

## Schoenau Road-Brenham Austin County TX



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





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.

	SU			BILITY, FEASIBILITY									IN.	III KESPE	CI IO	INC
				LO	ТО	R ACRE	EAGE	LIS	TII	NG						
Location of	Location of Property: West Austin County between Industry												Listing #: 111039			
Address of		4398 Schoenau Rd. Brenham TX					and Onolog			Road Frontage:		-	<u>g</u>			130.66
County:		Austin				ved Road:	YES NO		For Sale Sign o		•	✓ YE	S		NO	
Subdivision:		NONE								Size or Dime		•				
Subdivision	Restricted:		res	<b>V</b> NO		Mandatory	Member			operty Owners' A		n	YES	V 1	NO.	
						,				, ,		Г				
Number of	Acres:	25.0	0000				Impro	vem	ent	ts on Prope	rtv:					
Price per A			,750.00		Home			☐ YES 🔽 N								
	\$593,750.00				Buildings:											
Total Listing Price: Terms of Sale:		ψυυν	3,730.0	<del>,</del>			Ballali	ıys.								
Terms or o	Cash:			✓ YES		NO	Barns									
	Seller-Finance:			YES	-	NO NO	Barris	•								
	SellFin. Terr	ns.		Posssible			Others	Othors: Old 12' b			20' sparse camphouse					
	Down Paym			1 00001010	. 03331010			<b>J.</b>		Old Travel tra					a me	-tal
	Note Period									garage cove					u m	, tai
	Interest Rate						% Wo	odeo	d:	99%	<u> </u>		a caure			
	Payment Mo		Mo.	Qt. S.	Α. Γ	Ann.				Oak, cedar,	elm ha	nckh	erry ai	nd vai	ınon	
	Balloon Note		YES	□ C □ O II			Type Trees: Fencing:		<u>.                                    </u>	Perimeter		YES			□ NO	
	Balloon Hote	<i>.</i> _	_	mber of Year	s.				Condition:		Fai			110		
			110	mbor or roar	Ŭ					Cross-Fenci	na.	=	YES		NO	
Property T	axes:	Yea	r:			2017				Condition:		ш	0			
School:	<u> </u>	100	••			\$25.86	Pond	s:		Number of F	onds.	NO	NF			
County:						\$8.20	1 0114	Size	es:	Trainibol of 1	onao.					
Hospital:	\$1.19							(s):		Name(s):		NC	NE			
FM Road:	\$1.66							., ., .		1 10.110(0)1						
Rd/Brg:	\$1.38						River	(s):		Name(s):		NO	NE			
TOTAL:						\$38.29										
Agricultural	Exemption:	V	Yes	No		****	Wate	r We	ell(s	s): How Mar	ηγ?	On	e ( not	workii	ng)	
School Dis		_	ville ISI	)				r Drill						n: Unk		1
-	nd Royalty:						Comn	nunit	ty \	Water Availa	ble:		YES		NO	
Seller believes					*N	linerals	Pı	rovid	ler:							
to own:	80%				*R	oyalty	Electr	ic S	erv	rice Provider	(Name	e):				
Seller will	NONE				Mi	nerals	Fayet	te Ele	ectr	ric						
Convey:	NONE			Royalty			Gas S	Servi	ice	<u>Provider</u>				Non	е	
<b>Leases Affe</b>	ecting Prope	erty:					Seption	c Sys	ste	m(s): How	Many:	NO	NE			
Oil and Gas Le	ease: 🔽 Yes			☐ No			Year Ins	stalled	d:	Unknown						
Lessee's Name	э:		as Ene				Soil T	уре:		Sand						
Lease Expiration	on Date:	3/9/2	2020 w	ith option to r	enew	1	Grass 1	ype(s	<u>s):</u>	Native						
							Flood	Haza	ard	Zone: See Se	eller's D	iscl	osure c	or to be	<u> </u>	
Surface Lease	: Yes			✓ No									<u>det</u>	ermin	ed by	survey
Lessee's Name	э:						11			n to Proper	t <b>y:</b>	Ind	lustry			
Lease Expiration	on Date:						Dist	ance	Э:	5 miles						
Oil or Gas	Locations:			Yes		No	Driving t	time fr	rom	<u>Houston</u>		On	e hour	and 2	0 mii	า.
·	Affecting P			Name(s):						ally excluded						
Pipeline:	YES (Just to	ouchi	ng the	corner)			Old Tr	avel	Tra	ailer and All o	f sellers	s pe	rsonal	prope	rty lo	cated
Roadway:	NO						on sai									
Electric:	YES						Addit	ional	l In	formation:						
Telephone:																
Water:	NO															
Other:	NO															
BIL				SOCIATES										UYE	RIS	
	ACC	COM	PANIE	D BY HIS	OR H	ER AGE	ENT A	ΓAL	LI	PROPERTY	SHO	WIN	IGS.			

