



Schoenau Road- Brenham Austin County TX



- *3 Options -*Combine or separate
- *Unrestricted
- *Heavily Wooded,Pristine
- *Bellville ISD



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Unrestricted and unimproved acreage being offered in a variety of sizes to suit any need: A 10 acres tract, a 15 acre tract is also available and a combined total 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:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	NONE		Lot Size or Dimensions: 25 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	
Number of Acres: 25.0000					
Price per Acre (or) \$23,750.00					
Total Listing Price: \$593,750.00					
Terms of Sale:					
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Sell.-Fin. Terms:	Possible				
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.				
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> 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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Lessee's Name:	Pallas Energy				
Lease Expiration Date:	3/9/2020 with option to renew				
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Fair			
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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: <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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:					

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

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:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	NONE		Lot Size or Dimensions: 15 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		
Number of Acres: 15.0000					
Price per Acre (or) \$24,225.00					
Total Listing Price: \$363,375.00					
Terms of Sale:					
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO				
Sell.-Fin. Terms:	Possible				
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.				
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO				
Number of Years:					
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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	100%	*Minerals			
to own:	100%	*Royalty			
Seller will	NONE	Minerals			
Convey:	NONE	Royalty			
Leases Affecting Property:					
Oil and Gas Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Lessee's Name:	Pallas Energy				
Lease Expiration Date:	3/9/2323 with option to renew				
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Easements Affecting Property: Name(s):					
Pipeline:	NO				
Roadway:	NO				
Electric:	NO				
Telephone:	YES				
Water:	NO				
Other:	NO				
Improvements on Property:					
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Buildings:					
Barns:					
Others:	Old 12 X 20 sparse camphouse				
% Wooded:	99%				
Type Trees:	Oak, Cedar, Elm, Hackberry and Yaupon				
Fencing:	Perimeter	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:				
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:				
Ponds:	Number of Ponds:	NONE			
	Sizes:				
Creek(s):	Name(s):	NONE			
River(s):	Name(s):	NONE			
Water Well(s): How Many? ONE (Inoperable)					
	Year Drilled:			Depth:	Unknown
Community Water Available: <input type="checkbox"/> YES <input checked="" type="checkbox"/> 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:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Subdivision:		NONE				Lot Size or Dimensions:				10 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							
Number of Acres:		10 acres				Improvements on Property:							
Price per Acre (or)		\$25,175.00				Home: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
Total Listing Price:		\$251,750.00				Buildings:							
Terms of Sale:						Barns:							
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				Others:							
Seller-Finance:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				Old travel trailer under a metal garage, an old outhouse, and a power pole.							
Sell.-Fin. Terms:		Possible											
Down Payment:													
Note Period:													
Interest Rate:						% Wooded:					99%		
Payment Mode:		<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.				Type Trees:					Oak, Cedar, Elm, Hackberry and Yaupon		
Balloon Note:		<input type="checkbox"/> YES <input type="checkbox"/> NO				Fencing:					Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Number of Years:											Condition:		
											Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
											Condition:		
Property Taxes:		Year:		2017		Ponds:					Number of Ponds:	NONE	
School:		\$10.34				Sizes:							
County:		\$3.28				Creek(s):					Name(s):	NONE	
Hospital:		\$0.48											
FM Road:		\$0.66				River(s):					Name(s):	NONE	
Rd/Brg:		\$0.55											
TOTAL:		\$15.32				Water Well(s): How Many?					ONE (Inoperable)		
Agricultural Exemption:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Year Drilled:					Depth:		Unknown
School District:		Bellville ISD				Community Water Available:					<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Minerals and Royalty:						Provider:							
Seller believes		100%		*Minerals		Electric Service Provider (Name):							
to own:		50%		*Royalty		Fayette Electric							
Seller will		NONE		Minerals		Gas Service Provider							
Convey:		NONE		Royalty		NONE							
Leases Affecting Property:						Septic System(s): How Many:							
Oil and Gas Lease:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									determined by survey		
Lessee's Name:						Nearest Town to Property:					Industry		
Lease Expiration Date:						Distance:					5 Miles		
Oil or Gas Locations:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Driving time from Houston					hour +/- to 290 West		
Easements Affecting Property:		Name(s):				Items specifically excluded from the sale:							
Pipeline:		Yes (just one corner)				Old travel trailer and All of sellers personal property located							
Roadway:		NO				on said 10 acres							
Electric:		YES				Additional Information:							
Telephone:		YES											
Water:		NO											
Other:		NO											

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