

**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

48121 Austin Branch Rd**Home**[More Photos](#)

ID: 48068
Type: Residential (Farm-Ranch)
Status: Active
City: HEMPSTEAD
County: Waller
Price: \$1,148,500
Acreage: 208.81
School Dist: Hempstead
Taxes: \$1,766.23
Financing: Cash -

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

AUSTIN BRANCH RANCH on the mighty Brazos River, with over a mile of frontage. Just ten minutes from downtown Hempstead and five minutes off US Highway 290. Access to sandy beach on southern border, bluff bank on northern border. ABR has all the amenities for hunting, fishing, ranching, farming, and just plain relaxing. Fertile meadows for grazing livestock, nearly 200 pecan trees to harvest, river and pond fishing, abundant wildlife to enjoy, other majestic trees, and home for relaxation. Make an appointment today to view this multi-purpose ranch less than hour from the city. ***BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.***

Improvements:

3 Bedrooms - 1 Bathrooms - Approx. 1296 Sq Ft - Single Floor - Wood Exterior - Composition Roof - Age Range: Over 20 Yrs - Well - Septic - Barns - Pens -

Land Features:

Maint. Fees: \$0 - Gravel Road Frontage - County Road Frontage - Agricultural Exemption - Pond - Partially Wooded - Mostly Flat - Sandy Soil -

Directions: from US290 2+ miles west of the intersection of US290 and SH6, turn south, at the big crossover just before the used golf cart dealer, on Sorsby Rd. Continue to the intersection of Sorsby and Austin Branch Rd and turn west on Austin Branch Rd. Property at end of Austin Branch Rd.



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48121 Austin Branch Rd



sandy beach on south side



north side bluff banks



grazing meadow and pond



pecan orchard

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LOT OR ACREAGE LISTING

Location of Property: 6 miles west of Hempstead on Austin Branch Road 48068
 Address of Property: 48121 Austin Branch Rd, Hempstead, Tx 77445 Road Frontage approximately 38'
 County: Waller Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Lot Size or Dimensions: 208.809 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 208.8090**Price per Acre (or)****Total Listing Price:** \$1,148,499.50**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: \$ 1,160.99
 County: \$ 502.88
 FM/Rd/Br.: \$ 26.12
 ESD: \$ 76.24
 City:
 TOTAL: \$ 1,677.23

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

Seller believes partial/percentage undetermined *Minerals
 to own: partial/percentage undetermined *Royalty
 Seller will all owned Minerals
 Convey: all owned 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:

House Lease: ☒ Yes ☐ No

Lessee's Name: Shannon Petrich

Lease Expiration Date: 31 day notice

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

Pipeline:

Roadway:

Electric: San Bernard Electric Coop

Telephone:

Water:

Other:

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

Buildings:

Barns: 33x78 metal pole barn

Others: pipe working pen

Approx. % Wooded: 50%

Type Trees: Pecan, Sycamore, Cottonwood, Oak

Fencing: Perimeter ☐ YES ☒ NO

Condition: no fence on river frontage

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: 1
 Sizes: 1ac / possibly springfed**Creek(s):** Name(s):**River(s):** Name(s): Brazos**Water Well(s): How Many?** 1

Year Drilled: Unknown

Depth: unknown

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard Electric Coop

Gas Service Provider (Name):**Septic System(s): How Many?** 1

Year Installed: Unknown

Soil Type: clayish loam**Grass Type(s):** native bermuda**Flood Hazard Zone:** See Seller's Disclosure or to be**A-13** determined by survey.**Nearest Town to Property:** Hempstead

