GREAT LOT IN AUSTIN COUNTY

If you're looking for a small home site in Austin County here it is. Rolling views, 0.9840 acres, no restrictions, you may place that mobile home or small structure on this piece of property as long as you comply with the Austin County Commissioners Court approval rules. This property was high and dry during hurricane Harvey with nearly 37" of rainfall.

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

POST OAK POINT RD NEW ULM*



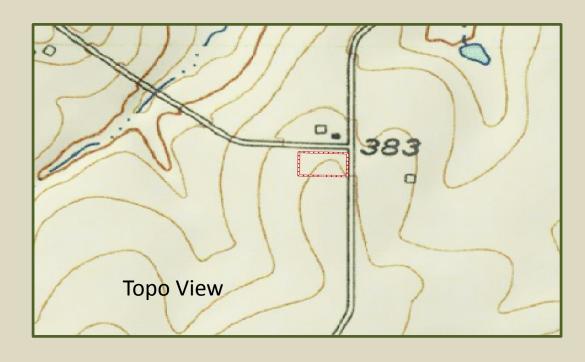
Beginning at FM 109 & Rinn Rd travel west on Rinn Rd 3 miles to Post Oak Point Rd. Property will be on the right corner at the For Sale sign.

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

			LUI	OK ACKE	AGE LIST	ING			
Location of	Property:	Corner of F	Post Oak Point				Listing #:	114823	
Address of		across FRO	DM: 4666 Post C	Oak Road		Road Frontage		282' &	154'
County:		AUSTIN		Paved Road:	YES NO	For Sale Sign on Prope	erty? VES] NO
Subdivision:		NONE			Lot S	Size or Dimensions:	0.9840 Acı	re	
Subdivision	Restricted:	YES	☑ NO	Mandatory N	Membership in Pr	operty Owners' Assn.	YES	☑ NO	
Number of Acres: 0.9840					Improvements on Property:				
Price per A					Home:	☐ YES 🔽 NO			
Total Listin		\$35,000.00	 1		Buildings:				
Terms of S		ψ55,000.00			Buildings.				
1011113 01 0	Cash:		✓ YES	□NO	Barns:	12 X 12			
	Seller-Finance):	☐ YES	✓ NO	Barrio.	12 / 12			
	SellFin. Ter				Others:				
	Down Paym		N/A						
	Note Period		·						
	Interest Rat	e:			% Wooded:	3%			
	Payment M	ode: Mo.	Qt. S.A.	Ann.	Type Trees:	Walnut & Pine			
	Balloon Not	e: YES	□ NO		Fencing:	Perimeter	✓ YES	□ NO	
		Nu	mber of Years:			Condition:			
						Cross-Fencing:	YES	☑ NO	
Property T	axes:	Year:		2018		Condition:			
School:				\$362.26	Ponds:	Number of Ponds:	NONE		
County:				\$114.89	Sizes:				
Hospital:					Creek(s):	Name(s):	NONE		
FM Road:				\$15.77					
Rd/Brg:					River(s):	Name(s):	NONE		
TOTAL:				\$535.56	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	/ N 11 11 0	NONE		
Agricultural Exemption: Yes Vo No School District: Bellville ISD						(s): How Many?	NONE		
	nd Royalty:	-	ט	_	Year Drilled:	Water Available:	_ Depth:	✓ NO	
Seller believes	1			*Minerals		1/2 MILE DOWN T	_	₩ NO	
	NONE			*Royalty		vice Provider (Nar		YES	
Seller will	NONE			Minerals	FAYETTE EL		<u> </u>	120	
Convey:	NONE			Royalty	Gas Service		NONE		
Leases Aff	ecting Prop	erty:			Septic System(s): How Many: NONE				
Oil and Gas Lease: ☐ Yes ✓ No					Year Installed:				
Lessee's Nam	ne:				Soil Type:	Sandy Loam			
Lease Expirat	ion Date:				Grass Type(s	native			
					Flood Hazard	Zone: See Seller's I	Disclosure o	r to be	
Surface Leas	e: Yes		✓ No				dete	rmined by	survey
Lessee's Nan						vn to Property:			
Lease Expirat						4 1/2 Miles to Indu	-		
	Locations:		Yes	✓ No	Driving time from		60 Minutes	;	
Easements Affecting Property: Name(s):					Items specifically excluded from the sale:				
Pipeline:	NONE				All Personal	Property			
	PAVEMEN				A .1.11111 1.1	f t'	1		
Electric:	FAYETTE E	LECTRIC			Additional I		ONE ON DE	ODEDT	,
Telephone: Water:		ot End Wet	er 1/2 Mile awa	21/		THOUT RESTRICTI T "NO FLOODING"	ONS ON PE	OPERTY	
vvater: Other:	NOINE - WE	st Liiu wal	er 1/2 wille awa	ау		NEEDS NEW SUR	VEV		
	IOHNEON	AND ACC	OCIATES D	EN ESTA	·			DIIVED	IC
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.									





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