



# 3704 S. Knezek

## *Flatonia, Texas*



*Texas is Our Territory*

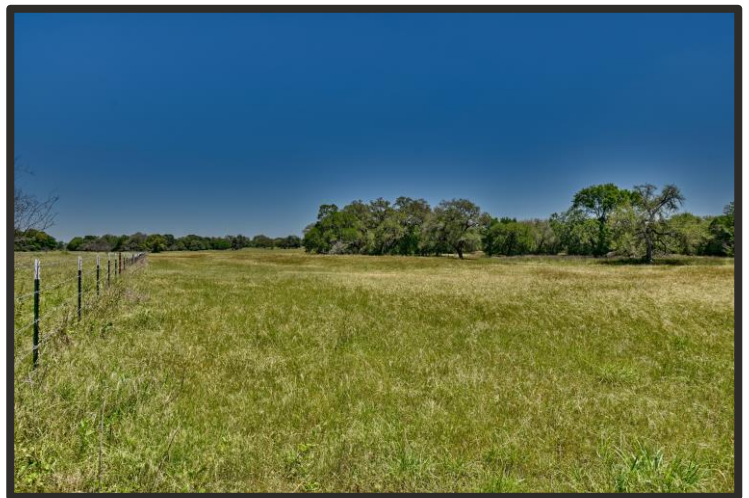
**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*



## 3704 S. Knezek Flatonina, Texas

Praha, Texas – Popular for being the location of one of the 8 Historical Painted Churches of Texas. Half a mile from this beautiful church, down South Knezek Road, are 31+ acres with lush grasses, 100-year-old oak trees, a pond, and trails meandering through the wildlife-filled trees to Mulberry Creek. A new water well, septic system, and underground electricity are already in place, as is the wildlife exemption. This property is pristine, unrestricted, and ready for you to enjoy!



