

Hwy 71@FM1890

Columbus, TX

\$395,700



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Bill Johnson & Associates
Real Estate

Since 1970

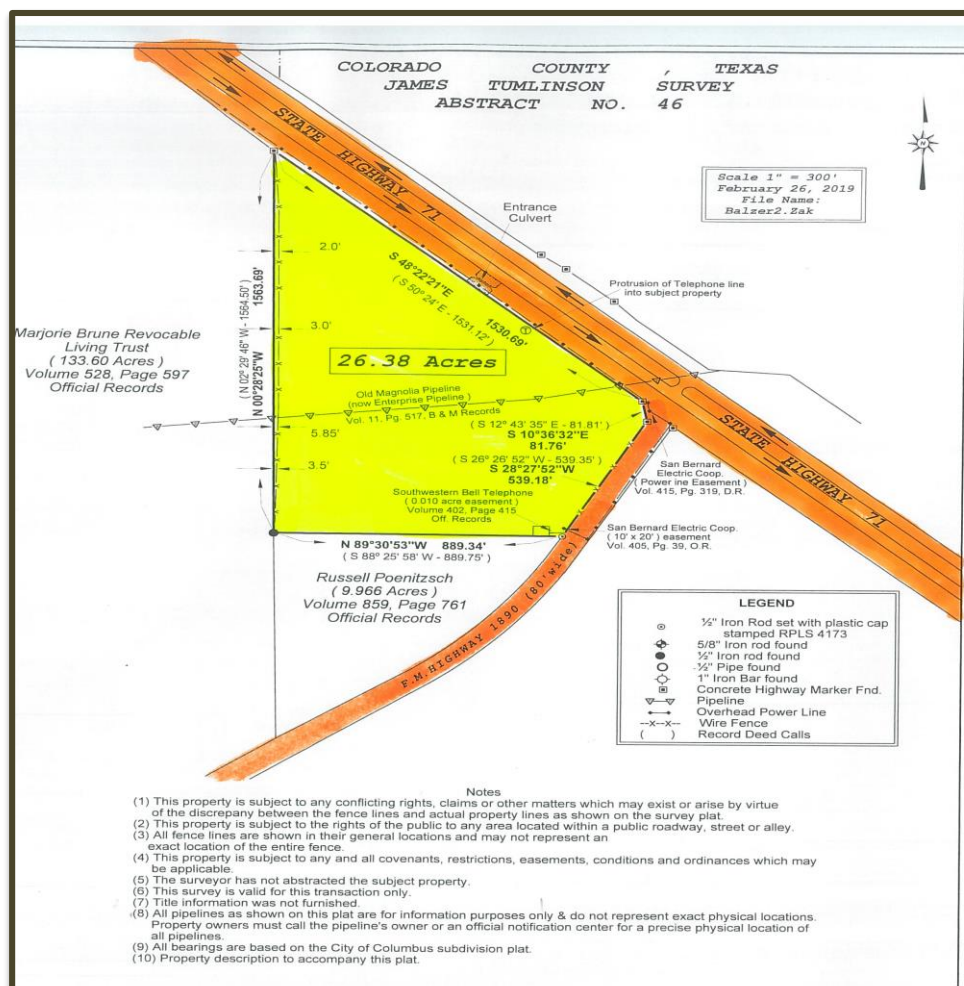
- 26.38 Acres
- Frontage on FM & Hwy
- Electricity Available
- Investment Potential

State Hwy 71 @ FM 1890 Columbus TX

EXCELLENT COMMERCIAL PROPERTY!!!

This 26.38-acre property is located 4 miles west of Columbus in Colorado County. The property has approximately 1,530 feet of frontage on Hwy 71 and approximately 620 feet of frontage on FM1890. The property has access entrance off Hwy 71. Electricity is available. Commercial and Residential development along Hwy 71 and the immediate areas has significantly increased over the past few years which has greatly enhanced the Investment Potential of this 26.38-acre property.

