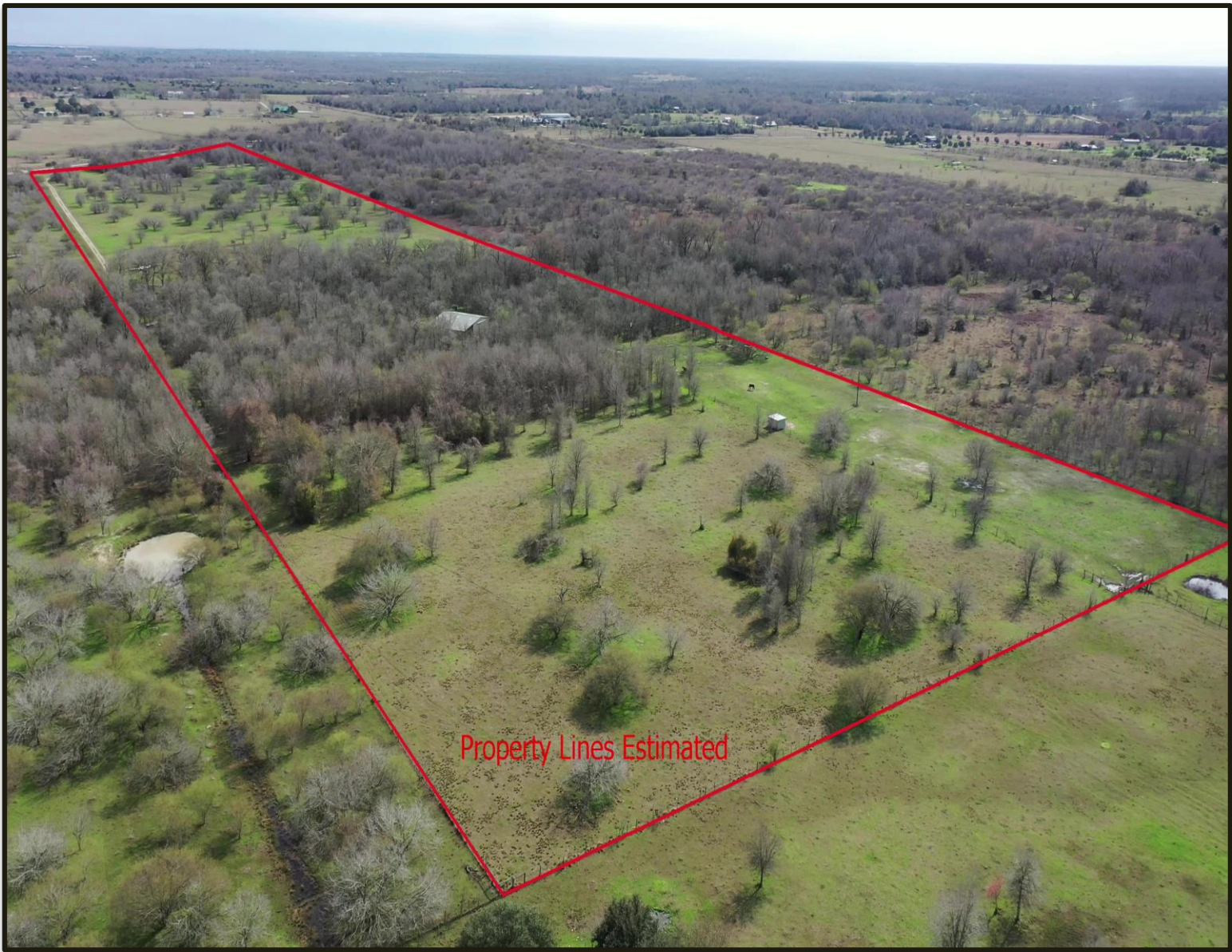




5747 Buller Rd.

Brookshire, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- 50 Acres in Waller Co.
- Gated Entrance
- Pond and Creek
- 60x60 Metal Barn



This beautiful piece of heaven boasts a gravel drive from the gated entry of the paved road, over the creek & through the wooded area- leading you to the barn with plenty of gravel parking for yourself & guests to enjoy. This 50-acre rectangular tract is ag exempt, fully fenced & crossed fenced for multiple pastures, offers a spring fed pond, complete with a 60' x 60' metal barn, a storage room for feed & a covered sitting area to enjoy the sounds of peace & serenity of nature.



5747 Buller Road
Pattison, TX



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:	ABS A304000 A-40 John Kelley Tract 49-19 acres 50			Listing #:	128785
Address of Property:	5747 Buller Rd Brookshire, TX 77423		Road Frontage:	Yes	
County:	Waller	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	n/a		Lot Size or Dimensions: 50 acres		
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO	

