

34.339 Acres

1626 FM 389 – Round Top



Situated in the highly desired area of Austin County near the Round Top/Shelby Communities this approximate 34.34 acre tract of land is just what you've been looking for!! Located in the gently rolling hills of Austin County this property is heavily wooded which affords seclusion and privacy. With over 1,660 feet of FM road frontage this property is a GEM!!! *This property is restricted*

Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636



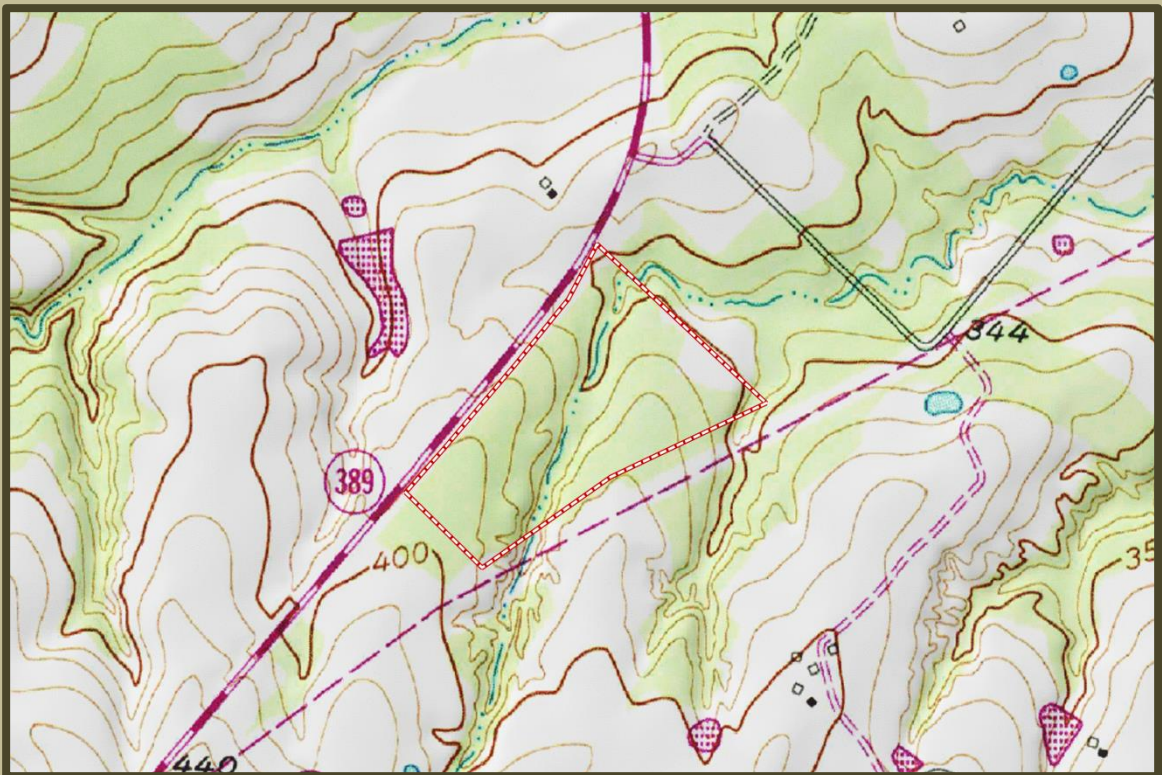
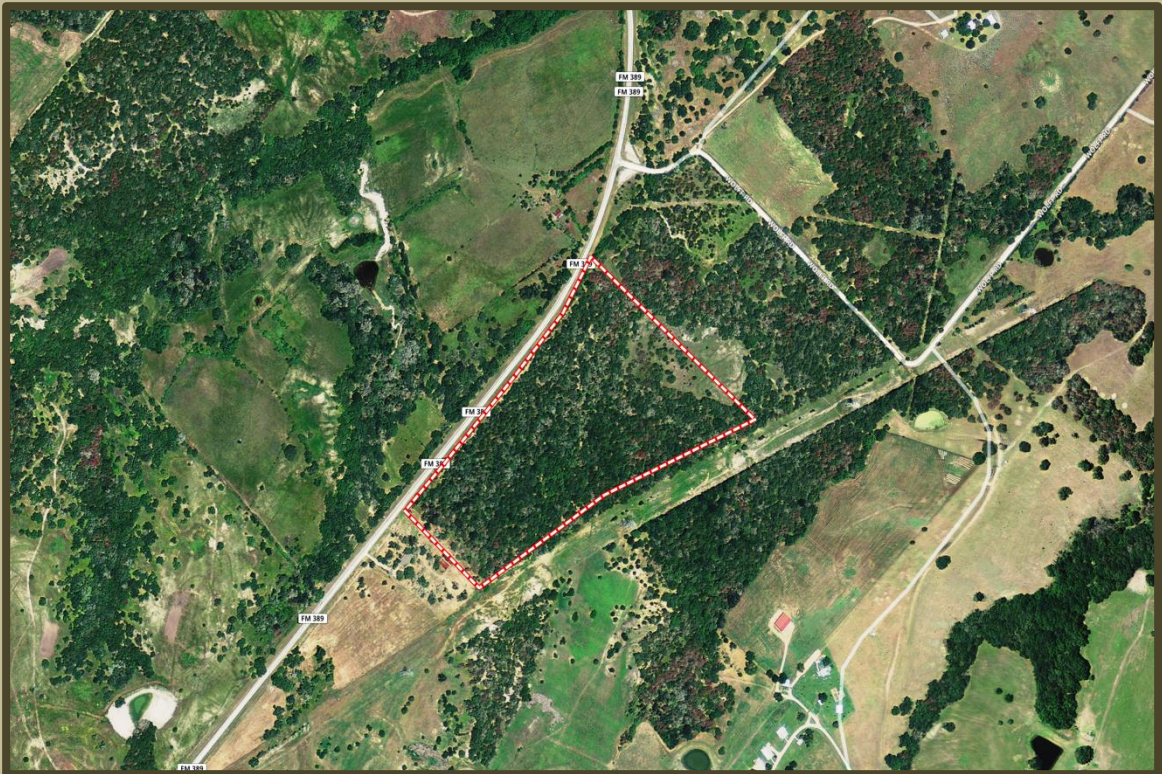
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LOT OR ACREAGE LISTING