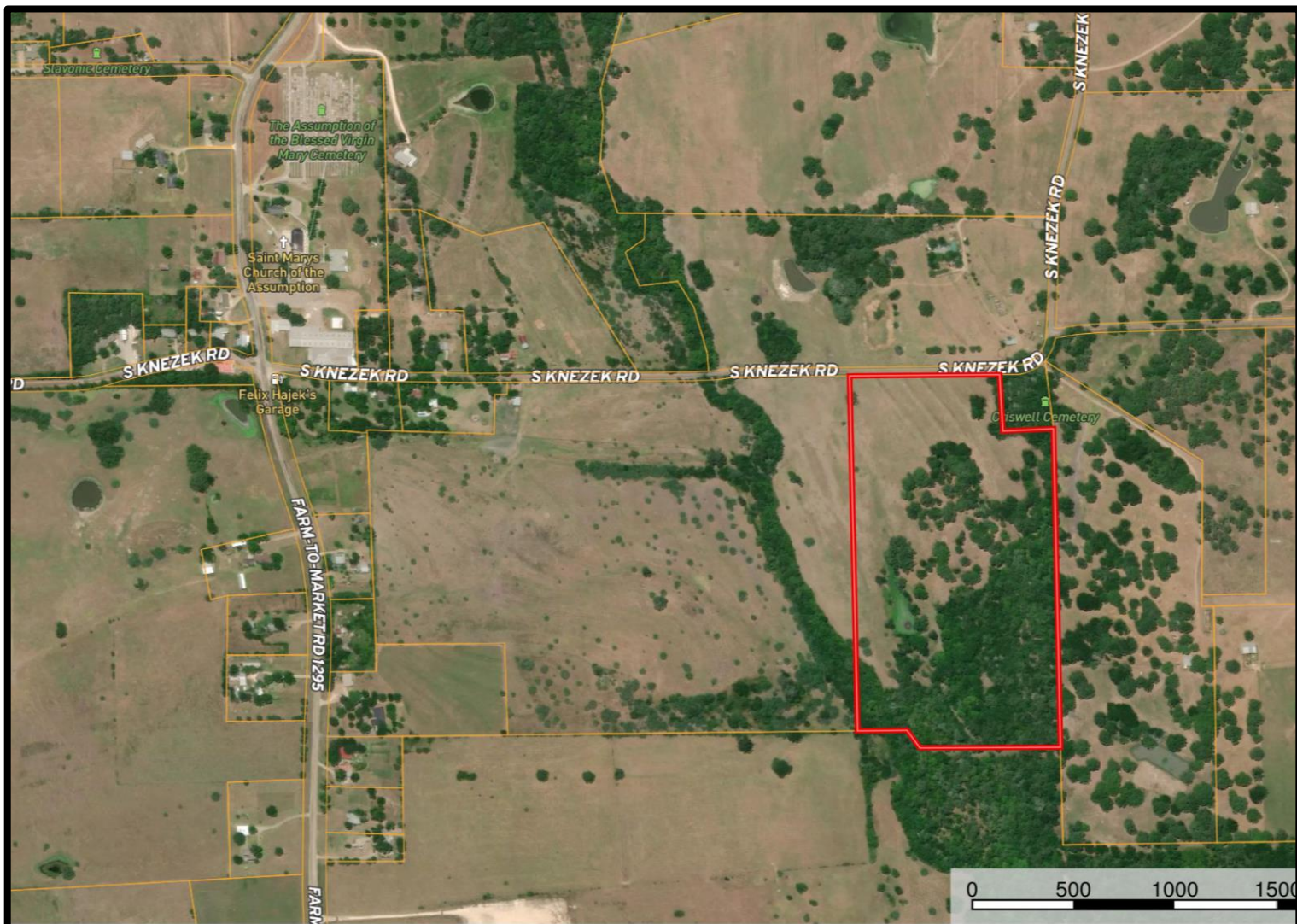
## **LOT OR ACREAGE LISTING**

Location of Property:	110 west, exit FM 2238 make L, R on 90, L on 1295, L on S. Knezek			Listing #:	130889
Address of Property:	3704 S. Knezek Rd. Flatonia		Road Frontage:	640 ft	
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: 31.616		
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	
<b>Number of Acres:</b>			<b>Approx. 31.616</b>		
<b>Price per Acre (or)</b>			<b>\$12,950.00</b>		
<b>Total Listing Price:</b>			<b>\$409,427.00</b>		
<b>Terms of Sale:</b>					
	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:				
<b>Property Taxes:</b>			Year: <b>2021</b>		
School:			\$167.62		
County:			\$40.68		
CCWCID					
FCGWCD			\$1.33		
Rd/Brg:			\$21.45		
TOTAL:			\$231.08		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wildlife			
<b>School District:</b>			Flatonia ISD		
<b>Minerals and Royalty:</b>					
Seller believes	50% & executive rights on all 31.616		*Minerals		
to own:	50% & executive rights on all 31.616		*Royalty		
Seller will	None		Minerals		
Convey:	None		Royalty		
<b>Leases Affecting Property:</b>					
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Lessee's Name:	Hay Lease				
Lease Expiration Date:	31-Dec-21				
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Easements Affecting Property:</b>					
Pipeline:	None				
Roadway:					
Electric:	Fayette Electric Coop				
Telephone:					
Water:					
Other:					

<b>Improvements on Property:</b>	
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Buildings:	None
Barns:	None
Others:	None
% Wooded:	50%
Type Trees:	Oaks, Pecans, Cedars
<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Condition: Good
	Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Condition:
<b>Ponds:</b>	Number of Ponds: One
Sizes:	
<b>Creek(s):</b>	Name(s): Mulberry Creek
<b>River(s):</b>	Name(s): None
<b>Water Well(s): How Many?</b>	One
Year Drilled:	2019
Depth:	240'
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	na
<b>Electric Service Provider (Name):</b>	
Fayette Electric Cooperative	
<b>Gas Service Provider</b>	
None	
<b>Septic System(s): How Many:</b>	One
Year Installed:	2019
<b>Soil Type:</b>	Sandy
<b>Grass Type(s)</b>	Native
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>	
<b>Nearest Town to Property:</b>	Praha
Distance:	half a mile
Driving time from Houston	1 hour 45 minutes
<b>Items specifically excluded from the sale:</b>	
All of seller's personal property on said 31.616 acres	
Specifically: camper, chicken house, shed	
<b>Additional Information:</b>	
Seller is a licensed TX real estate broker	

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





### Directions:

I-10W exit FM 2238 and turn left  
 Right on 90, Left on FM 1295  
 Left on S. Knezek



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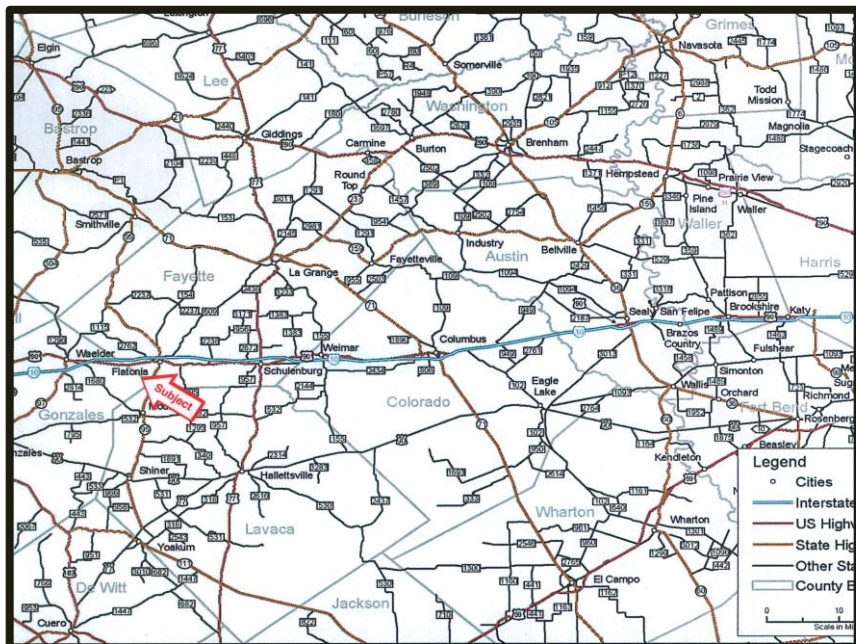
**Bill Johnson & Associates  
 Real Estate**

*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](http://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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date

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

Phone: (979)865-5966

Fax:

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