

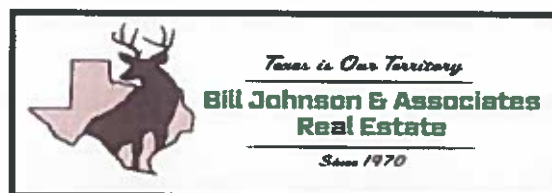


67.854 Acres

This 67.854-acre property is located near the intersection of Interstate-10 and FM 3538 just outside the city limits of Sealy, Texas in an area experiencing commercial and residential development. The property is located directly across Interstate-10 from Sealy High School. With approximately 693 feet of road frontage on Eagle Lake Road and approximately 1313 feet of frontage on Rexville Road, this property lends itself to division. City of Sealy water and electricity is available. The property is generally flat with a few scattered trees, one small pond and several tin barns. Minerals are negotiable.

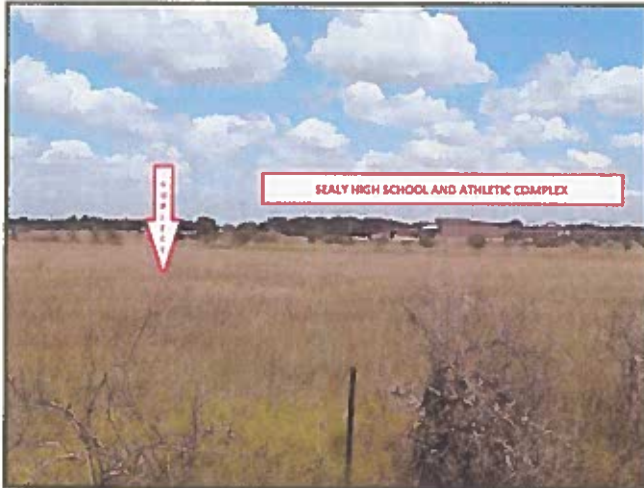
This property offers a great investment opportunity!!

Bellville Office
420 E. Main St.
979-865-5969

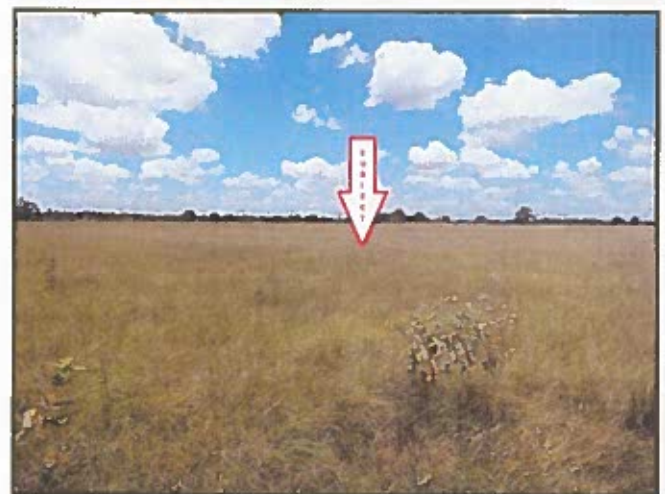


www.bjre.com

New Ulm Office
424 Cedar St.
979-992-2636



- **Eagle Lake Road Frontage**
693.53 feet
- **Rexville Road Frontage**
1,331 feet
- 2 miles from Sealy
- Straight shot on I-10 to
Houston - 50 minutes



COMMERCIAL OR RESIDENTIAL

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

Location of Property: Sealy-I-10W, Exit 718, L on FM 3538, L on Eagle Lake Rd. to property Listing #: 90881
 Address of Property: Eagle Lake Road, Sealy, TX 77474 Road Frontage: See Additional Information
 County: Austin Paved: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 67.854 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 67.854 Acres

Price per Acre (or) \$35,000.00

Total Listing Price: \$2,374,890.00

Terms of Sale:

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

Property Taxes: Year: 2018
 School: \$ 198.63
 County: 57.10
 FM/Rd: 11.59
 CountyESD#2 14.29
 SPCRD&BR 9.60
 TOTAL: \$ 291.21

Agricultural Exemption: ☒ Yes ☐ No
 School District: Sealy I.S.D.

Minerals and Royalty:

Seller believes 100% *Minerals
 to own 100% *Royalty
 Seller will Negotiable Minerals
 Convey: Negotiable 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: Teppco Pipeline

Roadway: None

Electric: None

Telephone: None

Water: None

Other: None

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: None

Barns: 4 tin barns

Others: None

Approx. % Wooded: Few Scattered Trees

Type Trees: Oak

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☐ YES ☒ NO

Condition: N/A

Ponds: Number of Ponds: One

Sizes: 1/2 Acre +/-

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: City of Sealy water is available

Electric Service Provider (Name): Reliant Energy
 available

Gas Service Provider Private

Septic System(s): How Many: NONE

Soil Type: Clayish /Loam

Grass Type(s) Native

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey

Nearest Town to Property: Sealy

Distance: 2 miles

Driving time from Houston 50 minutes

Items specifically excluded from the sale: All of Seller's personal property located on said 67.854 acres

