



8585 Hwy 36 N



BELLVILLE, TX.

Austin County

2 bedrooms/2 baths

6.3380 Acres

Hwy 36 Road Frontage



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Close to Kenney, Brenham and Bellville. This little house has so much potential. 20x40 workshop. Brick exterior and Hwy 36 frontage.

Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.



LOT OR ACREAGE LISTING

Location of Property: 6 miles north on hwy 36, turning left at BJRE sign Listing #: 107638
Address of Property: 8585 Highway 36N, Bellville TX 77418 Road Frontage: Approx. 242' on Hwy 36N
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: N/A Lot Size or Dimensions: 6.338 Acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 6.3380

Price per Acre (or)

Total Listing Price: \$265,000.00

Terms of Sale:

Cash: ☒ YES ☐ NO
Seller-Finance: ☐ YES ☒ NO
Sell.-Fin. Terms:
Down Payment:
Note Period:
Interest Rate:
Payment Mode ☐ Mo. ☐ Qt. ☐ Ann.
Balloon Note: ☐ YES ☐ NO
Number of Years:

Property Taxes: Year: 2016

School: \$2,277.54
County: \$835.59
Hospital: \$98.07
FM Rd: \$169.48
SpRd/Brg: \$140.60
TOTAL: \$3,521.28

Agricultural Exemption: ☐ Yes ☒ No

School District: Bellville I.S.D.

Minerals and Royalty:

Seller believes 100% *Minerals
to own: 100% *Royalty
Seller will 100% Minerals
Convey: 100% Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline:

Roadway:

Electric: San Bernard Electric

Telephone: Southwestern Bell

Water: Austin County Water Supply

Other:

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings: 20x40 Metal Building

Barns: Small Lean-To Shed

Others: Separate detached living quarters approx.
350 Sq. Ft. with bath and kitchenette

% Wooded: 80%

Type Trees: Hardwoods

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☐ YES ☐ NO

Condition:

Ponds: Number of Ponds: None

Sizes:

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: Austin Co. Water Supply

Electric Service Provider (Name):

San Bernard Electric Cooperative

Gas Service Provider

Private- tank serviced by Brenham Propane

Septic System(s): How Many: One

Year Installed: Unknown

Soil Type: Sandy Loam

Grass Type(s) Native

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

determined by survey

Nearest Town to Property: Bellville

Distance: 6 miles

Driving time from Houston 1 hour 15 minutes

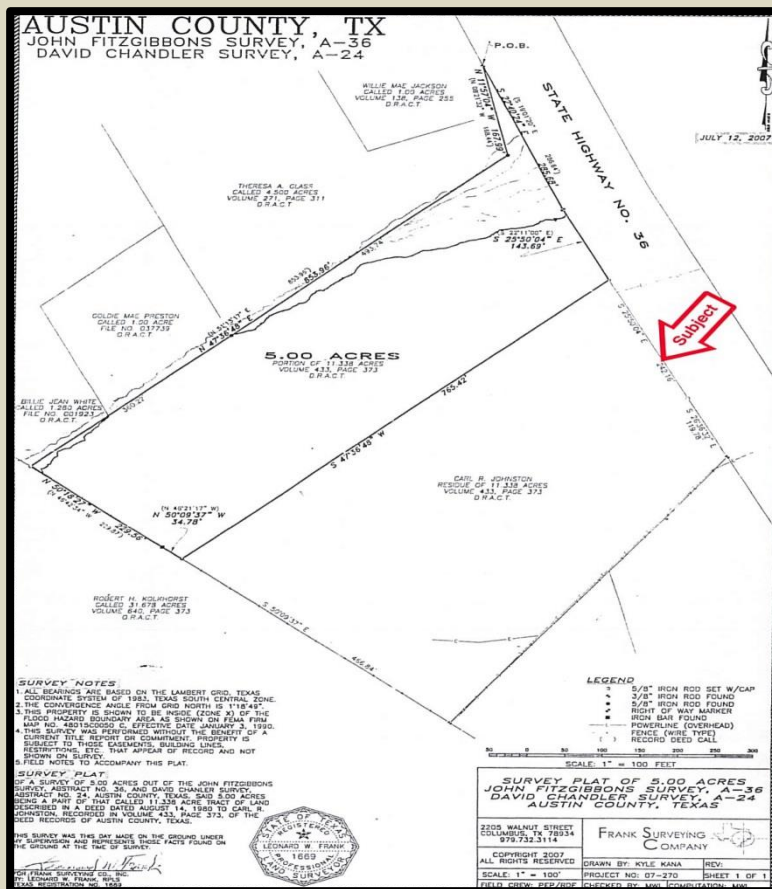
Items specifically excluded from the sale:

All sellers personal property located on said 6.338 acres

Additional Information:

Seller will include tractor and implements in sale of property

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



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

WWW.BJRE.COM

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