NO REPRES	SU				SIBILITY, M	IERCHANTABILITY	OR CON	OITION	N OF	ANY PROPE			IN.	H KESPECI	10	Inc
						end Shalby					Listing #: 111081					
Address of							Road Frontage					LIS		Approx.		7 ft 1/
County:	Froperty.	4398 Schoenau Rd Brenham TX 7 Austin			Paved Road:	YES	[J.2] N	NO.				✓ YES			NO	
Subdivision:		NONE			Paved Road.		YES NO For Sale Sign of Lot Size or Dimer					<u>'                                    </u>		140		
Subdivision	Restricted:		YES	✓ NO		Mandatory	Mombor						YES	✓ NO		
Subdivision	restricted.	ш	ILS	W NO		Manuatory	Member	silib ii	11 - 10	operty Owi	ICIS ASSII.	ш	l ILS	₩ NO		
Number of	Acres:	15.0	0000				Impro	vem	ent	ts on Pr	operty:					
Price per A	\$24,225.00					Home			YES	<b>✓</b> NO						
Total Listing Price:			3,375.0	00			Buildings:									
Terms of S	ale:															
	Cash:			✓ YES		□ NO	Barns									
	Seller-Finance:			YES		□ NO										
	SellFin. Terr	ns:		Possible			Others	S:		Old 12 >	20 sparse	car	mphous	е		
	Down Paym	ent:														
	Note Period	:														
	Interest Rate	e:					% Wo	ode	d:	99%						
	Payment Mo	ode:	Mo.	Qt.	S.A.	Ann.	Type Trees:		Oak, Cedar, Elm, Ha		ack	berry a	nd Yaur	Yaupon		
	Balloon Note	e: [	YES		NO		<u>Fenci</u>	ng:		Perimet	er		YES	₩ NC	)	
			Nu	mber of	Years:					Condition	n:					
										Cross-F	encing:		YES	₩ NC	)	
<b>Property T</b>	axes:	Yea	ır:			2017				Condition	n:					
School:						\$15.51	Pond:			Number	of Ponds:	NC	DNE			
County:						\$4.92		Size	es:							
Hospital:	: \$0.70						Creek	<u>(s):</u>		Name(s	):	NC	DNE			
FM Road:	\$1.0					\$1.00										
Rd/Brg:						\$0.83	River	<u>(s):</u>		Name(s	):	NC	DNE			
TOTAL:						\$22.96										
Agricultural		_	Yes		lo		Wate	r <b>W</b> e	ell(s	s): How	Many?	ON	NE (Inop			
School District: Bellville ISD				<u> </u>	Year Drilled:						Depth	Unkno				
Minerals an				43.6						Water A	vailable:		YES	✓ N	Ю	
Seller believes						*Minerals		ovid								
	100%					*Royalty	-				<u>/ider (Name</u>	<u>:):</u>				
Seller will	NONE					Minerals	Fayet									
Convey:	NONE					Royalty			ice	<u>Provide</u>	<u>r</u>					
							NONE									
	ecting Prope	erty:								m(s): H	ow Many:					
Oil and Gas Le			_	No			Year Ins									
Lessee's Name		_	as Ene				Soil T			Sandy					_	
Lease Expiration	on Date:	3/9/	2323 W	vith option	on to rer	new	Grass 1	ype(s	<u>s):</u>	Naïve						
Surface Lease:				✓ No			 	-	•	1 - D		1		ermined	by	surve
Lessee's Name	*	-					111			n to Pro	perty:	inc	dustry			
Lease Expiration		-		Yes		✓ No				5 Miles		l la	4- 00	014/		
Oil or Gas			-4		-\.	TWO	-			<u>Houston</u>		_	ur to 29	OVV		
	Affecting P	rope	rty:	Name(s	s):		111				ded from the					-4 - al
Pipeline:	NO										ll of sellers p	bers	sonal pr	орепу к	oca	ilea
Roadway: NO							on said 15 acres  Additional Information:									
Electric:	NO VEC						Addit	onal	ı ın	iormatio	<u> </u>					
Telephone: YES																
Water:																
Other:		NI 4 :	ND 40	000:	TEAR	EAL FOTA	TE O	\ N.C.		137 38711 1	00.000	-		IVED	10	
BIL	L JOHNSO													JYERI	15	
	ACC	JUM	PANIE	-D R A	HIS OF	R HER AGE	INI A	AL	<u>.L l</u>	PROPE	KIY SHOV	VIN	165.			

