



6.075 acres (unrestricted)

Sheridan/Rock Island, TX



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**Bill Johnson & Associates
Real Estate**

Since 1970

- \$72,900.00
- 515' on US 90A
- 476' on CR 2152

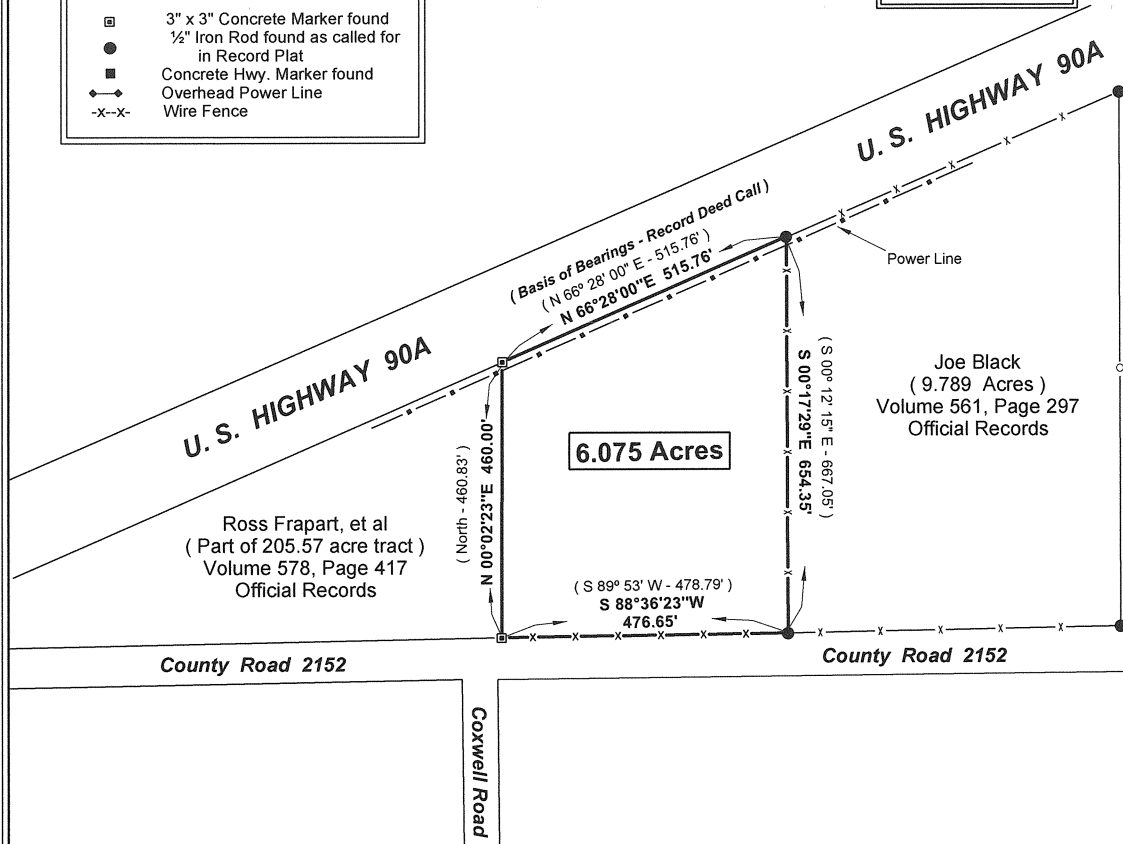
**COLORADO COUNTY, TEXAS
THOMAS SMITH SURVEY
ABSTRACT NO. 500**



Scale 1" = 200'
March 20, 2020
Job Name:
KingDIANE.Zak

LEGEND

- 3" x 3" Concrete Marker found
- ½" Iron Rod found as called for in Record Plat
- Concrete Hwy. Marker found
- Overhead Power Line
- X-X- Wire Fence



Notes

- (1) This property is subject to any conflicting rights, claims or other matters which may exist or arise by virtue of the discrepancy between the fence lines and actual property lines as shown on the survey plat.
- (2) This property is subject to the rights of the public to any area located within a public roadway, street or alley.
- (3) All fence lines are shown in their general locations and may not represent an exact location of the entire fence.
- (4) This property is subject to any and all covenants, restrictions, easements, conditions and ordinances which may be applicable.
- (5) The surveyor has not abstracted the subject property.
- (6) This survey is valid for this transaction only.
- (7) Title information was not furnished.
- (8) Property description to accompany this plat.

Survey Plat of a 6.075 acre tract of land situated in the Thomas J. Smith Survey, Abstract No. 500, Colorado County, Texas and being that same land described as 7.56 acres in Deed dated July 21, 1980 from A.T. King to Diane Peters, recorded in Volume 419, Page 77, ColoradoCounty Deed Records.

Rau Surveying

1276 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-6468
Firm No. 10162600

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon.

