

# 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.

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



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







						TO THE ACCURACY OF CONDITION OF ANY PR					
			LOT	OR ACRE	AGE LISTI	NG					
Location of	Property:	Bellville*36N	*Left on FM2754 -	Righton Tegele	er Rd to property		Listing #:	104644			
Address of	Property:	9400 Tege	ler Road Bellvil	le, Texas 774		Road Frontage:	App	orox. 2,099 ft. +/-			
County:		Austin		Paved Road:	☐ YES 🗹 NO	☐ YES ✓ NO For Sale Sign on Property? ✓ YES ☐ NO					
Subdivision:		None			Lot S	Lot Size or Dimensions: 66.50 acres					
Subdivision	Restricted:	☐ YES	<b>☑</b> NO	Mandatory M	Membership in Pro	operty Owners' Assn.	☐ YES	<b>☑</b> NO			
Number of	Acres:	67.1380			<u>Improvemen</u>	nts on Property:					
Price per Acre (or)		\$13,030.00	0		Home:	YES NO					
Total Listin	ng Price:	\$874,808.	14		Buildings:						
Terms of S	ale:				_						
	Cash:		✓ YES	☐ NO	Barns:	one barn					
	Seller-Finance	):	YES	<b>☑</b> NO							
	SellFin. Ter	ms:			Others:	one old home					
	Down Paym	nent:									
Note Period:											
Interest Rate:					% Wooded:	15%					
	Payment Mode: Mo. Qt. S.A				Type Trees:	Oak and Pecan					
	Balloon Not	e: YES	NO NO		Fencing:	Perimeter	✓ YES	☐ NO			
		Nu	mber of Years:			Condition:	Fair				
						Cross-Fencing:	✓ YES	☐ NO			
Property Taxes:		Year:		2016		Condition:	Fair				
School:				\$1.075.70	Ponds:	Ponds: Number of Ponds: 2					
County:				\$338.42	Sizes:	1 acre, 1/2 acre					
Hospital:				\$51.48	Creek(s):						
FM Road:				\$68.64							
Rd/Brg:				\$56.94	River(s):	Name(s):	None				
TOTAL:				\$1,591.18							
Agricultural	Exemption:	✓ Yes	☐ No		Water Well(	s): How Many?	one				
School District: Bellville ISD				Year Drilled:	Unknown	Depth:	Unknown				
Minerals a	nd Royalty:				Community Water Available: ☐ YES ✓ NO						
Seller believes	100%			*Minerals	Provider:						
	100%			*Royalty	Electric Serv						
Seller will	negotiable			Minerals	Bluebonnet E	lectric					
Convey:	negotiable			Royalty	Gas Service	<u>Provider</u>		Private			
Leases Affecting Property:					-	m(s): How Many:	one				
Oil and Gas Lease: Yes No			✓ No		Year Installed:						
Lessee's Nam						Sandy Loam					
Lease Expirati	ion Date:				Grass Type(s) Native and Coastal						
				Flood Hazard Zone: See Seller's Disclosure or to be							
Surface Leas			☐ No			rmined by survey					
Lessee's Nam	ne:	Ryan Krue	ger		Nearest Tow	n to Property:	Kenney				

Distance: 4 miles

**Additional Information:** 

Items specifically excluded from the sale:

All of Seller's/Lessee's personal property located on said

Driving time from Houston

66.50 acres

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

1 hour and 15 min

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Dowr	Payment:					
Note	Period:					
Intere	est Rate:					% Wo
Paym	nent Mode:	☐ Mo.	Qt. [	☐ S.A.	☐ Ann.	Type '

30 Day Notice

Yes

Name(s):

✓ No

Lease Expiration Date:

Pipeline:

Roadway: Electric:

Telephone: Water: Other:

Oil or Gas Locations:

