



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 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:	From Bellville, travel west on Hwy 159W, right on FM 954, property on right			Listing #:	126358
Address of Property:	5214 FM 954 Fayetteville, TX 78940			Road Frontage:	~890' FM 954
County:	Fayette	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:	Approx. 18 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: 18.0000					
Price per Acre (or) \$15,000.00					
Total Listing Price: \$270,000.00					
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: For 31.765 acres: 2020					
School:	\$2,625.59				
County:	\$633.27				
Cummins Cr	\$42.72				
Fay GWCD	\$24.80				
Rd/Brg:	\$333.62				
TOTAL:	\$3,660.00				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Fayetteville 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
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 Coop				
Telephone:	Industry Telephone Company				
Water:	Fayette County Groundwater Conservation District				
Other:	Cummins Creek Water Control and Improvement Dis				
Improvements on Property:					
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Buildings:	No house or buildings are for sale				
Barns:					
Others:					
% Wooded:	25%				
Type Trees:	Oaks, Pecans				
Fencing:	Perimeter	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:	Good			
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:				
Ponds:	Number of Ponds:	None			
Sizes:					
Creek(s):	Name(s):	Cummins Creek			
River(s):	Name(s):	None			
Water Well(s): How Many?					
Year Drilled:	Unknown	Depth:			
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Provider:					
Electric Service Provider (Name):					
Fayette Electric Coop					
Gas Service Provider					
None					
Septic System(s): How Many:					
Year Installed:					
Soil Type:	Black				
Grass Type(s)	Native				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property: Round Top					
Distance:	7 Miles				
Driving time from Houston	1.5 Hour				
Items specifically excluded from the sale:					
All Seller's personal property located on said 18 acres					
Additional Information:					
Seller will consider the sale of any number of acres					
Per FayetteCAD: 17 acres is ag-exempt, the remaining is not					
Property appears to lie within Flood Hazard Zone					

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 west on Highway 159 W, right on FM 954, property is on the right.



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Real Estate**

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 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