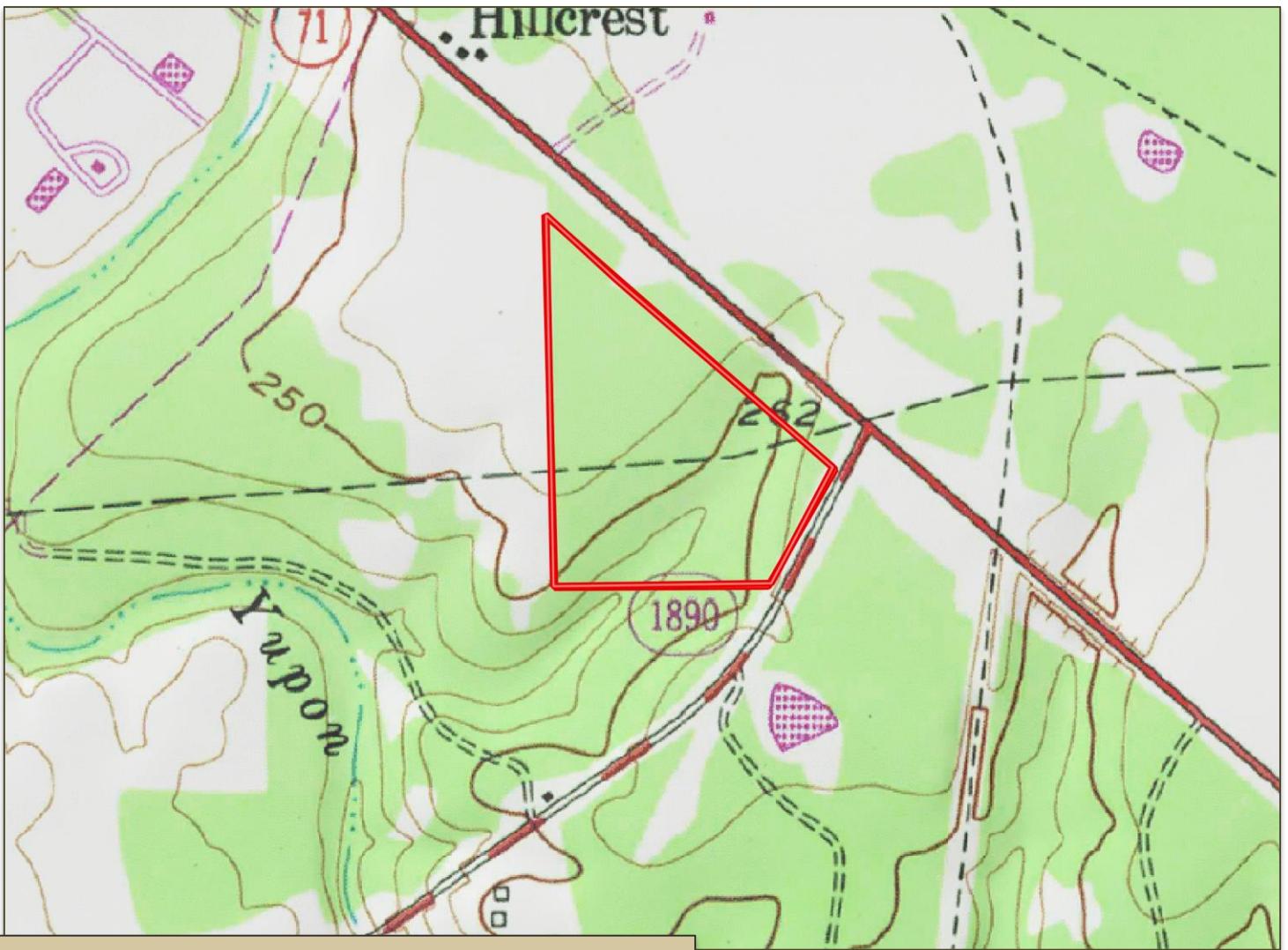
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



