



9400 Tegeler Road~Bellville

The Perfect Weekend Get-A-Way!!

This 67 acre tract of land is located between Bellville and Brenham approximately 4 miles southwest of the highly desirable community of Kenney. A rustic 3 bedroom, 1 ½ bath home near the front of the property has been enjoyed by three generations of the seller's family. The land is gently rolling with scattered oak and pecan trees. Two ponds on the property meet several recreational needs. Seller believes to own the minerals and they are negotiable.

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Bellville TX 77418

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LOT OR ACREAGE LISTING

Location of Property:	Bellville*36N*Left on FM2754 - Right on Tegeler Rd to property		Listing #:	104644
Address of Property:	9400 Tegeler Road Bellville, Texas 774		Road Frontage:	Approx. 2,099 ft. +/-
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:	None		Lot Size or Dimensions: 66.50 acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Acres: 67.1380				
Price per Acre (or) \$13,030.00				
Total Listing Price: \$874,808.14				
Terms of Sale:				
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.				
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO				
Number of Years:				
Property Taxes: Year: 2016				
School:	\$1,075.70			
County:	\$338.42			
Hospital:	\$51.48			
FM Road:	\$68.64			
Rd/Brg:	\$56.94			
TOTAL:	\$1,591.18			
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
School District:	Bellville ISD			
Minerals and Royalty:				
Seller believes	100%	*Minerals		
to own:	100%	*Royalty		
Seller will	negotiable	Minerals		
Convey:	negotiable	Royalty		
Leases Affecting Property:				
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Lessee's Name:				
Lease Expiration Date:				
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Lessee's Name:	Ryan Krueger			
Lease Expiration Date:	30 Day Notice			
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Easements Affecting Property: Name(s):				
Pipeline:				
Roadway:				
Electric:				
Telephone:				
Water:				
Other:				
Improvements on Property:				
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Buildings:				
Barns:	one barn			
Others:	one old home			
% Wooded:	15%			
Type Trees:	Oak and Pecan			
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:	Fair		
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:	Fair		
Ponds:	Number of Ponds:	2		
Sizes:	1 acre, 1/2 acre			
Creek(s):	Name(s):	None		
River(s):	Name(s):	None		
Water Well(s): How Many? one				
Year Drilled:	Unknown	Depth:	Unknown	
Community Water Available: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Provider:				
Electric Service Provider (Name):				
Bluebonnet Electric				
Gas Service Provider Private				
Septic System(s): How Many: one				
Year Installed:	Unknown			
Soil Type:	Sandy Loam			
Grass Type(s)	Native and Coastal			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property: Kenney				
Distance:	4 miles			
Driving time from Houston	1 hour and 15 min			
Items specifically excluded from the sale:				
All of Seller's/Lessee's personal property located on said 66.50 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.