Distance: 6 miles

Driving time from Houston 1 hr or less

Items specifically excluded from the sale:

all sellers' and tenants' personal property

Additional Information:

property in FEMA

flood zone A-13 according to 2007 survey

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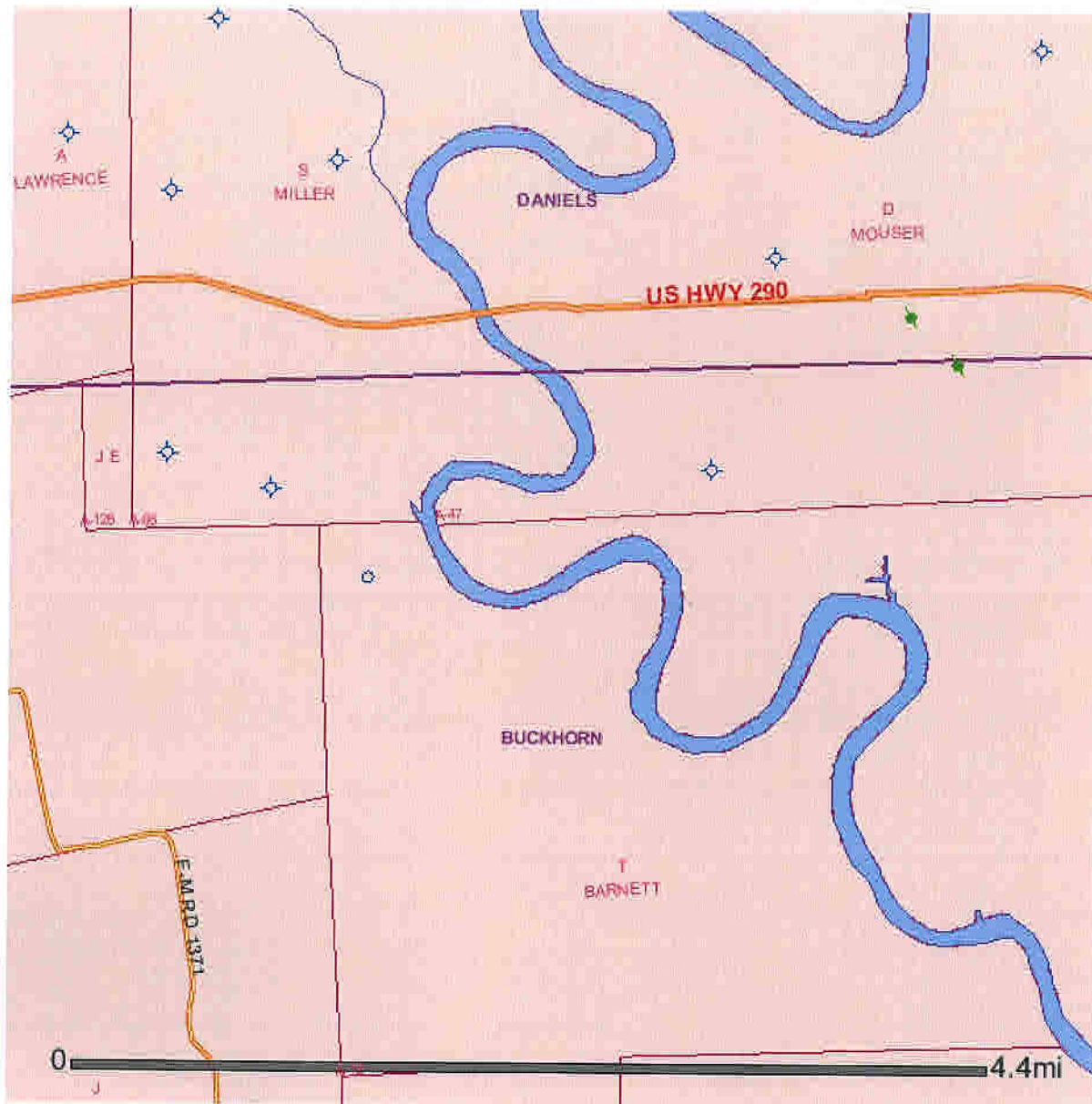
HOME LISTING

