

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.

LOT OR ACREAGE LISTING

Location of Property: Corner of Post Oak Point Rd & Post Oak Point Rd @ Rinn Rd Listing #: 114823
Address of Property: across FROM: 4666 Post Oak Road Road Frontage: 282' & 154'
County: AUSTIN Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: NONE Lot Size or Dimensions: 0.9840 Acre
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 0.9840

Price per Acre (or)

Total Listing Price: \$35,000.00

Terms of Sale:

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

Property Taxes: Year: 2018

School:	\$362.26
County:	\$114.89
Hospital:	NONE
FM Road:	\$15.77
Rd/Brg:	\$42.64
TOTAL:	\$535.56

Agricultural Exemption: ☐ Yes ☒ No

School District: Bellville ISD

Minerals and Royalty:

Seller believes	NONE	*Minerals
to own:	NONE	*Royalty
Seller will	NONE	Minerals
Convey:	NONE	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: NONE

Roadway: PAVEMENT

Electric: FAYETTE ELECTRIC

Telephone: NONE

Water: NONE - West End Water 1/2 Mile away

Other:

Improvements on Property:

Home: ☐ YES ☒ NO

Buildings:

Barns: 12 X 12

Others:

% Wooded: 3%

Type Trees: Walnut & Pine

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? NONE

Year Drilled: Depth:

Community Water Available: ☐ YES ☒ NO

Provider: 1/2 MILE DOWN THE ROAD

Electric Service Provider (Name): YES

FAYETTE ELECTRIC

Gas Service Provider NONE

Septic System(s): How Many: NONE

Year Installed:

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:

Distance: 4 1/2 Miles to Industry

Driving time from Houston 60 Minutes

Items specifically excluded from the sale:

All Personal Property

Additional Information:

SELLING WITHOUT RESTRICTIONS ON PROPERTY

SITE IS HIGH "NO FLOODING"

PROPERTY NEEDS NEW SURVEY

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



Aerial View



Topo View

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