



624 Dockal Road

Fayetteville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



624 Dockal Road Fayetteville, Texas

You can stop your search for the perfect site to build your country retreat! Reaching over 400' in elevation, these beautiful 29.37 acres allow you to gaze for miles into Austin and Fayette Counties. This property has a pond stocked with Florida Bass, lush coastal pastures, perimeter and cross fencing, a barn, paved road frontage, and already has ag-exemption in place. The location is prime for anyone wanting the convenience of being near Round Top, Warrenton, and Fayetteville; yet, still have the peace and privacy you desire.



NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

Location of Property:	Hwy 159 W through Industry, Right on Dockal Rd, property on right		Listing #:	122079
Address of Property:	624 Dockal Road Fayetteville		Road Frontage:	771' Dockal Road
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO For Sale Sign on Property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Subdivision:	None		Lot Size or Dimensions: 29.370 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: 29.3700				
Price per Acre (or) \$16,000.00				
Total Listing Price: \$469,920.00				
Terms of Sale:				
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:			
Property Taxes: Year: 2019				
School:			\$52.44	
County:			\$16.63	
Hospital:			\$2.28	
FM Road:			\$3.38	
Rd/Brg:			\$2.80	
TOTAL:			\$77.53	
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
School District:	Bellville 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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Lessee's Name:	Pallas Energy Services			
Lease Expiration Date:	9/1/2021			
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Lessee's Name:				
Lease Expiration Date:				
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Easements Affecting Property: Name(s):				
Pipeline:	None			
Roadway:	None			
Electric:	Fayette Electric Cooperative			
Telephone:	None			
Water:	None			
Other:	None			
Improvements on Property:				
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Buildings:				
Barns:	60'x42' Barn with cattle pens			
Others:	10'x7' Creep Feeder			
% Wooded:	3%			
Type Trees:				
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:	Good		
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:	Good		
Ponds:	Number of Ponds:	One-Stocked w/ Florida Bass		
Sizes:				
Creek(s):	Name(s):	None		
River(s):	Name(s):	None		
Water Well(s): How Many? None				
Year Drilled:			Depth:	
Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Provider:	West End Water Supply			
Electric Service Provider (Name): Fayette Electric Cooperative				
Gas Service Provider None				
Septic System(s): How Many? None				
Year Installed:				
Soil Type:	Blackland			
Grass Type(s)	Bermuda			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property: Industry				
Distance:	5.5 miles			
Driving time from Houston	1.5 Hour			
Items specifically excluded from the sale:				
Additional Information:				

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 through Industry on Hwy 159W,
take a right on Dockal Road, property is
located on the right.



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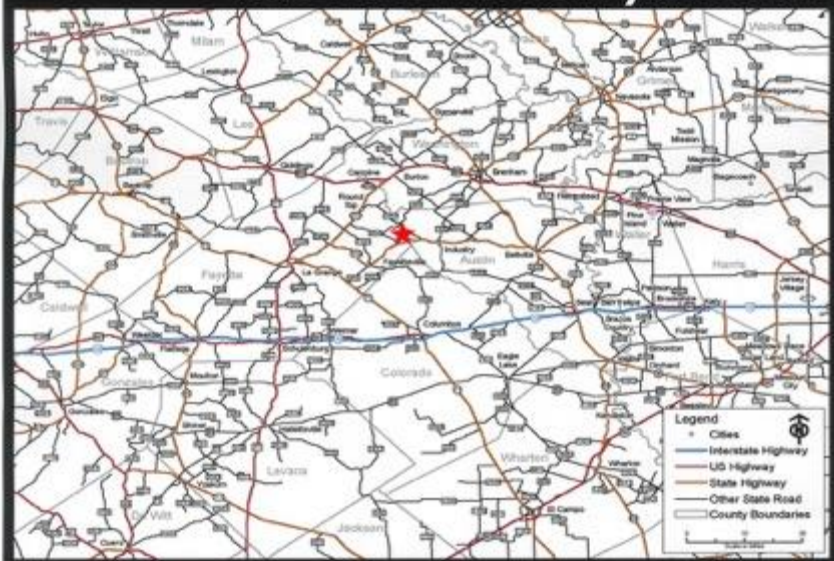
Since 1970

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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