

FM 954

Approximately 18 acres Fayetteville, Texas



Texas is Our Territory

Bill Johnson & Associates Real Estate

Since 1970









FM 954 Fayetteville, Texas

There are endless possibilities near Round Top/Warrenton for these approximate 18 acres in Fayette County. Perhaps you're looking for a place to build your permanent or weekend retreat, a rental or commercial opportunity, or simply a place to have fun with friends and family; 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. 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

- -Cummins Creek Border
- -FM 954 Road Frontage
- -Improved Pastures
- -Thick Woods For Trails
- -Wildlife Habitat
- -Close to Round Top
- -Superb Fishing
- -Unrestricted



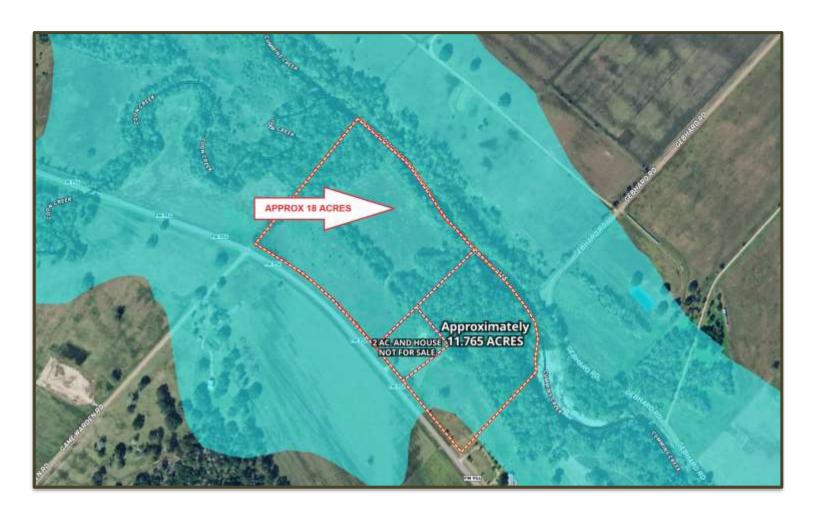




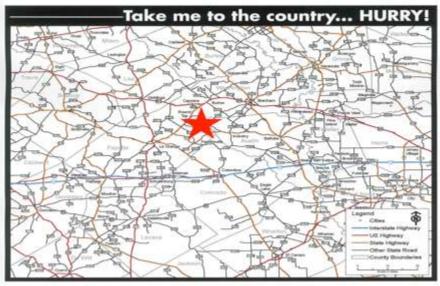




NO REPRE						CCURACY OF THE INFORMATION HEREIN		ECT TO THE	
SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.									
Location of Property: From Bellville, travel west on Hwy 159W, right on FM 954, property on right Listing #: 126358									
Address of					ill in the state of the state o			126358 ·890' FM 954	
	rioperty.		54 Fayetteville, T		U VEC □ NO	Road Frontage:			
County: Subdivision:		Fayette None		Paved Road:	YES NO	For Sale Sign on Property? Lot Size or Dimensions:	✓ YES		
Subdivision			☑ NO	Mondo	atory Momborobir	o in Property Owners' Assn.	Applox. 16		
Subulvision	Nestricted.	YES	▼ NO	IVIATIO	atory Membership	In Property Owners Assn.	L YES	☑ NO	
Number of	Acres:	18.0000			Improveme	nts on Property:			
Price per Acre (or)		\$15,000.00			Home:	☐ YES ✓ NO			
Total Listing Price:		\$270,000.00			Buildings:	No house or buildings are for sale			
Terms of S		Ψ210,000.0	50		Dallalligs.	The flease of buildings are for	Jaic		
1011113 01 0	Cash:		✓ YES	□ NO	Barns:				
	Seller-Finance		YES	✓ NO	Dams.				
	SellFin. Ter			T INO	Others:				
Down Paym					Otricis.				
	Note Period								
	Interest Rate				% Wooded:	25%			
	Payment Mo		Qt. S.A.	Ann.	Type Trees:	Oaks, Pecans			
	Balloon Note			74111	Fencing:	Perimeter	YES	✓ NO	
	Banconitot		mber of Years:		r onomg.	Condition:	Good	¥ NO	
						Cross-Fencing:	YES	✓ NO	
Property Ta	axes:	Year:	For 31.765 ac	res: 2020		Condition:	L ILS	T NO	
School:	<u> </u>	ı oun	1 01 0 111 00 40		Ponds:	Number of Ponds:	None		
County:				\$633.27	Sizes:		1.10.10		
CumminsCr				\$42.72	Creek(s):	Name(s):	Cummins C	Creek	
Fay GWCD				\$24.80			1		
Rd/Brg:				\$333.62	River(s):	Name(s):	None		
TOTAL:	\$3,660.00								
Agricultural	Exemption:	✓ Yes	☐ No		Water Well(s): How Many?			
School Dis	trict:	Fayetteville	e ISD		Year Drilled:	Unknown	Depth:		
Minerals a	nd Royalty:				Community	Water Available:	YES	☑ NO	
Seller believes	100%			*Minerals	Provider:				
to own:			*Royalty	Electric Service Provider (Name):					
Seller will	, , ,		Fayette Electric Coop						
Convey:	neg			Royalty	Gas Service	<u>Provider</u>			
					None				
Leases Affe	ecting Prop	erty:			Septic Syste	em(s): How Many:			
Oil and Gas Le	ease: Yes		☑ No		Year Installed:				
Lessee's Nam	e:				Soil Type:	Black			
Lease Expirat	on Date:				Grass Type(s	Native			
					Flood Hazard	Zone: See Seller's Disclosure	or to be		
Surface Leas	e: Yes		☑ No					ed by survey	
Lessee's Nam	e:					vn to Property:	Round Top		
Lease Expirat						7 Miles	1		
Oil or Gas			Yes	✓ No	Driving time from		1.5 Hour		
Easements Affecting Property: Name(s):			Items specifically excluded from the sale:						
Pipeline:	None All Seller's personal property located on said 18 acres								
Roadway:	None								
Electric:	Fayette Electric Coop Additional Information:								
	Industry Telephone Company Seller will consider the sale of any number of acres Per Fayette CAD: 17 acres is ag-exempt, the remaining is not								
Water:		•				CAD: 17 acres is ag-exempt, t		g is not	
Other:						ears to lie within Flood Hazard			
BIL						PANY WILL CO-BROKER		R IS	
ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.									



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





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Since 1970

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



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 License No.	Email	Phone
Primary Assumed Business Name 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

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