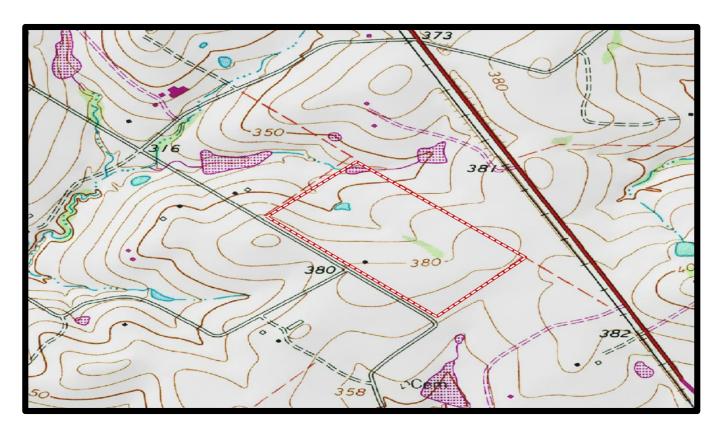
**Easements Affecting Property:** 

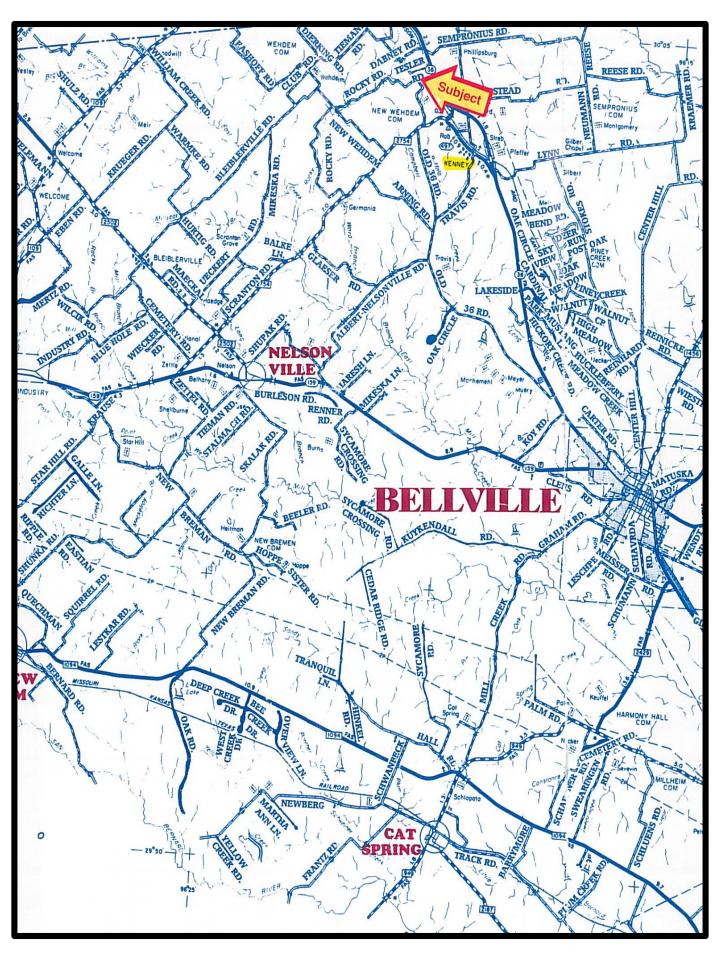
NO REPRES	ENTATIONS OR WAR															TH RESPECT TO THE
	SUITAE	3 ILIT	Y, USEA	ABILITY	∕, FEA	ASIBILITY,	M ER	CHANTABILITY HO			IDITION	OF ANY PRO	PERTY	DESCRIBED	HEREIN.	
Address of	Home:	Q,	400	Tec	عواد	er Ros	hd				741	8			Listing	#104644
	ddress of Home: 9400 Tegeler Road Bellville ocation of Home: Bellville*36N*Left on FM2754 - Rig										nro	nerty	Listing	#104044		
County or R	-	Austin						111 (	,,,,	cgcic			n Property	? ✓ YES	Б П NO	
Subdivision:			None									Property			66.50 ac	_
Subdivision			7 YES		<b>V</b>	NO	Mar	ndatory Me	mh	ers	hin in					
Listing Price:			\$874,808.14						mbership in Property Owners' Assn.    Home Features						110	
Terms of S		ψοι τ,000.1τ						Ceiling Fans No.						2		
Cash:	<u>uio</u>	~	YES			] NO				Ħ		Dishwas		140.		
Seller-Finance:			YES		~	'] NO				一		Garbage		posal		
SellFin. Tei											Microwa					
Down Paym								$\checkmark$				e (Built-In	) Gas	✓ Electric		
Note Period										$\checkmark$		Refrigera		,		
Interest Rat	e:								lte	ms	spec	ifically ex	clude	ed from th	ne sale:	
Payment M	ode:	☐ Mo ☐ Qt. ☐ S.A. ☐ Ann.						ΑI	l of	selle	rs/lessee	's pe	rsonal pr	operty lo	cated on said	
Balloon Not	e:	YES NO						66	3.50	) acre	s.					
Number of \	/ears:															
									He	eat	and	Air:				
Size and C	construction:											Central He	eat	Gas 🗌	Electric	Units:
Year Home	was Built:	19	965					_		ᆜ		Central A	ir	Gas 🗌	Electric	L# Units:
		equired if prior to 1978:				YES		oxdot		Other			Window l	Unit/Wall Heaters		
Bedrooms:		Ba	ath:		1 1/	2				$\overline{\mathbf{Z}}$		Fireplac				
Size of Hom	e (Approx.)							ing Area	-	닏		Wood S			_	
		_		,		,232 sf	Tot	al		<b>Y</b>		Water He	eater	(s):	☐ Gas	✓ Electric
Foundation:			eam_					1	II.,							
• •	Composition S			i	Year	Installed:	Uni	known	-		ies:	Day Silve			DL	
