



# 5214 FM 954

## *Fayetteville, Texas*



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*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

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*Since 1970*





5214 FM 954  
Fayetteville, Texas



There are endless possibilities near Round Top/ Warrenton for these 31+ acres in Fayette County. Perhaps you're looking for a weekend retreat, a rental opportunity, or a place to set up your business, this unrestricted property can fit any of those desires. The entire back of the property borders Cummins Creek, an infamous spot for fishing, and a habitat for an abundance of wildlife. The acreage has dense trees near the creek, perfect for hiking or ATV trails, along with open meadows. With over 1,650' of paved road frontage on FM 954, it could easily be split into smaller tracts. It's a popular, convenient location to many of the attractions in Fayette County. Come take a look, and let your imagination run wild.....



# Amenities

- Size: 1,908 sq. ft.
- Levels: Single
- Beds: 3
- Exterior: Brick
- Year Built: 1970
- Baths: 2
- Roof: Composition
- Garage
- Cummins Creek Border
- 1,650' FM 954 Road Frontage
- Improved Pastures
- Thick Woods For Trails
- Wildlife Habitat
- Close to Round Top



## LOT OR ACREAGE LISTING

Location of Property: From Bellville, travel west on Hwy 159W, right on FM 954, property on right Listing #: 125710  
Address of Property: 5214 FM 954 Fayetteville, TX 78940 Road Frontage: 1,650' FM 954  
County: Fayette Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: None Lot Size or Dimensions: 31.765 Acres  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 31.7650

Price per Acre (or)

Total Listing Price: \$475,000.00

Terms of Sale:

Cash: ☒ YES ☐ NO  
Seller-Finance: ☐ YES ☒ NO  
Sell.-Fin. Terms:  
Down Payment:  
Note Period:  
Interest Rate:  
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.  
Balloon Note: ☐ YES ☐ NO  
Number of Years:

Property Taxes: Year: 2020

School: \$2,625.59  
County: \$633.27  
CumminsCr \$42.72  
Fay GWCD \$24.80  
Rd/Brg: \$333.62  
TOTAL: \$3,660.00

Agricultural Exemption: ☒ Yes ☐ No

School District: Fayetteville ISD

Minerals and Royalty:

Seller believes 100% \*Minerals  
to own: 100% \*Royalty  
Seller will neg Minerals  
Convey: neg Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: None  
Roadway: None  
Electric: Fayette Electric Coop  
Telephone: Industry Telephone Company  
Water: Fayette County Groundwater Conservation District  
Other: Cummins Creek Water Control and Improvement Dist

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings: Detached 2-Car Garage

Barns:

Others:

% Wooded: 40%

Type Trees: Oaks, Pecans

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: None

Sizes:

Creek(s): Name(s): Cummins Creek

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: Unknown

Depth: Unknown

Community Water Available: ☒ YES ☐ NO

Provider:

Electric Service Provider (Name):

Fayette Electric Coop

Gas Service Provider

None

Septic System(s): How Many: One

Year Installed: Unknown

Soil Type: Black

Grass Type(s): Native

Flood Hazard Zone: See Seller's Disclosure or to be

determined by survey

Nearest Town to Property:

Round Top

Distance: 7 Miles

Driving time from Houston

1.5 Hour

Items specifically excluded from the sale:

All Seller's personal property located on said 31.765 acres, specifically:  
truck, dozer, contents in detached garage, appliances in house

Additional Information:

House flooded during Hurricane Harvey

Per FayetteCAD: 17 acres is ag-exempt, the remaining is not

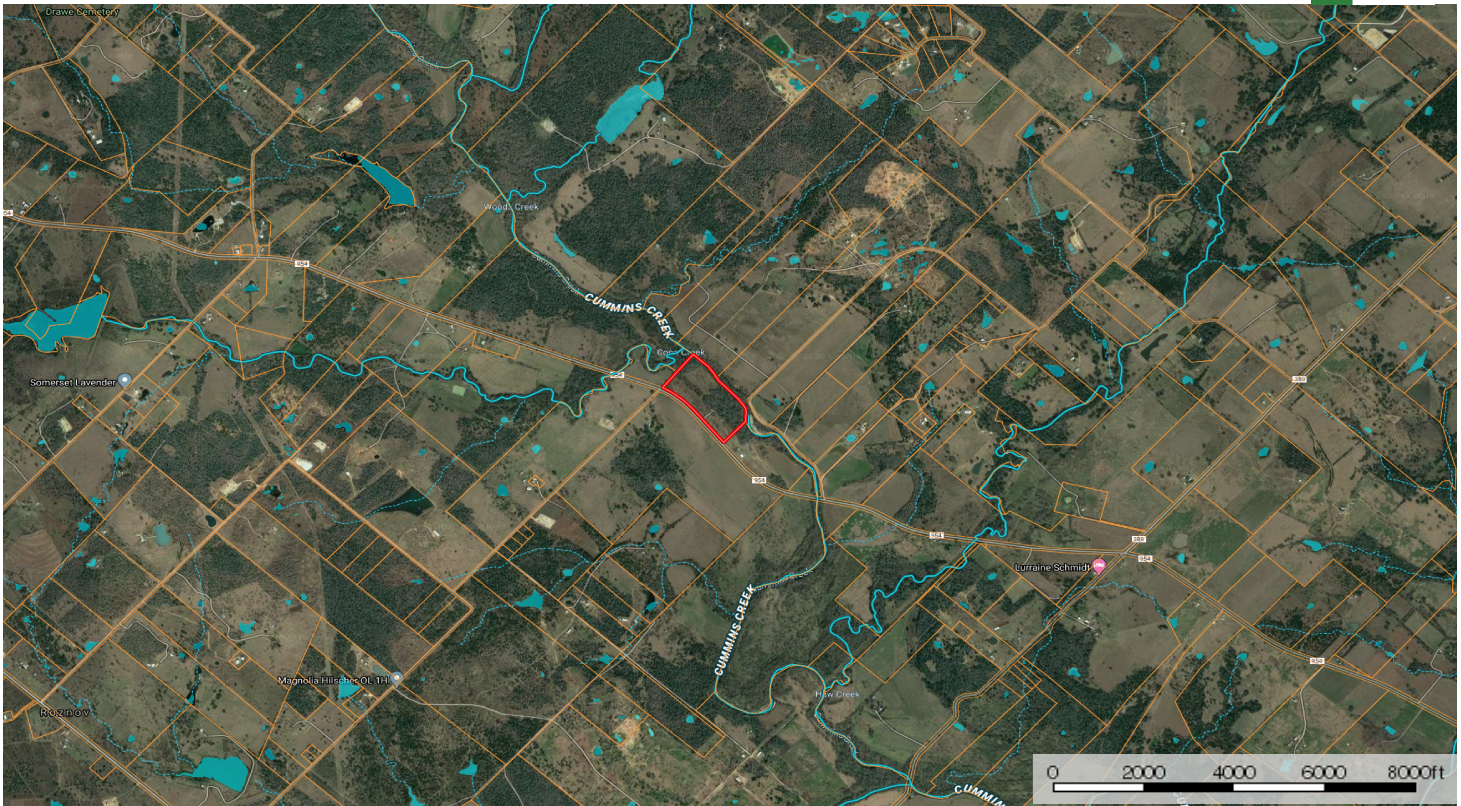
**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS  
ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