Address of Home:	48121 Austin Branch Rd, Hempstead, Tx 774	Listing #: 48068
Location of Home:	6 miles west of Hempstead on Austin Branch Road	
County or Region:	Waller	For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:		Property Size: 208.809 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO
Listing Price:	\$1,148,499.50	
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:		
Size and Construction:		
Year Home was Built:	1980	
Lead Based Paint Addendum Required if prior to 1978:	☐ YES	
Bedrooms:	3	Bath: 1
Size of Home (Approx.)	1296/WCAD	
	Total	
Foundation:	☐ Slab ☒ Pier/Beam ☐ Other	
Roof Type:	composition	Year Installed: unknown
Exterior Construction:	wood	
Room Measurements:	APPROXIMATE SIZE:	
Living Room:	12x24	
Dining Room:		
Kitchen:	10x15	
Family Room:		
Utility Room:		
Bath:	6x7	☐ Tub ☒ Shower
Bath:		☐ Tub ☐ Shower
Mstr Bath:		☐ Tub ☐ Shower
Mstr Bdrm:		
Bedroom:	10x12	
Bedroom:	11x12	
Bedroom:	11x12	
Other:	sunroom 11x23	
Garage:	☐ Carport: ☐ No. of Cars:	
Size:	☐ Attached ☐ Detached	
Porches:		
Front: Size:	12x18	
Side: Size:		
Deck: Size:	9x18	☐ Covered
Deck: Size:		☐ Covered
Fenced Yard:	yes	
Outside Storage:	☐ Yes ☐ No	Size:
Construction:		
TV Antenna	☒ Dish ☐ Cable ☐	
Home Features		
☐ Ceiling Fans	No.	
☐ Dishwasher		
☐ Garbage Disposal		
☐ Microwave (Built-In)		
☒ Kitchen Range	☐ Gas ☒ Electric	
☐ Other		
Items Specifically Excluded from The Sale: LIST:	all sellers' and tenants' personal property	
Heat and Air:		
☐ Central Heat	Gas ☐ Electric ☐	
☐ Central Air	Gas ☐ Electric ☐	
☒ Other:	2 Window AC/Heat units	
☐ Fireplace(s)		
☐ Wood Stove		
☒ Water Heater(s):	☐ Gas ☒ Electric	
Utilities:		
Electricity Provider:	San Bernard E	
Gas Provider:		
Sewer Provider:	on-site facility	
Water Provider:		
Water Well:	☒ YES ☐ NO	Depth: unknown
		Year Drilled: unknown
Average Utility Bill:	Monthly:	
Taxes:	2007 Year	
School:		\$1,160.99
County:		\$502.88
FM/Rd/Br:		\$26.12
ESD:		\$76.24
City:		
Taxes:		\$1,766.23
School District:	Hempstead	
Additional Information:	property in FEMA flood zone A-13 according to 2007 survey	