Location of Property:	Shelby-FM 389 E; 8/10 mile to property on right			Listing #:	104786
Address of Property:	1626 E. FM 389, Round Top, TX			Road Frontage:	Approx. 1,661.41' FM 389
County:	Austin	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	N/A			Lot Size or Dimensions:	34.339 Acres
Subdivision Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO	
Number of Acres:			34.3390		
Price per Acre (or)			\$10,900.00		
Total Listing Price:			\$374,295.10		
Terms of Sale:			Improvements on Property:		
Cash:	☒ YES ☐ NO	Home: ☐ YES ☐ NO See HOME listing if Yes			
Seller-Finance:	☐ YES ☒ NO	Buildings:			
Sell.-Fin. Terms:		Barns:			
Down Payment:		Others:			
Note Period:		Wildlife exemption is in place			
Interest Rate:		% Wooded: 95%			
Payment Mode:	☐ Mo. ☐ Qt. ☐ Ann	Type Trees: Oak, Cedar, Yaupon			
Balloon Note:	☐ YES ☐ NO	Fencing: Perimeter ☒ YES ☐ NO			
Number of Years:		Condition:			
		Cross-Fencing: ☐ YES ☒ NO			
		Condition:			
Property Taxes:	Year:	2016			
School:		\$23.36			
County:		\$7.35			
FM Road:		\$1.49			
SpRd/Brg:		\$1.24			
Hospital:		\$1.12			
TOTAL:		\$34.56			
Agricultural Exemption:	☒ Yes ☐ No	Water Well(s): How Many?			
School District:	Bellville	I.S.D.	Year Drilled: Depth		
Minerals and Royalty:			Community Water Available: ☐ YES ☒ NO		
Seller believes	50%	*Minerals	Provider: West End Water Supply		
to own:	50%	*Royalty	Electric Service Provider (Name):		
Seller will	0%	Minerals	Fayette Electric Co-Op		
Convey:	0%	Royalty	Gas Service Provider		
Leases Affecting Property:			Septic System(s): How Many:		
Oil and Gas Lease:	☐ Yes ☒ No		Soil Type: Sandy Loam		
Lessee's Name:			Grass Type(s) Native		
Lease Expiration Date:			Flood Hazard Zone: See Seller's Disclosure or to be determined by survey		
Surface Lease:	☐ Yes ☒ No		Nearest Town to Property: Brenham		
Lessee's Name:			Distance: 15 mile		
Lease Expiration Date:			Driving time from Houston 90 minutes		
Oil or Gas Locations:	☐ Yes ☒ No		Items specifically excluded from the sale: All Seller or Lessee's personal property located on said 34.34 Acres		
Easements Affecting Property:	Name(s):		Additional Information:		
Pipeline:	Seminole Pipeline		Recent 30' x 6' culvert added over dry creek.		
Roadway:	None				
Electric:	LCRA/Fayette Electric Co-Op				
Telephone:	AT&T				
Water:	West End Water Supply				
Other:					

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







Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>BJRE Holdings L.L.C.</u>	<u>9004851</u>	<u>kzapalac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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IABS Forms (New)

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