



Century Lane- Bellville



**Approx. 21 Acres
Small Pond
Open and Rolling**



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



LOT OR ACREAGE LISTING

Location of Property:	FM 159W cut-off; 4 miles to Cenutry Lane turning left to property	Listing #:	105587
Address of Property:	Off Century Lane, Bellville TX 77418	Road Frontage:	Approx 1,641.62 ft.Private Rd
County:	Austin	Paved Road:	☐ YES ☒ NO
Subdivision:	N/A	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision Restricted:	☐ YES ☒ NO	Lot Size or Dimensions:	Approx, 21 acres
		Mandatory Membership in Property Owners' Assn.	☐ YES ☐ NO

Number of Acres: 21.0000

Price per Acre (or) \$14,000.00

Total Listing Price: \$294,000.00

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: Year: 2016

School:	\$11.34
County:	\$3.57
Hospital:	\$0.54
FM Road:	\$0.72
Rd/Brg:	\$0.60
TOTAL:	\$16.77

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville ISD

Minerals and Royalty:

Seller believes	Unknown	*Minerals
to own:	Unknown	*Royalty
Seller will	Negotiable	Minerals
Convey:	Negotiable	Royalty

Leases Affecting Property:

Oil and Gas Lease:	☐ Yes ☒ No
Lessee's Name:	
Lease Expiration Date:	
Surface Lease:	☒ Yes ☐ No
Lessee's Name:	Dwayne Burger
Lease Expiration Date:	verbal

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline:	Pipeline
Roadway:	Private Road
Electric:	San Bernard
Telephone:	
Water:	
Other:	

Improvements on Property:

Home:	☐ YES ☒ NO
Buildings:	None
Barns:	None
Others:	None

% Wooded: Open- Not wooded

Type Trees: None

Fencing:	Perimeter	☐ YES ☒ NO
	Condition:	
	Cross-Fencing:	☐ YES ☐ NO
	Condition:	Partial Fencing

Ponds: Number of Ponds: One

Sizes: +/- 1/4 acre

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): None

San Bernard service is available

Gas Service Provider None

Septic System(s): How Many: None

Year Installed:

Soil Type:

Grass Type(s)

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

determined by survey

Nearest Town to Property:

Distance:

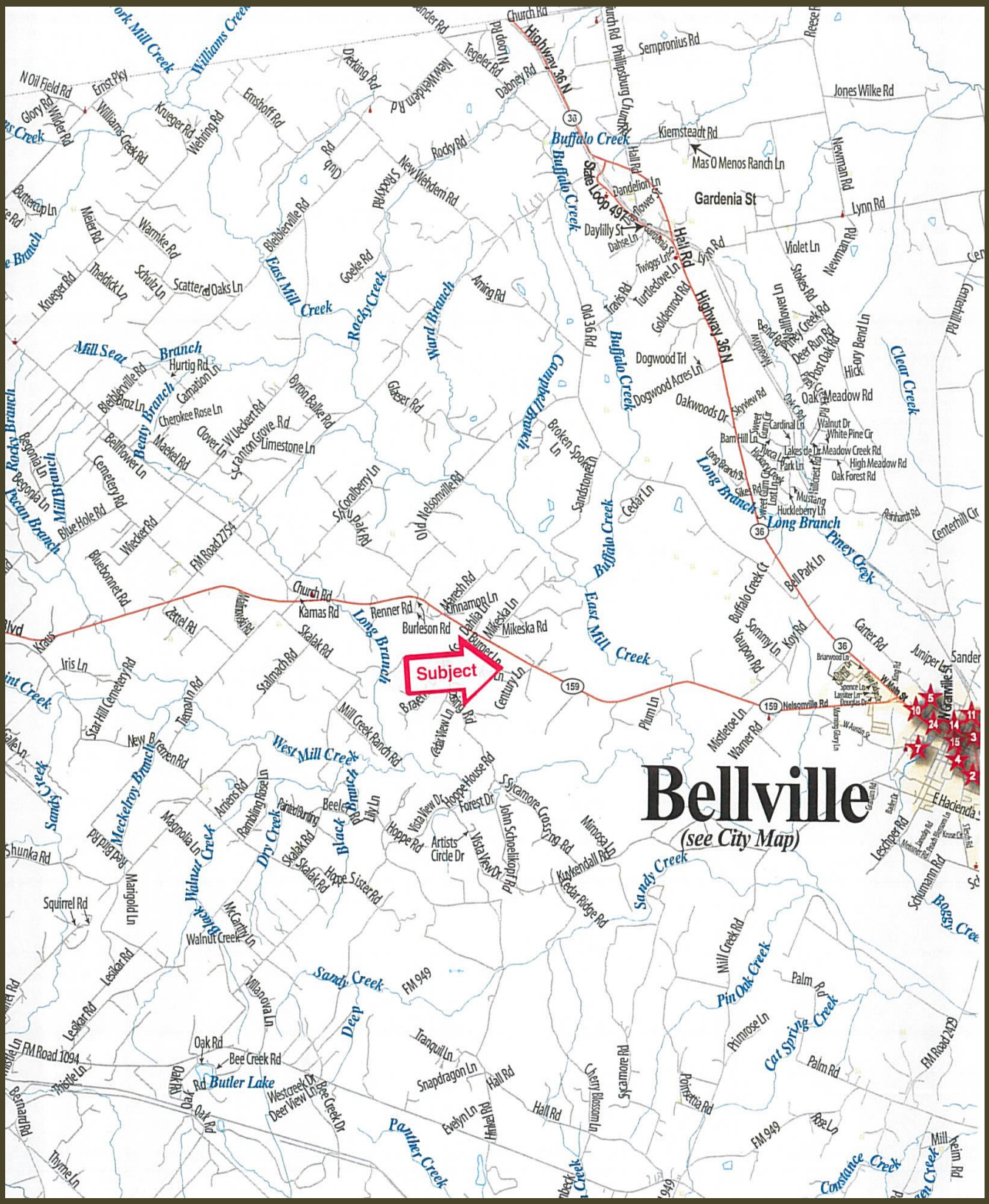
Driving time from Houston

Items specifically excluded from the sale:

All of Sellers or Lessee's personal property on said 21 acres

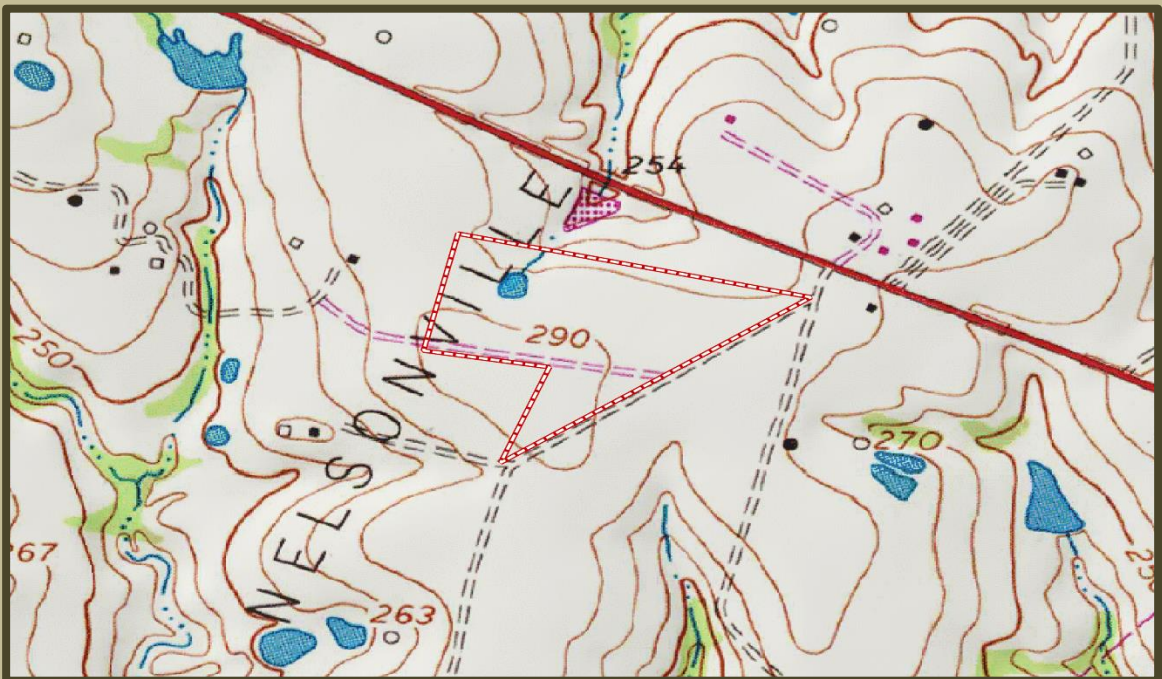
Additional Information:

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



Bellville

(see City Map)



Bellville Office
 420 E. Main Street
 Bellville TX 77418
 979-865-5969
www.bjre.com



New Ulm Office
 424 Cedar Street
 New Ulm TX 78950
 979-992-2636
www.bjre.com



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

IABS 1-0

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IABS Forms (New)

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