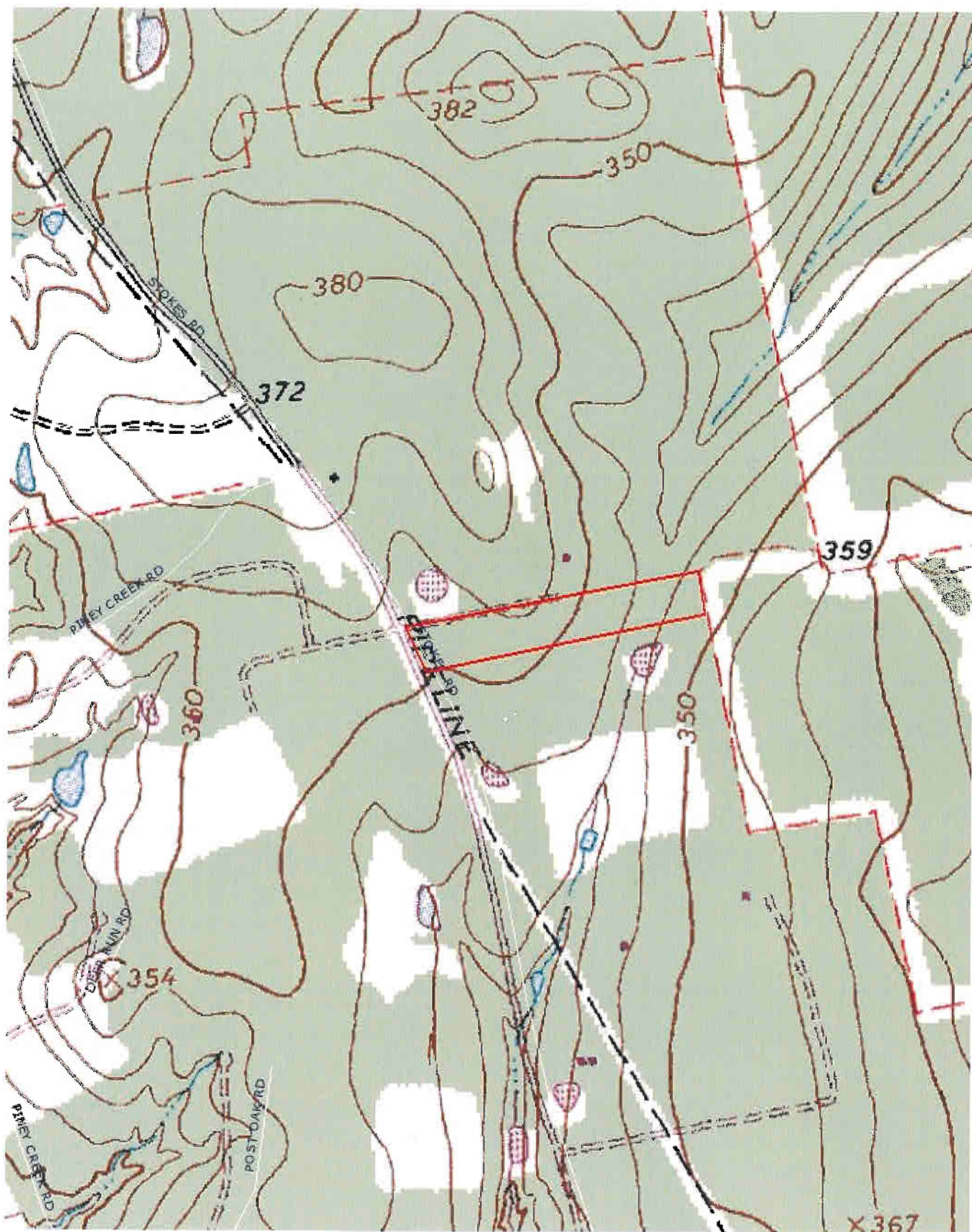
Additional Information:

may not be eligible for agricultural exemption after sale

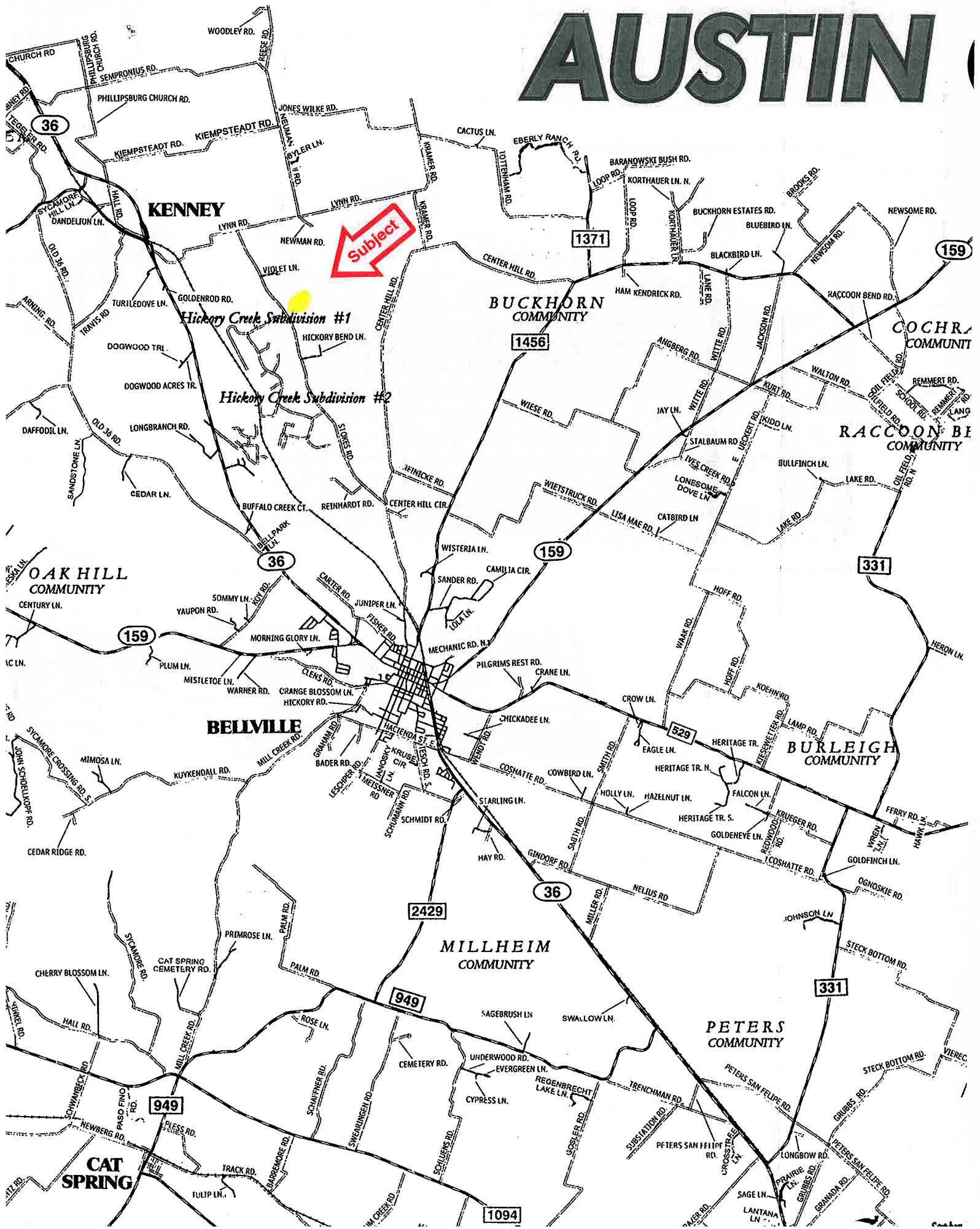
2007 tax for 20 acre tract

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





AUSTIN



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 512-465-3960.



01A

TREC No. OP-K

Bill Johnson & Associates Real Estate 420 E. Main St., Bellville TX 77418
Phone: 979-865-5466

Fax: 979-865-5500

Bill Johnson and Associates Re

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805

T5445687.ZFX