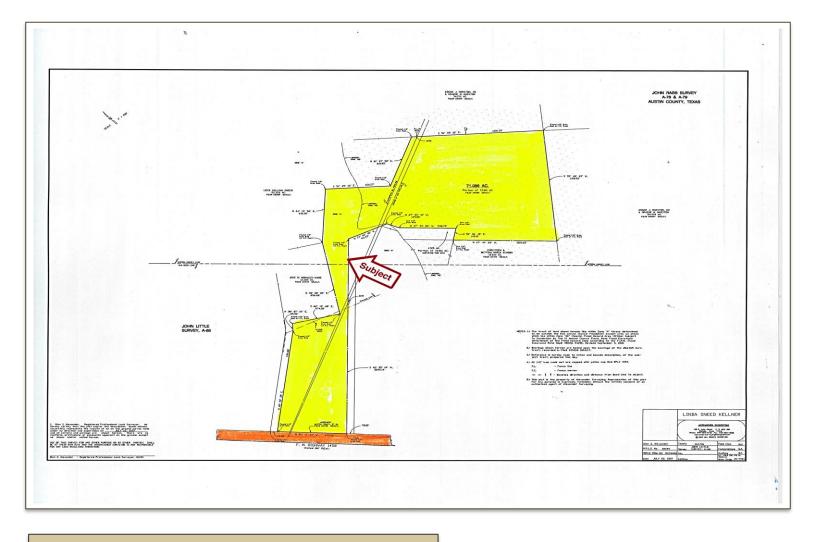


# 71.086 Acres FM 1458 near Frydek Austin County TX



- Unrestricted acreage
- Minerals Negotiable
- Current Ag Exemption
- Sealy ISD

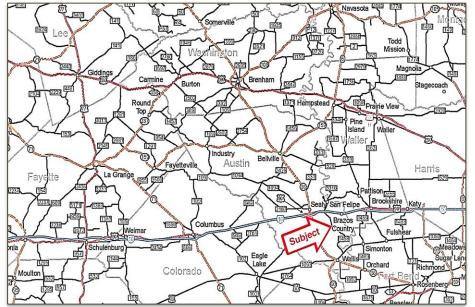
NO REPRESENT						JRACY OF THE INFORMATIC OF ANY PROPERTY DESCRIE		WITH RESPECT TO THE	
	3017	BILITI, OSLABII			EAGE LIST		DED HEINEIN.		
Location of	Property:	Sealy * IH.	-10E* Right on			<u></u>	Listing #:	117450	
Address of			ydek, Texas 77		ргорону	Road Frontage:		672' on FM 1458	
County:	i roporty:	Austin	yaan, rahaa 77	Paved Road:	YES NO	For Sale Sign on Prope			
Subdivision:		None		ı avea neaa.		Size or Dimensions:			
Subdivision		YES	<b>▼</b> NO	Mandatory I	U	roperty Owners' Assn.	YES	✓ NO	
Cabarrioron	rtootmotour		Į IIO	ivariaatory i		Topolity Cirrioro 7 toons		Į NO	
Number of	Acres:	71.0860			<u>Improveme</u>	nts on Property:			
Price per Acre (or)		\$5,800.00			Home:	☐ YES ✓ NO			
Total Listing Price:		\$412,298.80			Buildings:	None			
Terms of S		,							
	Cash:		<b>▼</b> YES	□NO	Barns:	None			
	Seller-Finance	ə:	YES	NO NO					
SellFin. Te		rms:	_	_	Others:	None			
	Down Payn	nent:							
	Note Period								
	Interest Rat	e:			% Wooded:	25% +/-			
	Payment M	lode: Mo.	Qt. S.A.	. Ann.	Type Trees:	Oak			
	Balloon Not	e: YES	□ NO		Fencing:	Perimeter	<b>✓</b> YES	□NO	
		Nu	mber of Years:			Condition:	3 sides	<u> </u>	
						Cross-Fencing:	YES	<b>☑</b> NO	
<b>Property T</b>	axes:	Year:	2019 Estimate	ed		Condition:	_	<u> </u>	
School:			-	\$58.67	Ponds:	Number of Ponds:	None		
County:				\$16.87	Sizes	:			
ESD #1				\$1.34	Creek(s):	Name(s):	None		
FM Road:				\$3.42		, ,			
Rd/Brg:	\$2.84			River(s):	Name(s):	None			
TOTAL:	\$83.14								
Agricultural	Exemption:	<b>✓</b> Yes	☐ No		Water Well	(s): How Many?	One		
School Dis	trict:	Sealy ISD			Year Drilled	: Unknown	Depth:	Unknown	
Minerals a	nd Royalty:	<u>.</u>			Community	Water Available:	☐ YES	<b>☑</b> NO	
Seller believes	50%			*Minerals	Provider	:			
to own:	50%			*Royalty	Electric Service Provider (Name):				
Seller will	Negotiable			Minerals	Reliant Energy				
Convey:	Negotiable			Royalty	Gas Service Provider				
	•				Private	Э		-	
Leases Aff	ecting Prop	erty:			Septic Syste	em(s): How Many:	None		
Oil and Gas L	ease: 🗌 Yes		<b>☑</b> No		Year Installed:				
Lessee's Nam	ne:				Soil Type:	Sandy Loam and E	Black Land		
Lease Expirat	ion Date:				Grass Type(s	Native Bermuda			
					Flood Hazard	Zone: See Seller's I	Disclosure d	or to be	
Surface Leas	e: 🔲 Yes		<b>☑</b> No				<u>dete</u>	rmined by survey	
Lessee's Nam	ne:				Nearest Tov	wn to Property:	Frydek		
Lease Expirat	ion Date:				Distance:	4 miles			
Oil or Gas Locations:			<b>✓</b> No	<u>Driving time from Houston</u> 45 minutes					
Easements Affecting Property: Name(s):				Items specifically excluded from the sale:					
Pipeline:	Enterprise (	Oil); Coplar	nd LP		All of Sellers	personal property lo	ocated on s	aid 71.086 Ac.	
Roadway:	None								
Electric:	Reliant Energy Ad					Additional Information:			
Telephone:	None			***INGRESS AND EGRESS - See Easement Document					
Water:	None								
Other:									
BILL	JOHNSON	AND ASS	OCIATES R	EAL ESTA	TE COMPA	NY WILL CO-BR	OKER IF	BUYER IS	
	ACCO	MPANIE	BY HIS OR	HER AGE	NT AT ALL	PROPERTY SH	OWINGS.		



Directions from Sealy:
IH-10E (exit 723) FM 1458 towards
Frydek.
Fravel approx. 7 miles to property or

Travel approx. 7 miles to property on the left





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



# **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 o	r 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/	License No.	Email	Phone
Associate			
8			
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