



Northeast Corner of Sempronius Road at Phillipsburg Church Road



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- 27.65 Acres
- Unrestricted – Ag Exempt
- Panoramic Views
- Paved Road Frontage
- Electricity on the Property
- Austin County, TX



Sempronius @
Phillipsburg Church Rd
Chappell Hill, TX



27.65 acre tract located 10 miles north of Bellville and 6 miles south of Brenham near Kenney, Texas. An agricultural exemption for cattle is in place, there are two ponds, spectacular views, and it is unrestricted. It has approximately 1285' of gravel road frontage on Sempronius Road and 845' of paved road frontage on Phillipsburg Church Road. Access to electricity is on the property. Motivated Seller is open to owner financing and has a mobile home near the property for sale.



Bellville:

979-865-5969 office

979-865-5500 fax

www.bjre.com

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New Ulm:

979-992-3626 office

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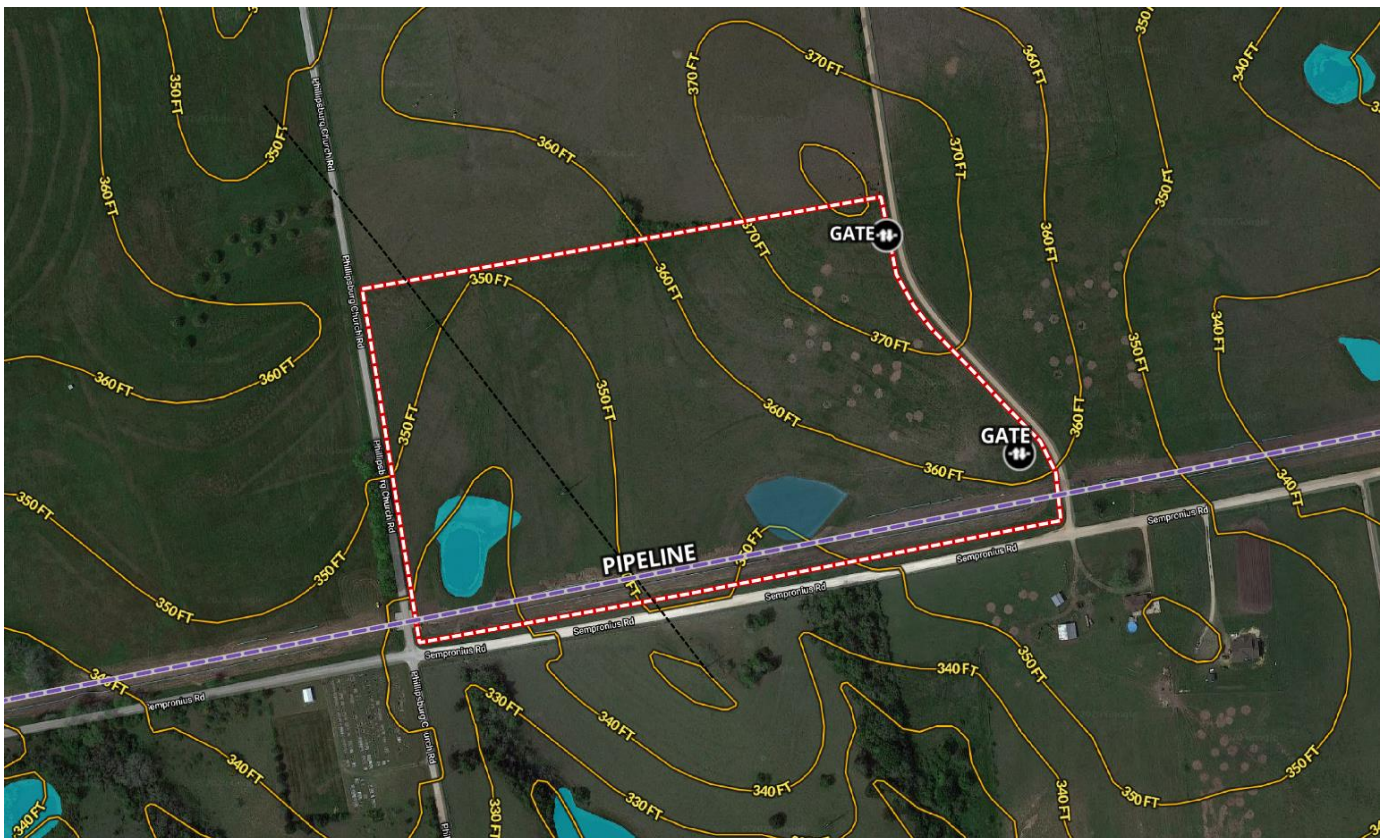
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LOT OR ACREAGE LISTING