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.											
		Thoras III			EAGE LISTI		IEIXEIIV.				
Location of	Property:	West Aust	tin County betwe				Listing #:	111080			
Address of I			nau Rd Brenham TX			Road Frontage:		392.17'			
County:		Austin		Paved Road:	YES NO	For Sale Sign on Property					
Subdivision:		NONE				Size or Dimensions:					
Subdivision	Restricted:	YES	<b>✓</b> NO	Mandatory		roperty Owners' Assn.	YES	<b>✓</b> NO			
Number of	Acres:	10 acres			Improvemen	ts on Property:					
Price per A		\$25,175.00	0		Home:	YES NO					
Total Listin		\$251,750.0			Buildings:						
Terms of Sa											
	Cash:		<b>✓</b> YES	□ NO	Barns:						
	Seller-Finance:		YES	✓ NO							
	SellFin. Tern		Possible		Others:	Old travel trailer und	der a metal o	garage, an old			
	Down Paym	nent:				outhouse, and a pov					
	Note Period:										
	Interest Rate				% Wooded:	99%					
	Payment Mo			Ann.		Oak, Cedar, Elm, H	ackberry ar				
	Balloon Note		□ NO		Fencing:	Perimeter	YES	✓ NO			
		Nu	umber of Years:			Condition:					
						Cross-Fencing:	YES	✓ NO			
Property Ta	axes:	Year:		2017		Condition:					
School:				\$10.34	Ponds:	Number of Ponds:	NONE				
County:				\$3.28	Sizes:						
Hospital:				\$0.48	Creek(s):	Name(s):	NONE				
FM Road:				\$0.66							
Rd/Brg:				\$0.55	River(s):	Name(s):	NONE				
TOTAL:	- tion			\$15.32	( \A/ pll/	25-20-2	CNE (Incom				
Agricultural		Yes	No No			s): How Many?	ONE (Inope	· · · · · · · · · · · · · · · · · · ·			
School Dist		Bellville ISI	5		Year Drilled:			Unknown			
Minerals an				*Minerals	Provider:	Water Available:	YES	<b>✓</b> NO			
Seller believes to own:				*Royalty		: vice Provider (Name	-).				
l	NONE			Minerals	Fayette Elect		<u>;).</u>				
Convey:	NONE			Royalty	Gas Service						
Convey.	INOINE			Noyally	NONE	FIUVICE					
Leases Affe	ecting Prope	erty:				em(s): How Many:					
Oil and Gas Le		Hty.	□ No		Year Installed:	III(3). Hon il.a					
Lessee's Name		Pallas Ene			Soil Type:	Sandy					
Lease Expiration			with option to ren	new	Grass Type(s):						
Surface Lease:	: Yes		<b>✓</b> No				dete	ermined by survey			
Lessee's Name	e:				***************************************	vn to Property:	Industry				
Lease Expiration					Distance:						
Oil or Gas I			Yes	✓ No	Driving time from Houston hour +/- to 290 West						
	Affecting P		Name(s):		Items specifically excluded from the sale:						
	Yes (just one	e corner)			Old travel trailer and All of sellers personal property located						
	NO				on said 10 acres						
Electric:	YES				Additional In	formation:					
Telephone:											
Water:	NO										
Other:	NO	AL AND AC	COOLATECE	TAL COTA	TE COMPAN	W WILL CO PRO	YED IF DI	1)(ED 10			
DIL						NY WILL CO-BROI		IYEK IS			



