

# 69.410 Acres

Bostik Road~New Ulm Texas



This 69.410 acre property has many outstanding features that most buyers search for such as: Outstanding location, nice home sites, approximately 2,222 feet of piped fenced road frontage on Bostik Road (a paved road), gently rolling with coastal grasses covering the sandy loam soil, scattered mature oak trees and a pond approximately one acre in size.

This is a property you must take the time to come see!!!!

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



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

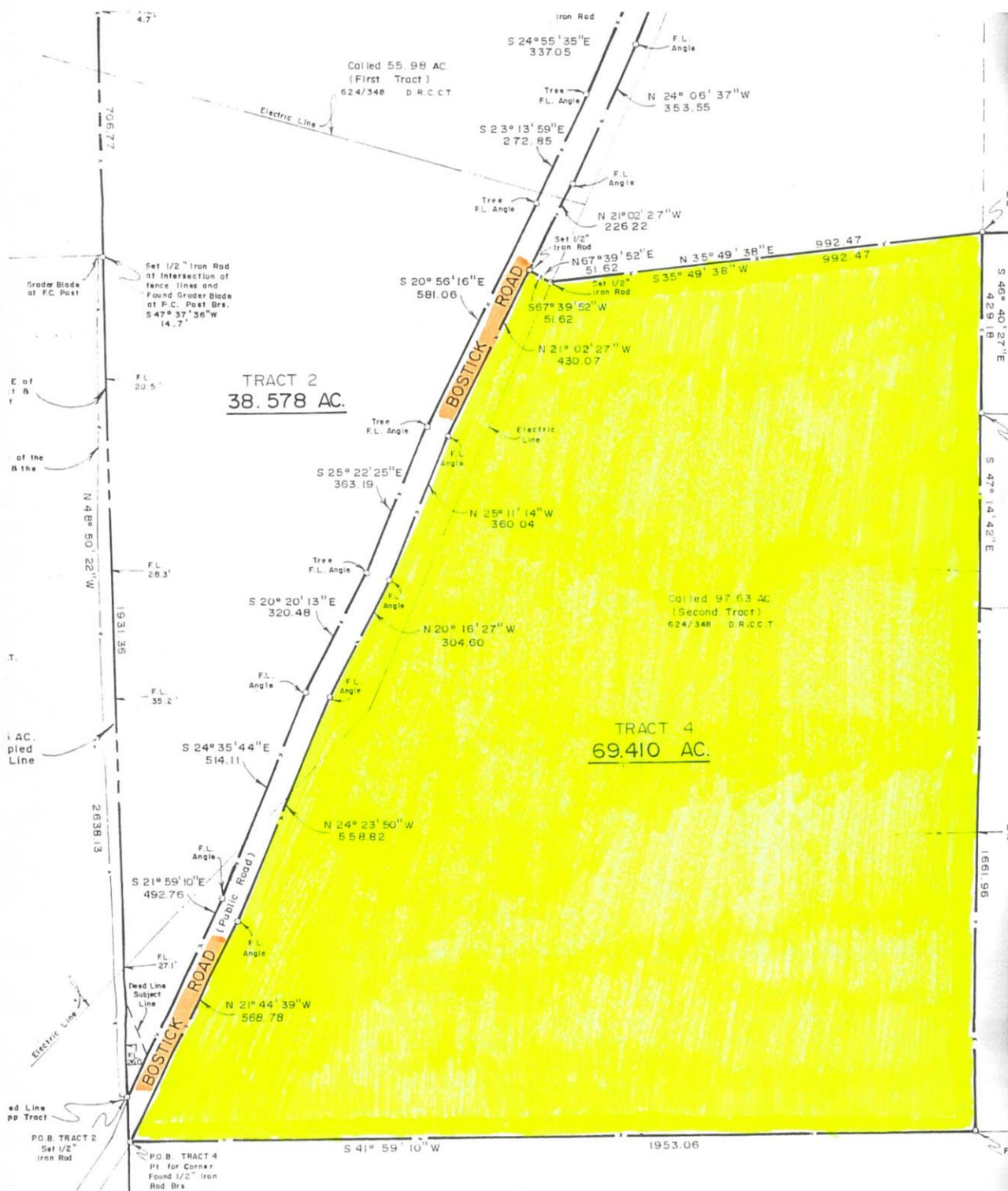


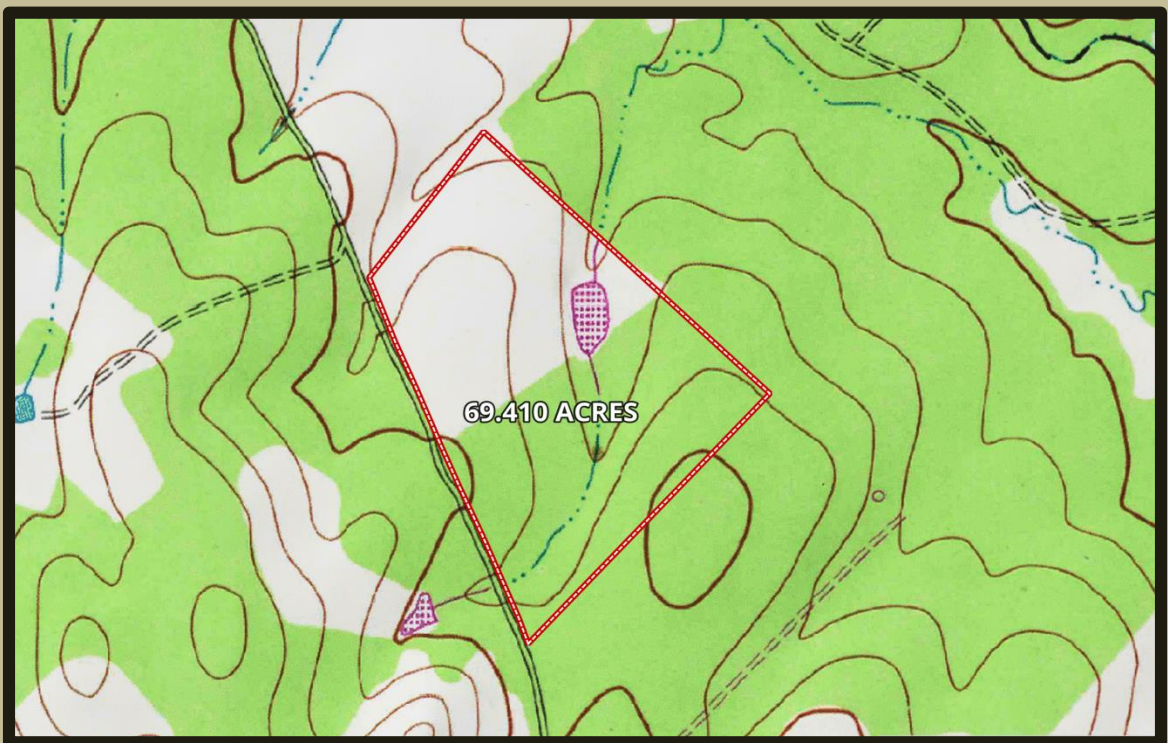
## BOSTIK ROAD-NEW ULM

Location of Property:	FM 1094@109 New Ulm,E on 1094 veer Rt on Skylark;Rt on Bernard (Bostik) 4 mi to p			Listing #:	107520
Address of Property:	Bostik Road, New Ulm TX 78950			Road Frontage:	Approx. 2222.31 ft -Bostik Rd
County:	Colorado	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None			Lot Size or Dimensions: 69.410 AC	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Ow ners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<b>Number of Acres:</b> 69.4100			<b>Improvements on Property:</b>		
<b>Price per Acre (or)</b> \$10,500.00			Home: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Total Listing Price:</b> \$728,805.00			Buildings:		
<b>Terms of Sale:</b>			Barns:		
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			Others:		
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"/> Ann.			% Wooded: 20%		
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees: Oak		
Number of Years:			<b>Fencing:</b> 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		
<b>Property Taxes:</b> Year: 2016			<b>Ponds:</b> Number of Ponds: One		
School:			Sizes: One Acre		
County:			<b>Creek(s):</b> Name(s): None		
CountyGCD:					
			<b>River(s):</b> Name(s): None		
TOTAL:			\$121.41		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>School District:</b>	Columbus	I.S.D.			
<b>Minerals and Royalty:</b>					
Seller believes	0%	*Minerals			
to own:	0%	*Royalty			
Seller w ill	0%	Minerals			
Convey:	0%	Royalty			
<b>Leases Affecting Property:</b>					
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Easements Affecting Property:</b> Name(s):					
Pipeline:					
Roadway:					
Electric:	San Bernard Electric Co-Operative Inc.				
Telephone:	Industry Telephone				
Water:					
Other:					
<b>Additional Information:</b>					

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











# 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](http://www.trec.texas.gov)**

TAR 2501

IABS 1-0

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IABS Forms (New)

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