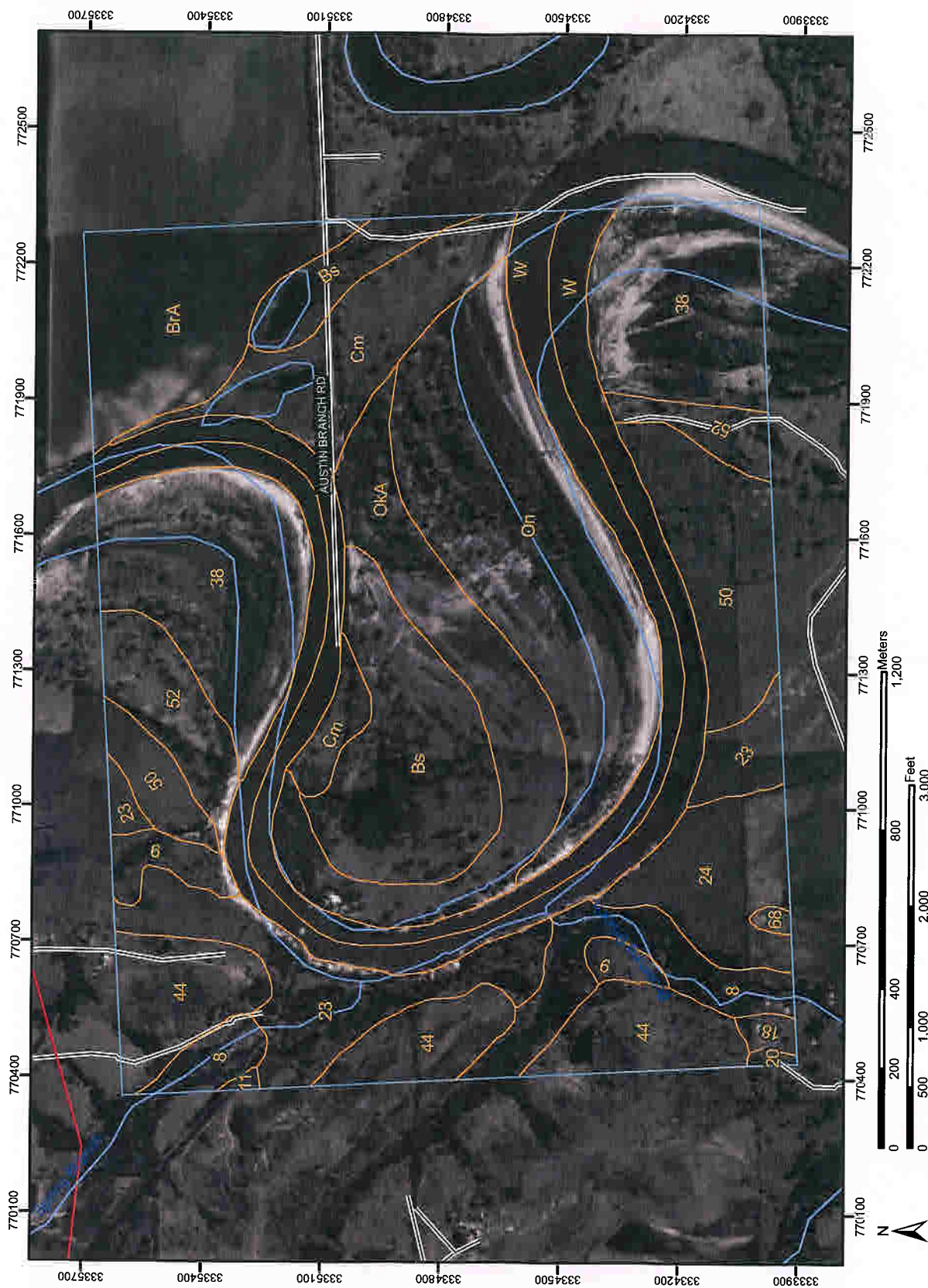
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TEXAS RAILROAD COMMISSION PIPELINE AND WELL MAP



Soil Map—Austin and Waller Counties, Texas, and Washington County, Texas
(Austin Branch Ranch - Waller County)



Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

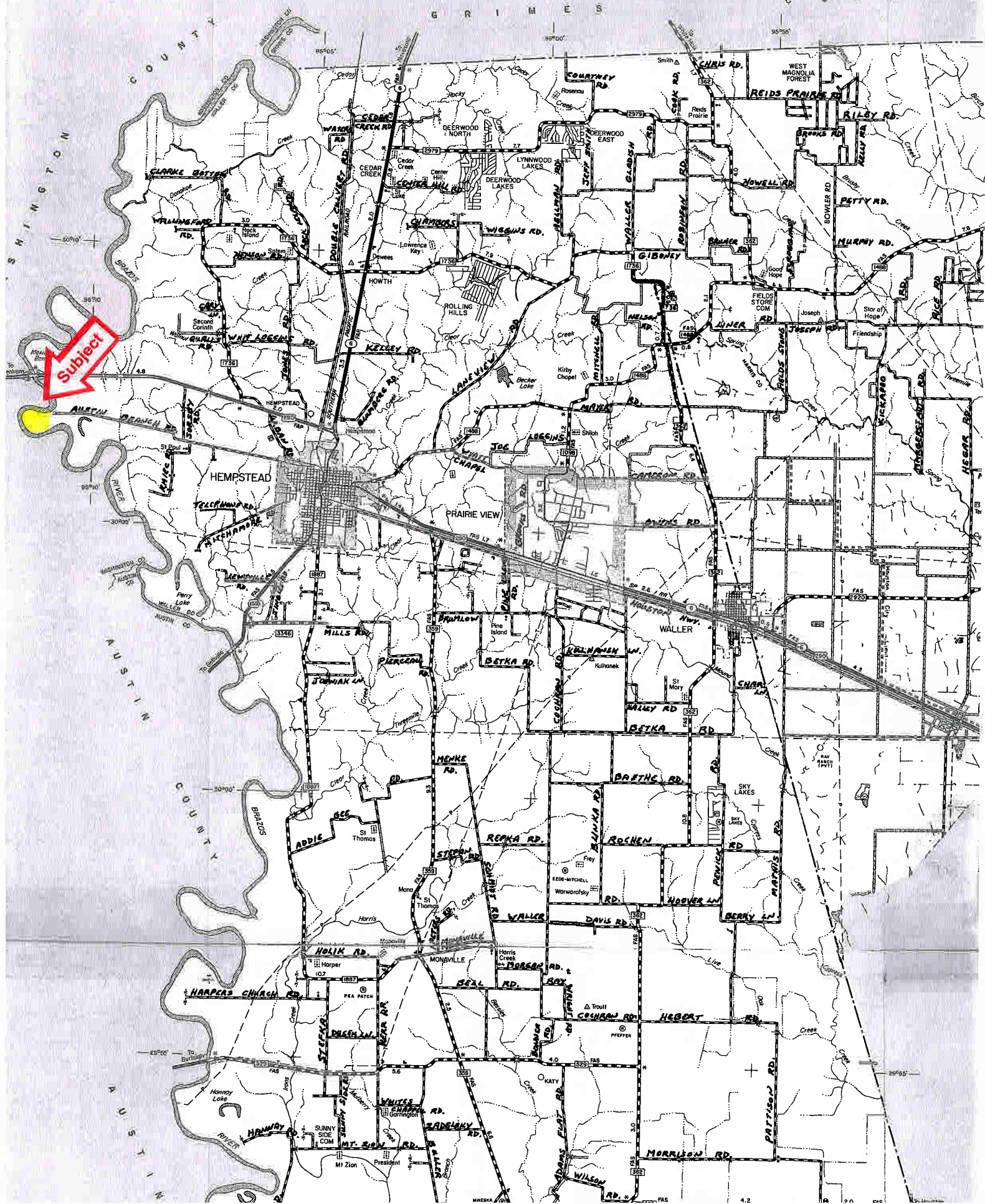
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Page 1 of 3

Map Unit Legend

Austin and Waller Counties, Texas (TX600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrA	Brazoria clay, 0 to 1 percent slopes	53.7	5.9%
Bs	Brazoria clay, depressional	76.0	8.3%
Cm	Clemville silt loam, occasionally flooded	51.8	5.7%
OkA	Mohat loam, 0 to 1 percent slopes, rarely flooded	67.6	7.4%
On	Oklared-Norwood complex, frequently flooded	115.4	12.6%
W	Water	64.1	7.0%

Washington County, Texas (TX477)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Bosque clay loam, frequently flooded	36.7	4.0%
9	Brazoria clay, 0 to 1 percent slopes	13.2	1.4%
11	Brenham clay loam, 3 to 8 percent slopes	0.8	0.1%
18	Carbangle clay loam, 1 to 3 percent slopes	3.1	0.3%
20	Carbangle clay loam, 5 to 8 percent slopes	1.1	0.1%
23	Clemville silt loam, 0 to 1 percent slopes	58.3	6.4%
24	Clemville silt loam, 1 to 3 percent slopes	33.3	3.6%
38	Kiomatia and Norwood soils, frequently flooded	116.6	12.8%
44	Latium clay, 5 to 8 percent slopes	66.1	7.2%
50	Norwood silt loam, 0 to 1 percent slopes	52.8	5.8%
52	Oklared-Norwood complex, occasionally flooded	33.5	3.7%
68	Trinity clay, occasionally flooded	1.4	0.2%
W	Water	68.2	7.5%
Totals for Area of Interest (AOI)		913.9	100.0%





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 512-465-3060.



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TREC No. OP-K

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

Fax: 979-865-3500

Bill Johnson and Associates Re

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