



13319 Oakwood Rd.

Needville, Tx



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

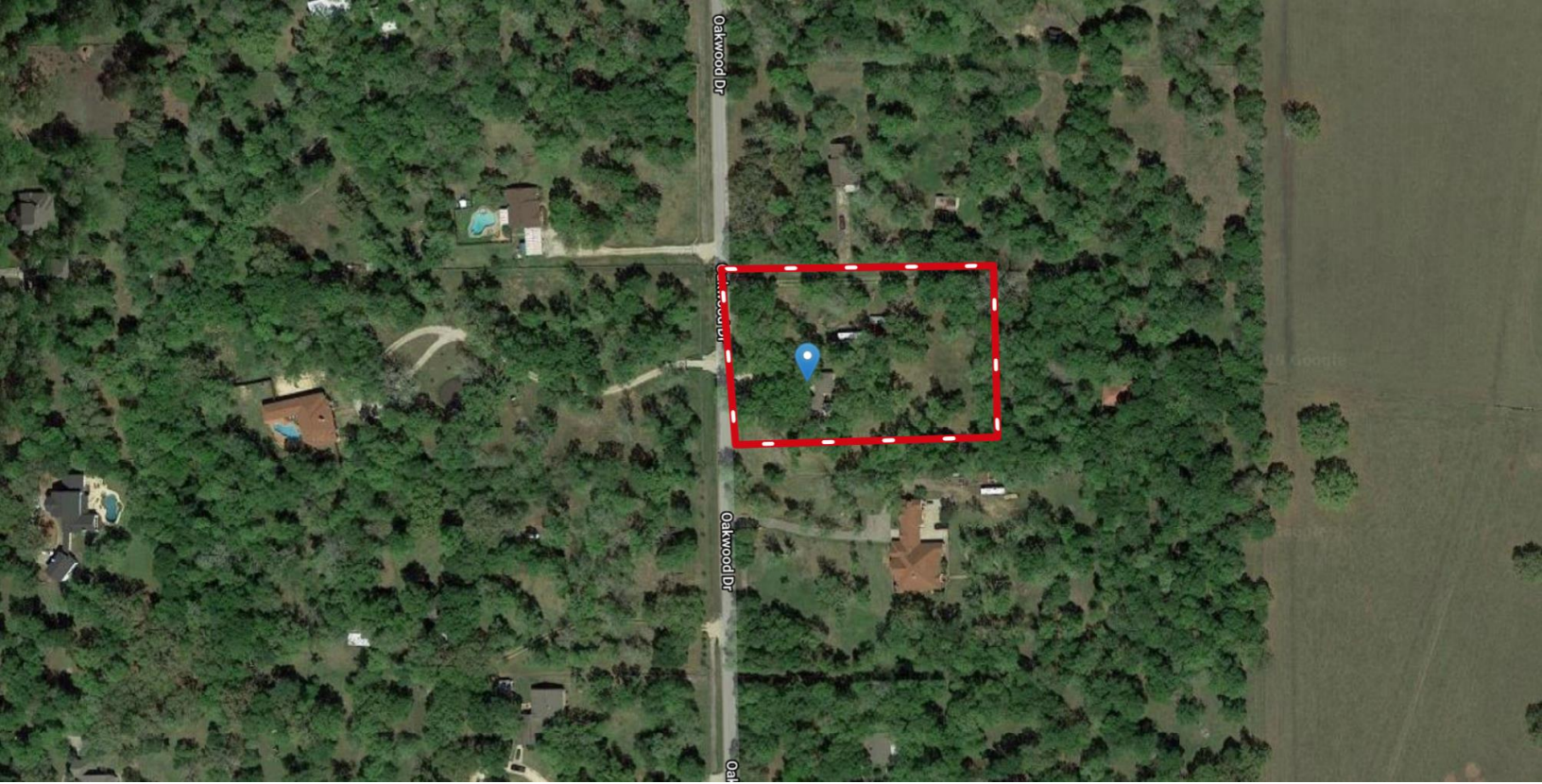
- 4 Bedroom / 2 Baths
- 1,975 Sq.Ft.
- Levels: Single
- Exterior: Brick
- 2.5 Acres