## HOME

Address of Home:	5214 FM 954 Fayetteville, TX 78940		Listing	125710
Location of Home:	From Bellville, travel Hwy 159W, right on FM 954, property on right			
County or Region:	Fayette	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	None	Property Size:	31.765 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	
<b>Listing Price:</b>	<b>\$475,000.00</b>			
<b>Terms of Sale</b>				
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.			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Number of Years:				
<b>Size and Construction:</b>				
Year Home was Built:	1970			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES			
Bedrooms:	3	Baths:	2	
Size of Home (Approx.)	perFCAD	1,908	Living Area	
			Total	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Composition	Year Installed:	unknown	
Exterior Construction:	Brick			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:				
Dining Room:				
Kitchen:				
Family Room:				
Utility:				
Bath:	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:				
Bedroom:				
Bedroom:				
Entry				
Other:				
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: Two			
Size:	<input checked="" type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached			
<b>Porches:</b>				
Sun Porch: S				
Front: Size:				
Porch: Size:		<input checked="" type="checkbox"/> Covered		
Patio: Size:		<input type="checkbox"/> Covered		
Fenced Yard:	Yes			
Outside Storage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size:		
Construction:				
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			
<b>Home Features</b>				
<input checked="" type="checkbox"/>	Ceiling Fans	No.	2	
<input type="checkbox"/>	Dishwasher			
<input type="checkbox"/>	Garbage Disposal			
<input type="checkbox"/>	Microwave (Built-In)			
<input type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input type="checkbox"/> Electric		
<input type="checkbox"/>	Refrigerator			
Items Specifically Excluded from The Sale: LIST:				
All Seller's personal property located on said 31.765 acres:				
truck, dozer, contents in detached garage, appliances in house				
<b>Heat and Air:</b>				
<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>		
<input type="checkbox"/>	Other:			
<input checked="" type="checkbox"/>	Fireplace(s)	wood		
<input type="checkbox"/>	Wood Stove			
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
<b>Utilities:</b>				
Electricity Provider:		Fayette Electric Coop		
Gas Provider:		None		
Sewer Provider:		Septic		
Water Provider:		Well		
Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	Unknown
			Year Drilled:	Unknown
Average Utility Bill:		Monthly:	Unknown	
<b>Taxes:</b>				
		Year	2020	
School:		\$2,625.59		
County:		\$633.27		
CumminsCr		\$42.72		
Rd/Bridge		\$333.62		
FayetteGWC		\$24.80		
<b>Taxes:</b>		\$3,660.00		
<b>School District:</b>		Fayetteville ISD		
<b>Additional Information:</b>				
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Bill Johnson & Associates Real Estate

P: 979-865-5969 or 979-992-2636

www.bjre.com

420 E. Main Street, Bellville TX 77418



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Directions: From Bellville travel west on Highway 159 W, right on FM 954, property is on the right.



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Real Estate**

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420 East Main Street  
Bellville, Texas 77418-0294

(979) 865-5969

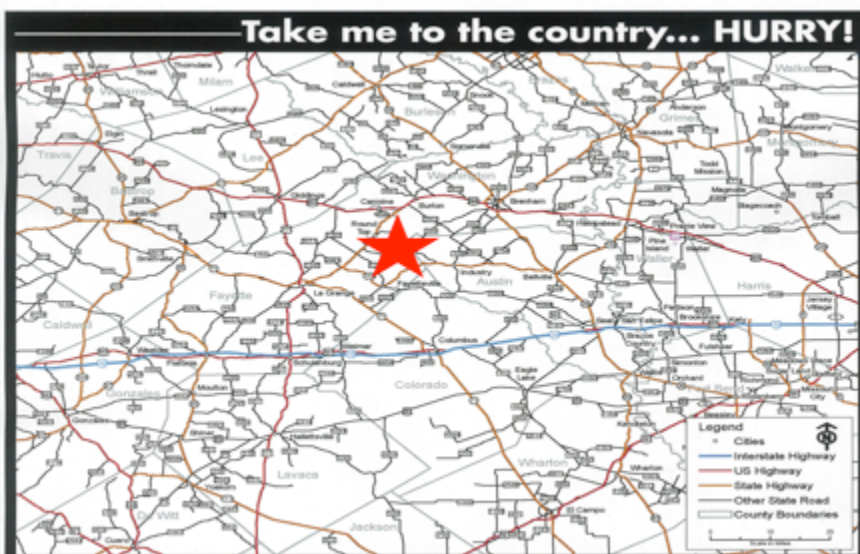
Fax (979) 865-5500

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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date