Location of Property:	Northeast Corner of Phillipsburg Church Road & Sempronius Road		Listing #:	124955	
Address of Property:	Part of 1312 Sempronius Road	Road Frontage: 1285' Sempronius			
County:	Austin	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:	N/A		Lot Size or Dimensions: Approx 1285' by 863'		
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:	27.65 acres, more or less		Improvements on Property:		
Price per Acre (or)	\$12,500.00		Home: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Total Listing Price:	\$345,625.00		Buildings:		
Terms of Sale:			Barns:		
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Others:			
Seller-Finance:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Sell.-Fin. Terms:	To Be Negotiated				
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.			% Wooded: 0%		
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees:		
Number of Years:			Fencing:		
			Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
			Condition: Good		
			Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
			Condition:		
Property Taxes:	Year:	2019 - Estimated	Ponds:		
School:		\$23.77	Number of Ponds: Two (2)		
County:		\$7.55	Sizes: 1/2 acre each		
Hospital:		\$1.04	Creek(s):		
FM Road:		\$1.54	Name(s):		
Rd/Brg:		\$1.26	River(s):		
TOTAL:		\$ 35.16	Name(s):		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Water Well(s): How Many?		
School District:	Bellville ISD		None		
Minerals and Royalty:			Year Drilled:		
Seller believes	100%	*Minerals	Depth:		
to own:	100%	*Royalty	Community Water Available:		
Seller will		Minerals	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Convey:	Will Convey Surface Control	Royalty	Provider:		
			Electric Service Provider (Name):		
			Bluebonnet Electric Coop		
			Gas Service Provider		
Leases Affecting Property:			Septic System(s): How Many:		
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year Installed:		
Lessee's Name:			Soil Type:		
Lease Expiration Date:			Sandy		
			Grass Type(s)		
			Native Grasses		
			Flood Hazard Zone:		
			N/A		
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Nearest Town to Property:		
Lessee's Name:	Troy Tesch		Brenham -		
Lease Expiration Date:	Month to Month - Verbal		Distance:		
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		6 Miles		
Easements Affecting Property:	Name(s):		Driving time from Houston		
Pipeline:	AMP Intrastate Pipeline, LLC		One Hour		
Roadway:			Items specifically excluded from the sale:		
Electric:	Bluebonnet Electric Coop		All of Sellers personal property located on the acreage		
Telephone:					
Water:			Additional Information:		
Other:			All Showings Accompanied		
			Cattle on the property. Keep gate closed at all times.		
			Seller also has a mobile home for sale.		

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



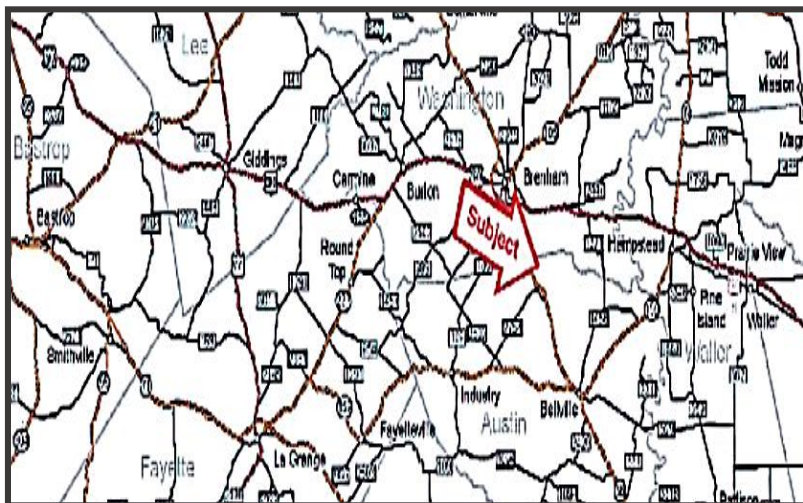
Directions from Bellville:
Travel Hwy 36N for 11 mi
turning right onto Sempronius
Rd. Property is 9/10 of a mile on
the left.



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Real Estate**

Since 1970



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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
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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

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