



Schoenau Road- Brenham Austin County TX



- *3 Tracts of land---
- *Combine or separate
- *Unrestricted
- *Heavily Wooded,Pristine
- *Bellville ISD



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**Bill Johnson & Associates
Real Estate**

Since 1970



Unrestricted and unimproved acreage being offered in a variety of sizes to suit any need: 1.5-acre tract, a 8.5 acre tract (Total combined 10 acres); a 15 acre tract is also available (Total combined 25 acres). This property lies in the north-western most part of Austin County, near the Washington County line and provides easy access to Hwy 290 and remains in the Bellville ISD boundaries. The property is pristine and heavily wooded for privacy and seclusion.

LOT OR ACREAGE LISTING

Location of Property:	West Austin County between Industry and Shelby			Listing #:	111039
Address of Property:	4398 Schoenau Rd. Brenham TX 77833			Road Frontage:	1130.66'
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	NONE			Lot Size or Dimensions:	25 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO	
Number of Acres: 25.0000					
Price per Acre (or) \$25,000.00					
Total Listing Price: \$625,000.00					
Terms of Sale:					
Cash:		☒ YES ☐ NO			
Seller-Finance:		☐ YES ☒ NO			
Sell.-Fin. Terms:		Possible			
Down Payment:					
Note Period:					
Interest Rate:					
Payment Mode:		☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.			
Balloon Note:		☐ YES ☐ NO			
Number of Years:					
Property Taxes: Year: 2017					
School:				\$25.86	
County:				\$8.20	
Hospital:				\$1.19	
FM Road:				\$1.66	
Rd/Brg:				\$1.38	
TOTAL:				\$38.29	
Agricultural Exemption:	☒ Yes ☐ No				
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	100%			*Minerals	
to own:	80%			*Royalty	
Seller will	NONE			Minerals	
Convey:	NONE			Royalty	
Leases Affecting Property:					
Oil and Gas Lease:	☒ Yes ☐ No				
Lessee's Name:	Pallas Energy				
Lease Expiration Date:	3/9/2020 with option to renew				
Surface Lease:	☐ Yes ☒ No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	☐ Yes ☒ No				
Easements Affecting Property: Name(s):					
Pipeline:	YES (Just touching the corner)				
Roadway:	NO				
Electric:	YES				
Telephone:	YES				
Water:	NO				
Other:	NO				
Improvements on Property:					
Home:	☐ YES ☒ NO				
Buildings:					
Barns:					
Others:	Old 12' by 20' sparse camphouse				
	Old Travel trailer of little value under a metal garage cover and an old outhouse				
% Wooded:	99%				
Type Trees:	Oak, cedar, elm, hackberry and yaupon.				
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? One (not working)					
Year Drilled:			Depth:		Unknown
Community Water Available: ☐ YES ☒ NO					
Provider:					
Electric Service Provider (Name):					
Fayette Electric					
Gas Service Provider None					
Septic System(s): How Many: NONE					
Year Installed:		Unknown			
Soil Type:		Sand			
Grass Type(s)		Native			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property: Industry					
Distance:		5 miles			
Driving time from Houston		One hour and 20 min.			
Items specifically excluded from the sale:					
Old Travel Trailer and All of sellers personal property located on said 25 acres					
Additional Information:					

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LOT OR ACREAGE LISTING

Location of Property:	West Austin County between Industry and Shelby			Listing #:	111081
Address of Property:	4398 Schoenau Rd Brenham TX 77833			Road Frontage:	Approx. 697 ft +/-
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	NONE			Lot Size or Dimensions:	15 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO		
Number of Acres:			15.0000		
Price per Acre (or)			\$25,500.00		
Total Listing Price:			\$382,500.00		
Terms of Sale:			Improvements on Property:		
Cash:	☒ YES ☐ NO	Home: ☐ YES ☒ NO			
Seller-Finance:	☐ YES ☐ NO	Buildings:			
Sell.-Fin. Terms:	Possible	Barns:			
Down Payment:		Others:			
Note Period:		Old 12 X 20 sparse camphouse			
Interest Rate:		% Wooded: 99%			
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		Type Trees: Oak, Cedar, Elm, Hackberry and Yaupon			
Balloon Note: ☐ YES ☐ NO		Fencing: Perimeter ☐ YES ☒ NO			
Number of Years:		Condition:			
		Cross-Fencing: ☐ YES ☒ NO			
		Condition:			
Property Taxes:	Year:	2017			
School:		\$15.51			
County:		\$4.92			
Hospital:		\$0.70			
FM Road:		\$1.00			
Rd/Brg:		\$0.83			
TOTAL:		\$22.96			
Agricultural Exemption:	☒ Yes ☐ No	Ponds: Number of Ponds: NONE			
School District:	Bellville ISD			Sizes:	
Minerals and Royalty:				Creek(s): Name(s):	NONE
Seller believes	100%	River(s): Name(s): NONE			
to own:	100%				
Seller will	NONE	Water Well(s): How Many? ONE (Inoperable)			
Convey:	NONE	Year Drilled: Depth: Unknown			
		Community Water Available: ☐ YES ☒ NO			
		Provider:			
		Electric Service Provider (Name):			
		Fayette Electric			
		Gas Service Provider			
		NONE			
		Septic System(s): How Many:			
		Year Installed:			
		Soil Type: Sandy			
		Grass Type(s) Naïve			
		determined by survey			
		Nearest Town to Property: Industry			
		Distance: 5 Miles			
		Driving time from Houston Hour to 290W			
		Items specifically excluded from the sale:			
		Old camphouse and all of sellers personal property located			
		on said 15 acres			
		Additional Information:			

