



OLD COLUMBUS RD-SEALY



34.260 Acres
800+ ft frontage on Old
Columbus Rd
Close proximity to I-10



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



LOT OR ACREAGE LISTING

Location of Property:	Sealy: R exit 713;L Beckendorff;RS. I-10 Frontage;L Old Columbus Rd to property L			Listing #:	107613		
Address of Property:	Old Columbus Road, Sealy TX 77474			Road Frontage:	816' +/- Old Columbus Rd		
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Subdivision:	N/A			Lot Size or Dimensions:	34.260 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: 34.2600				Improvements on Property:			
Price per Acre (or) \$15,000.00				Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Total Listing Price: \$513,900.00				Buildings:	None		
Terms of Sale:				Barns:	None		
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			Others:	None		
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.			% Wooded:	0%		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees:	None		
Number of Years:				Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
					Condition:	good	
					Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
					Condition:	good	
Property Taxes: Year: 2017				Ponds:	Number of Ponds:	None	
School:			\$57.85	Sizes:			
County:			\$17.11	Creek(s):	Name(s):	None	
EmergSer:			\$4.32				
FM Road:			\$3.47	River(s):	Name(s):	None	
Rd/Brg:			\$2.88				
TOTAL:			\$85.63				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Water Well(s): How Many?	None		
School District:	Sealy			Year Drilled:	Depth:		
Minerals and Royalty:				Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Seller believes	100%	*Minerals		Provider:			
to own:	100%	*Royalty		Electric Service Provider (Name):			
Seller will	0%	Minerals		Center Point Energy			
Convey:	0%	Royalty		Gas Service Provider			
Leases Affecting Property:				Septic System(s): How Many:	None		
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Installed:			
Lessee's Name:				Soil Type:	Sandy Loam		
Lease Expiration Date:				Grass Type(s):	Coastal and Bahia		
				Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey		
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Nearest Town to Property:	Sealy		
Lessee's Name:				Distance:	8 miles		
Lease Expiration Date:				Driving time from Houston	45 mintues		
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Items specifically excluded from the sale:			
Easements Affecting Property:	Name(s):			all of sellers personal property located on said 34.260 acres			
Pipeline:	none						
Roadway:	none						
Electric:	none						
Telephone:	none						
Water:	none						
Other:							

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



This 34.260 acres is located in Austin County approximately 8 miles west of Sealy, Texas. Traveling west on I-10 from Sealy, take exit 713, left on Beckendorff Road, right on the S I-10 Feeder Road and a left on Old Columbus Road to the property. This 34.260 acres is located in an area that is experiencing both residential and commercial development.

The property is generally flat and open with over 800 ft of frontage on Old Columbus Road. Electricity is available.

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420 E. Main Street
Bellville TX 77418
979-865-5969
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New Ulm Office
424 Cedar Street
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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.

<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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