HOME

Address of Home:	13319 Oakwood Rd Needville,Tx 77461			Listing	116427
Location of Home:	37mi rt Patton, Rt 36 S, Lf 361, Lf Whaley-Long., Rt on 762, Lf on Peters, Rt Raw lings, Lf on Oakw ood Rd				
County or Region:	Fort Bend	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Subdivision:	Oakwood subdivision	Property Size:	2.5 acres		
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Listing Price:	\$280,000.00			Home Features	
Terms of Sale				<input checked="" type="checkbox"/>	Ceiling Fans No. 5
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
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"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Refrigerators- Kitchen and utility; All of Sellers personal			
Number of Years:	property located on said 2.5 acre property				
Size and Construction:	Heat and Air:				
Year Home was Built:	1979	<input checked="" type="checkbox"/>	Central Heat Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	1 UNIT	
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/>	Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	1 UNIT	
Bedrooms:	4	Bath:	2		
Size of Home (Approx.)	Ft Bend C. 1,975	Living Area			
	approx. 2,415	Total			
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other				
Roof Type:	Composite	Year Installed:	2016	Utilities:	
Exterior Construction:	Brick	Electricity Provider:	Reliant		
		Gas Provider:	None		
Room Measurements:	APPROXIMATE SIZE:		Sewer Provider:	On Site Septic	
Living Room:	18x20		Water Provider:	Well	
Dining Room:	11x12		Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: Unknown
Kitchen:	12x12		Year Drilled:	1979	
Family Room:	18x20		Average Utility Bill:	Monthly:	\$175.00
Utility:	6x10				
Bath:	9x15	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Taxes:	2018	Year
Bath:	5x12	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:		
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	County:		
Master Bdrm:	12x15		Drainage:		
Bedroom:	11x13		Wharton JrC.		
Bedroom:	11x11				
Bedroom:	10x10		Taxes:	\$1,549.28	
Other:					
Garage: <input checked="" type="checkbox"/>	Carport: <input type="checkbox"/>	No. of Cars: 2	School District:	Needville ISD	
Size:	484 sq ft	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	Additional Information:		
Porches:	New Roof installed in 2016 -lifetime transferable warranty				
Front: Size:	4x24	Foundation Repairs Warranty transferable			
Back: Size:	13x20 (screened in porch)				
Deck: Size:		<input type="checkbox"/> Covered			
Deck: Size:		<input type="checkbox"/> Covered			
Fenced Yard:					
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:			
	Construction:				
TV Antenna <input type="checkbox"/>	Dish <input checked="" type="checkbox"/>	Cable <input type="checkbox"/>			

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



Directions:

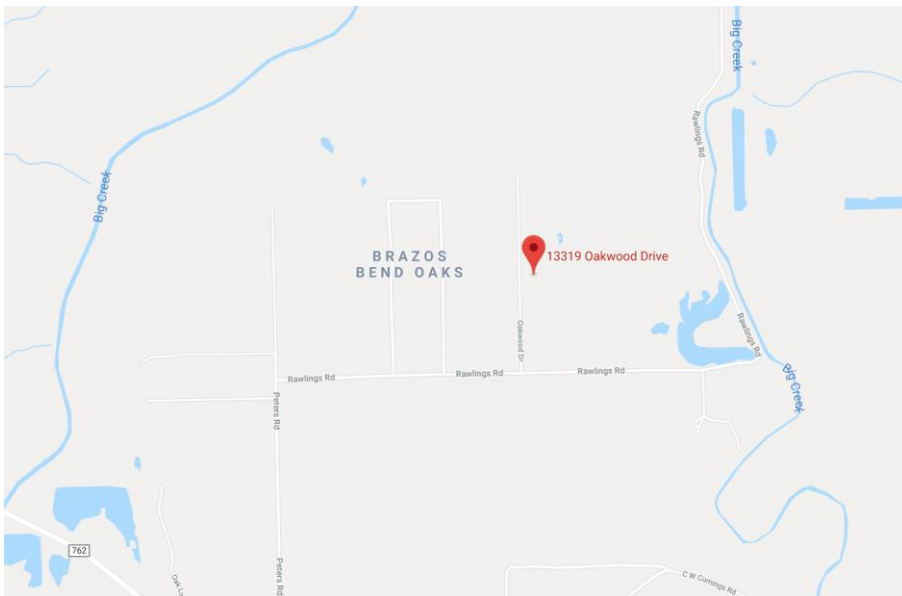
From Bellville travel approx. 37 miles to Patton Rd and turn right. The left on 361, left on Whaley Long Point, right on 762, left on Peters Rd, right on Rawlings, Left on Oakwood. Home is on the Right.



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420 East Main Street
Bellville, Texas 77418-0294

(979) 865-5969

Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950

(979) 992-2636

www.bjre.com



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 Primary Assumed Business Name	License No.	Email	Phone
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
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:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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