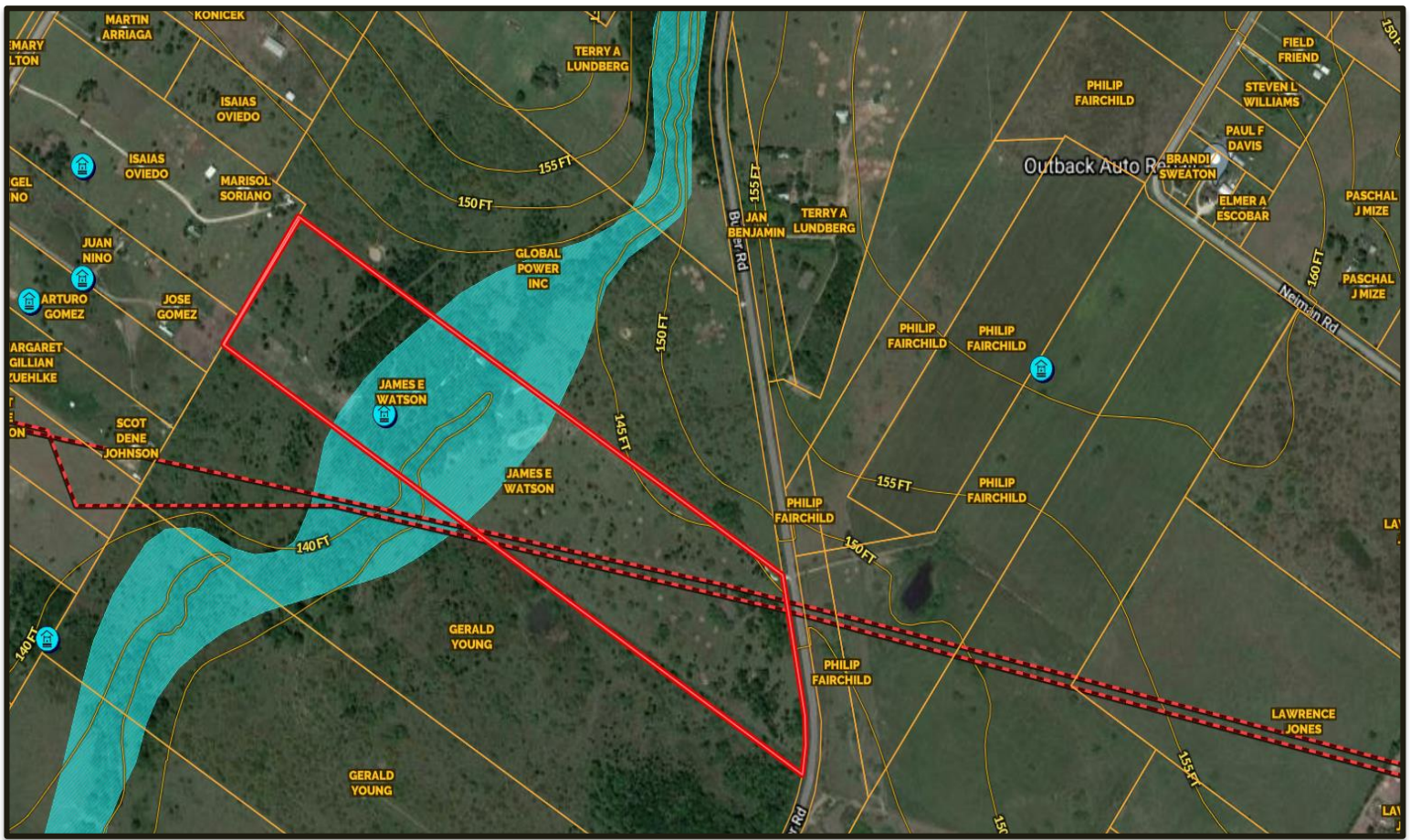
Number of Acres:	50 acres		Improvements on Property:	
Price per Acre (or)	\$28,000.00		Home:	☐ YES ☒ NO
Total Listing Price:	\$1,400,000.00		Buildings:	Feed & Supply storage room inside metal barn
Terms of Sale:			Barns:	60' x 60' metal barn
Cash:	☒ YES ☐ NO		Others:	
Seller-Finance:	☐ YES ☐ NO			
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		% Wooded:	25%
Balloon Note:	☐ YES ☐ NO		Type Trees:	mixed hardwoods; scrub oak, post oak, live oak
Number of Years:			Fencing:	Perimeter ☒ YES ☐ NO
				Condition: good
				Cross-Fencing: ☒ YES ☐ NO
				Condition: good

Property Taxes:	Year:	2020	Ponds:	Number of Ponds:	1
School:		\$523.84	Sizes:		
County:		\$232.69	Creek(s):	Name(s):	Dry Branch
Hospital:		\$39.63			
FM Road:		\$11.70	River(s):	Name(s):	none
Rd/Brg:		\$0.00			
TOTAL:		\$807.86			

Agricultural Exemption:	☒ Yes ☐ No		Water Well(s): How Many?	1		
School District:	Royal ISD		Year Drilled:	2007	Depth:	279'
Minerals and Royalty:			Community Water Available:	☐ YES ☒ NO		
Seller believes	25%	*Minerals	Provider:			
to own:		*Royalty	Electric Service Provider (Name):	San Bernard		
Seller will	negotiable if any is owned	Minerals	Electric Cooperative Inc			
Convey:		Royalty	Gas Service Provider			

Leases Affecting Property:			Septic System(s): How Many:	none
Oil and Gas Lease:	☐ Yes ☒ No		Year Installed:	
Lessee's Name:	n/a		Soil Type:	sandy loam
Lease Expiration Date:	n/a		Grass Type(s)	native & seeded rye
			Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey
Surface Lease:	☐ Yes ☒ No		Nearest Town to Property:	Pattison
Lessee's Name:	n/a		Distance:	5.2 miles
Lease Expiration Date:	n/a		Driving time from Houston	50 minutes
Oil or Gas Locations:	☐ Yes ☒ No		Items specifically excluded from the sale:	Black Iron entry way gate "UTMOST CATTLE COMPANY"
Easements Affecting Property:	Name(s):			
Pipeline:	P2K Pipeline Company, LLC		Additional Information:	personal property for sale, see itemized list for prices
Roadway:				
Electric:	San Bernard Electric Cooperative, Inc			
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 Bellville:
FM 529 east 14 miles turning right onto
Buller Rd. In 4.5 miles property will be
on the right.



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Since 1970



420 East Main Street
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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.

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

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418
Kimberly Zapalac

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