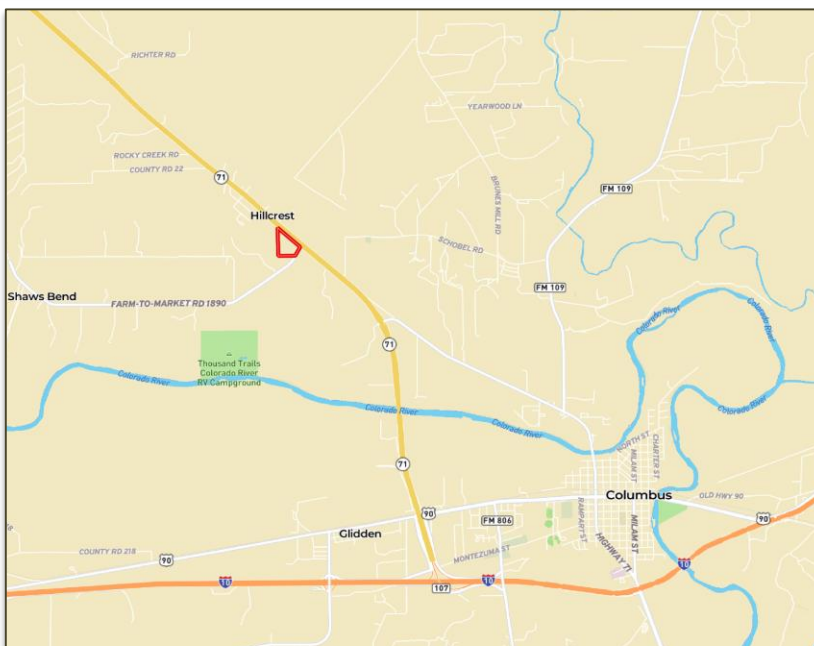
LOT OR ACREAGE LISTING

Location of Property:		From Columbus: Hwy 71W*__4 miles to property on the left				Listing #:		115924		
Address of Property:		State Hwy 71 & FM 1890 Columbus TX				Road Frontage:		See Additional Info		
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:		26.38 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:		26.38 Acres				Improvements on Property:				
Price per Acre (or)		\$15,000.00				Home:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Total Listing Price:		\$395,700.00				Buildings:		None		
Terms of Sale:										
	Cash:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Barns:		None			
	Seller-Finance:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO						
	Sell.-Fin. Terms:				Others:		None			
	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:		90% +/-		
	Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO			Type Trees:		Oak		
	Number of Years:						Fencing:		Perimeter	
								<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
								Condition:	Fenced on 2 sides	
								Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
								Condition:		
Property Taxes:		Year:	2018				Ponds:		Number of Ponds:	None
School:			\$1,405.24				Sizes:			
County:			\$623.20				Creek(s):		Name(s):	None
Co. GCD:			\$12.22							
FM Road:							River(s):		Name(s):	None
Rd/Brg:										
TOTAL:			\$2,040.66							
Agricultural Exemption:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					Water Well(s): How Many?		None
School District:		Columbus ISD				Year Drilled:		Depth:		
Minerals and Royalty:						Community Water Available:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
Seller believes	100%	*Minerals				Provider:				
to own:	100%	*Royalty				Electric Service Provider (Name):				
Seller w ill	None	Minerals				San Bernard Electric Co-Operative				
Convey:	None	Royalty				Gas Service Provider				
						Private				
Leases Affecting Property:						Septic System(s): How Many:		None		
Oil and Gas Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					Year Installed:		N/A	
Lessee's Name:							Soil Type:		Sandy Loam	
Lease Expiration Date:							Grass Type(s)		Native	
							Flood Hazard Zone: See Seller's Disclosure or to be			
Surface Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No							determined by survey	
Lessee's Name:							Nearest Town to Property:		Columbus	
Lease Expiration Date:							Distance:		4 miles	
Oil or Gas Locations:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No					Driving time from Houston		60 minutes	
Easements Affecting Property:		Name(s):						Items specifically excluded from the sale:		
Pipeline:	Enterprise Pipeline						All of Sellers personal property located on said 26.38 acre property.			
Roadway:	None						Additional Information:			
Electric:	San Bernard Electric Coop						1,530' Frontage on Hwy 71			
Telephone:	Southwestern Bell Telephone						620 +/- ' Frontage FM 1890			
Water:	None									
Other:	None									

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Directions: From Columbus
State Highway 71 W for 4 miles to
property on left.
Hwy 71 @ FM 1890 Columbus TX



Texas is Our Territory

**Bill Johnson & Associates
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
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

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Kimberly Zapalac

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