Exterior Co	nstruction:	VV	ood									Provider:				net Electric
Poom Moo	surements:	Λ.		VINA	^ T E	SIZE:			-		Provicer Pro				none Septic	
	Combo Living/				x17	SIZE.			_		r Pro				water we	 
Dining Room:	Combo Living/	ווט	iiig	20.	<u> </u>				-		Well:	YES	Пи	Depth:		unknown
Kitchen:	10x11								Year Drilled: unknown							
Family Room:	TOXTT								A۱	vera	age U	tility Bill:	. 00		\$80.00	dilidiowii
Utility:									l ``		igo o	y D		1410114111	, φοσ.σσ	
•	10x5				V	Tub	~	Shower	lΤε	ахе	s:			2016	Year	
Half Bath:	6x5					Tub	Ī	Shower		cho						\$1,075.70
Bath:						Tub	Ē	Shower	- 11	oun						\$388.42
Bedroom:	12x13								-		ital:					\$51.48
Bedroom:	10x13								FM Road: \$68,6							\$68,64
Bedroom:	12x15					Rd/Brg: \$56.9							\$56.94			
Bedroom:									Ta	axe	s:					\$1,591.18
Other:									S	chc	ol Di	strict:			Bellville	
Garage: 🗌	Carport:	No	o. of Ca	ars:												
Size:	None					ttached		Detached	A	ddi	tiona	I Inform	atior	Դ:		
Porches:																
	4x8 Covered															
	8x8 Uncovered	d					_									
Deck: Size:							느	Covered	<b>!</b>							
Deck: Size:							L	Covered	<b>!</b>							
Fenced Yard:		<del>-</del> -		. 1					<b>I</b>							
Outside Sto		<b>~</b> ] N	10 S	ize:					╟							
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## 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.

BJRE Holdings L.L.C.	9004851	kzapalac@bjre.com	(979) 865-5969		
Licensed Broker/Broker Firm Name of Primary Assumed Business Name	or License No.	Email	Phone		
William R. Johnson, Jr.	127410	billjohnson@bjre.com	(979) 865-5969		
Designated Broker of Firm	License No.	Email	Phone		
William R. Johnson, Jr.	127410	billjohnson@bjre.com	(979) 865-5969		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone		
Sales Agent/Associate's Name	License No.	Email	Phone		
Bu	uyer/Tenant/Seller/Landlord Initial	s Date			
Regulated by the Texas Real Estat	e Commission	Information avai	lable at www.trec.texas.gov		

IABS 1-0 IABS Forms (New)