Darrell D. Rau

Darrell D. Rau, Registration No. 4173



Bellville:

979-865-5969 office

979-865-5500 fax

www.bjre.com

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LOT OR ACREAGE LISTING

| | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location of Property: | 3.6 miles NE of Sheridan, Tx on US 90A | | Listing #: | 124560 |
| Address of Property: | next to 2252 Hwy 90A, Rock Island, Tx 7 | | Road Frontage: | 515' on 90A |
| County: | Colorado | Paved Road: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |
| Subdivision: | none | Lot Size or Dimensions: | 6.075 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: | 6.0750 | | Improvements on Property: | |
| Price per Acre (or) | \$12,000.00 | | Home: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| Total Listing Price: | \$72,900.00 | | Buildings: | none |
| Terms of Sale: | | | Barns: | none |
| Cash: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | Others: | |
| Seller-Finance: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | | |
| Sell.-Fin. Terms: | | | | |
| Down Payment: | | | | |
| Note Period: | | | | |
| Interest Rate: | | | % Wooded: | 100% |
| Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann. | | | Type Trees: | Live Oak, Post Oak, Yaupon |
| Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO | | | Fencing: | Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Condition: 3 sides (none on 90A) Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Condition: fence on CR2152 Poor |
| Number of Years: | | | Ponds: | Number of Ponds: none Sizes: |
| Property Taxes: | Year: | 2019 | Creek(s): | Name(s): none |
| School: | | \$1,047.63 | River(s): | Name(s): none |
| County: | | \$452.09 | | |
| Hospital: | | \$160.84 | Water Well(s): How Many? | none |
| GCD: | | \$8.26 | Year Drilled: | |
| TOTAL: | | \$1,668.82 | Depth: | |
| : | | | Community Water Available: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| Agricultural Exemption: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | \$0.00 | Provider: | |
| School District: | Rice CISD | | Electric Service Provider (Name): | San Bernard Electric Coop (no service on property) |
| Minerals and Royalty: | | | Gas Service Provider | any local LPG dealer |
| Seller believes | none below 500' | *Minerals | Septic System(s): How Many: | none |
| to own: | none below 500' | *Royalty | Year Installed: | |
| Seller will | negotiable | Minerals | Soil Type: | mostly sand some sandy loam |
| Convey: | negotiable | Royalty | Grass Type(s) | native |
| Leases Affecting Property: | | | Flood Hazard Zone: | See Seller's Disclosure or to be determined by survey |
| Oil and Gas Lease: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | Nearest Town to Property: | Sheridan |
| Lessee's Name: | | | Distance: | |
| Lease Expiration Date: | | | Driving time from Houston | about an hour |
| | | | Items specifically excluded from the sale: | all sellers personal property |
| Surface Lease: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| Lessee's Name: | | | Additional Information: | 476' frontage on CR 2152 |
| Lease Expiration Date: | | | | |
| Oil or Gas Locations: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| Easements Affecting Property: | Name(s): | | | |
| Pipeline: | | | | |
| Roadway: | | | | |
| Electric: | San Bernard Electric Coop | | | |
| Telephone: | | | | |
| Water: | | | | |
| Other: | | | | |

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





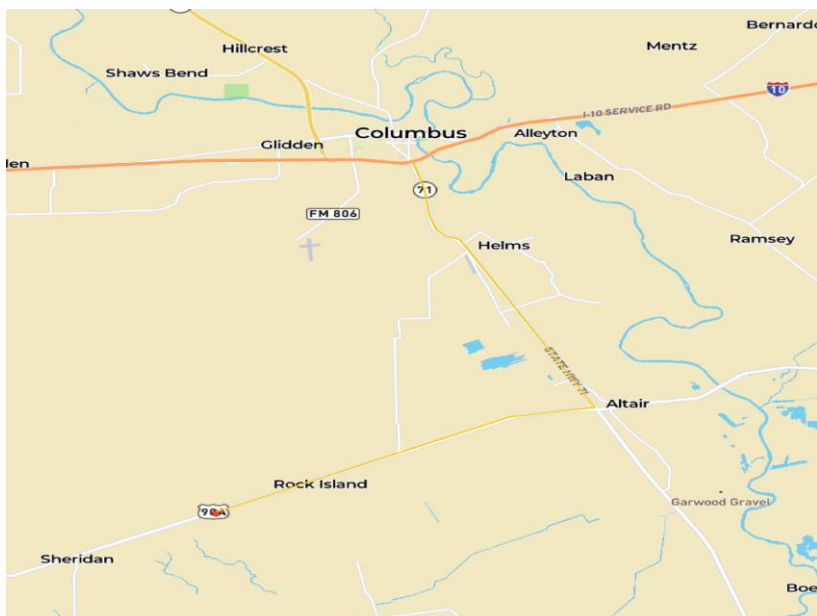
Directions: From Columbus go South on SH 71 to intersection of SH 71 and US 90A, go SW on US 90A 9.8 miles to property on south side of US 90A



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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