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LOT OR ACREAGE LISTING

Location of Property:	West Austin County between Industry and Shelby			Listing #:	111080
Address of Property:	4398 Schoenau Rd Brenham TX 77833			Road Frontage:	392.17'
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	NONE			Lot Size or Dimensions:	10 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO	
Number of Acres:			10 acres		
Price per Acre (or)			\$26,500.00		
Total Listing Price:			\$265,000.00		
Terms of Sale:			Improvements on Property:		
Cash:	☒ YES ☐ NO	Home: ☐ YES ☒ NO			
Seller-Finance:	☐ YES ☒ NO	Buildings:			
Sell.-Fin. Terms:	Possible	Barns:			
Down Payment:		Others:			
Note Period:		Old travel trailer under a metal garage, an old outhouse, and a power pole.			
Interest Rate:		% Wooded: 99%			
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		Type Trees: Oak, Cedar, Elm, Hackberry and Yaupon			
Balloon Note: ☐ YES ☐ NO		Fencing:			
Number of Years:		Perimeter ☐ YES ☒ NO			
		Condition:			
		Cross-Fencing: ☐ YES ☒ NO			
		Condition:			
Property Taxes:	Year:	2017			
School:		\$10.34			
County:		\$3.28			
Hospital:		\$0.48			
FM Road:		\$0.66			
Rd/Brg:		\$0.55			
TOTAL:		\$15.32			
Agricultural Exemption:	☒ Yes ☐ No				
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	100%	*Minerals			
to own:	50%	*Royalty			
Seller will	NONE	Minerals			
Convey:	NONE	Royalty			
Leases Affecting Property:					
Oil and Gas Lease:	☒ Yes ☐ No				
Lessee's Name:	Pallas Energy				
Lease Expiration Date:	3/9/2020 with option to renew				
Surface Lease:	☐ Yes ☒ No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	☐ Yes ☒ No				
Easements Affecting Property:					
Pipeline:	Yes (just one corner)				
Roadway:	NO				
Electric:	YES				
Telephone:	YES				
Water:	NO				
Other:	NO				
Water Well(s): How Many?					
ONE (Inoperable)					
Year Drilled:					
Depth: Unknown					
Community Water Available:					
☐ YES ☒ NO					
Provider:					
Electric Service Provider (Name):					
Fayette Electric					
Gas Service Provider					
NONE					
Septic System(s): How Many:					
Year Installed:					
Soil Type:					
Sandy					
Grass Type(s)					
Naïve					
determined by survey					
Nearest Town to Property:					
Industry					
Distance: 5 Miles					
Driving time from Houston					
hour +/- to 290 West					
Items specifically excluded from the sale:					
Old travel trailer and All of sellers personal property located on said 10 acres					
Additional Information:					