Additional Information:

Eagle Lake Road Frontage: 693.53 feet

Rexville Road Frontage: 1,313.22 feet

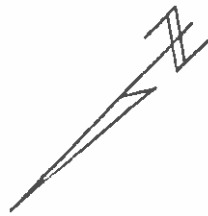
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT N²5, SEALY SUBDIVISION, BLOCK 26, VOLUME Y PAGE 318

LOT 3

S 44° 41' E
1,321.99'

EARL LEO CAMPBELL, ET UX
30.00 AC.
VOL. 200 PAGE 138



1"=200'
O=IRON PIN

S 44° 50' E
1,322.45'

2.0 AC.

LOT 2

LOT 7

N 45° 00' W
310.16'

2.102 AC.

310.16'
S 45° 00' E
310.16'

67.854 ACRES

EARL L. CAMPBELL
40.00 AC.
VOL. 162 PAGE 579

Rexville Road

55.03' 11.50' 55.03'

OFFICIAL RECORDS
VOL 482 PG 840

LOT 7

N. 68° 44' N
2,684.72'

LOT 1

Earle Lake Road

N 45° 00' E
295.16'



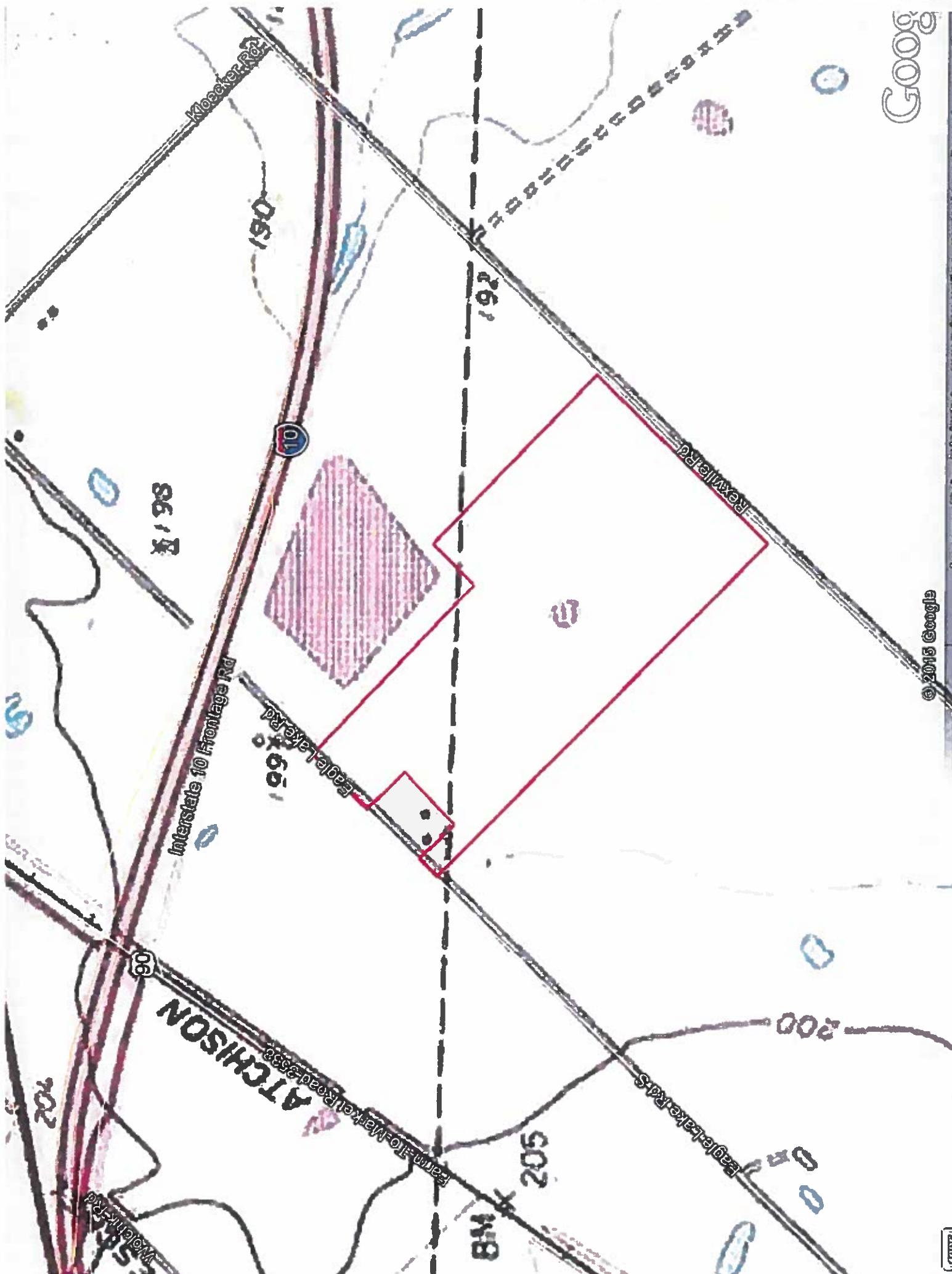
Google earth

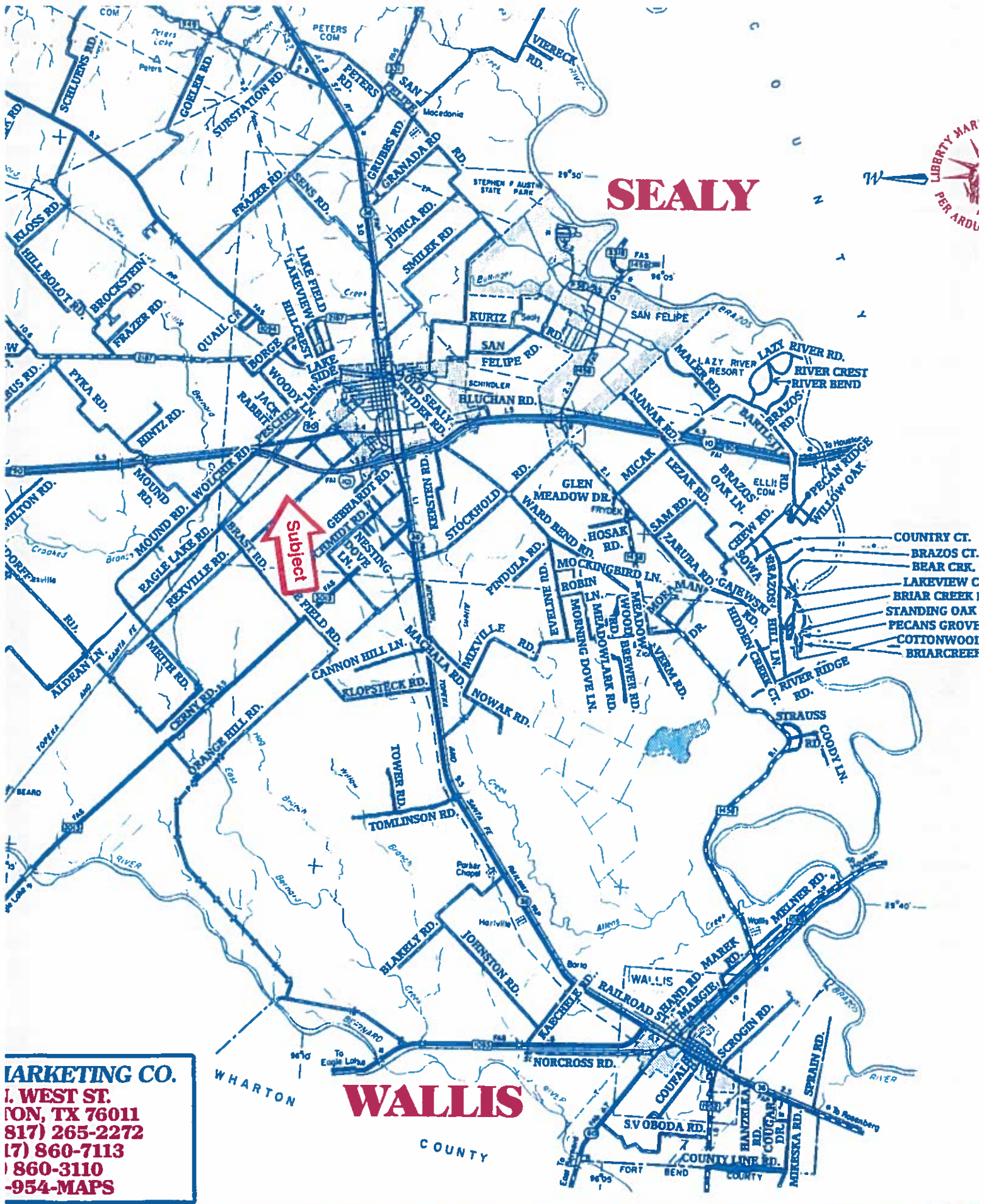
© 2015 Google

Imagery Date: 5/2/2014 22°45'56.30" N 55°10'47.71" W Elev: 300 ft Sea Alt: 765 ft M O

1995







SEALY

WALLIS

MARKETING CO.
1. WEST ST.
TON, TX 76011
(817) 265-2272
(7) 860-7113
(860-3110
-954-MAPS

- COUNTRY CT.
- BRAZOS CT.
- BEAR CRK.
- LAKEVIEW C
- BRIAR CREEK
- STANDING OAK
- PECANS GROVE
- COTTONWOOD
- BRIARCREEK



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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.

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
William R. Johnson, Jr	127410	billjohnson@bjre.com	(979)885-8535
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418
Kimberly Zapalac

Phone: (979)865-5966

Fax:

IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com