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LOT OR ACREAGE LISTING

Location of Property:	West Austin County between Industry and Shelby		Listing #:	111079	
Address of Property:	4398 Schoenau Rd Brenahm TX 77833		Road Frontage:	Approx 301 ft. +/-	
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	NONE		Lot Size or Dimensions:	8.5 acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO		
Number of Acres:			Improvements on Property:		
8.5 acres			Home: ☐ YES ☒ NO		
Price per Acre (or)			Buildings:		
\$27,500.00					
Total Listing Price:			Barns:		
\$233,750.00					
Terms of Sale:			Others:		
Cash: ☒ YES ☐ NO					
Seller-Finance: ☐ YES ☐ NO					
Sell.-Fin. Terms: Possible					
Down Payment:					
Note Period:					
Interest Rate:					
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.			% Wooded: 99%		
Balloon Note: ☐ YES ☐ NO			Type Trees: Oak, Cedar, Elm, Hackberry and Yaupon		
Number of Years:			Fencing:		
			Perimeter ☒ YES ☐ NO		
			Condition:		
			Cross-Fencing: ☐ YES ☒ NO		
			Condition:		
Property Taxes:			Ponds:		
Year: 2017			Number of Ponds: NONE		
School: \$8.79			Sizes:		
County: \$2.80			Creek(s):		
Hospital: \$0.16			Name(s): NONE		
FM Road: \$0.56					
Rd/Brg: \$0.19			River(s):		
TOTAL: \$13.02			Name(s): NONE		
Agricultural Exemption: ☒ Yes ☐ No			Water Well(s): How Many?		
School District: Bellville ISD			NONE		
Minerals and Royalty:			Year Drilled:		
Seller believes 100% *Minerals			Depth:		
to own: 50% *Royalty			Community Water Available:		
Seller will NONE Minerals			☐ YES ☒ NO		
Convey: NONE Royalty			Provider:		
			Electric Service Provider (Name):		
			Fayette Electric		
			Gas Service Provider		
			NONE		
Leases Affecting Property:			Septic System(s): How Many:		
Oil and Gas Lease: ☒ Yes ☐ No			Year Installed:		
Lessee's Name: Pallas Energy			Soil Type: Sandy		
Lease Expiration Date: 3/9/2020 with option to renew			Grass Type(s) Naïve		
Surface Lease: ☐ Yes ☒ No					
Lessee's Name:			determined by survey		
Lease Expiration Date:			Nearest Town to Property: Industry		
Oil or Gas Locations:			Distance: 5 Miles		
☐ Yes ☒ No			Driving time from Houston		
Easements Affecting Property:			Items specifically excluded from the sale: All of sellers		
Name(s):			personal property located on said 8.5 acres		
Pipeline: NO					
Roadway: NO					
Electric: YES			Additional Information:		
Telephone: YES					
Water: NO					
Other: NO					

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LOT OR ACREAGE LISTING

Location of Property:	West Austin County between Industry and Shelby		Listing #:	111066
Address of Property:	4398 Schoenau Rd. Brenham TX 77833		Road Frontage:	Approx 127+/- feet
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:	NONE		Lot Size or Dimensions:	1.5 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	
Number of Acres:		1.5 Acres		
Price per Acre		\$28,500.00		
Total Listing Price:		\$42,750.00		
Terms of Sale:				
Cash:	☒ YES ☐ NO			
Seller-Finance:	☐ YES ☒ NO			
Sell.-Fin. Terms:	Possible			
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.			
Balloon Note:	☐ YES ☐ NO			
	Number of Years:			
Property Taxes:		Year:	2017	
School:			\$1.56	
County:			\$0.49	
Hospital:			\$0.07	
FM Road:			\$0.20	
Rd/Brg:			\$0.08	
TOTAL:			\$2.30	
Agricultural Exemption:	☒ Yes ☐ No			
School District:	Bellville ISD			
Minerals and Royalty:				
Seller believes	100%	*Minerals		
to own:	50%	*Royalty		
Seller will	NONE	Minerals		
Convey:	NONE	Royalty		
Leases Affecting Property:				
Oil and Gas Lease:	☒ Yes ☐ No			
Lessee's Name:	Pallas Energy			
Lease Expiration Date:	3/9/2020 with option to renew			
Surface Lease:	☐ Yes ☒ No			
Lessee's Name:				
Lease Expiration Date:				
Oil or Gas Locations:	☐ Yes ☒ No			
Easements Affecting Property:				
Pipeline:	NO			
Roadway:	NO			
Electric:	YES			
Telephone:	YES			
Water:	NO			
Other:	NO			
Improvements on Property:				
Home:	☐ YES ☒ NO			
Buildings:				
Barns:				
Others:	Old travel trailer under a metal garage, an old outhouse and electric pole.			
% Wooded:	99%			
Type Trees:	Oak, Cedar, Elm, Hackberry and Yaupon			
Fencing:	Perimeter	☐ YES ☒ NO		
	Condition:			
	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?				
	Year Drilled:	ONE (Inoperable)		
	Depth:	Unknown		
Community Water Available:				
	Provider:	☐ YES ☒ NO		
Electric Service Provider (Name):				
	Fayette Electric			
Gas Service Provider				
	NONE			
Septic System(s): How Many:				
	Year Installed:			
Soil Type:				
	Sandy			
Grass Type(s)				
	Native			
determined by survey				
Nearest Town to Property:				
	Distance:	5 Miles		
Driving time from Houston				
	hour +/- 290 West			
Items specifically excluded from the sale:				
	Old travel trailer and all sellers personal property located on said 1.5 acre tract			
Additional Information:				

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