



Lot 68 Section II Piney Creek 6.644 acres

Bellville, Texas

\$332,200.00



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Lot 68, Section II Piney Creek Bellville, Texas

One of the last undeveloped lots in Piney Creek. 6.644 acres, heavily wooded with mature oaks. Public water and electric service in place. Property has paved road frontage and is in the higher elevations of the subdivision. A homesite has been cleared and gravel drives wind through the trees. Call us today for more information.

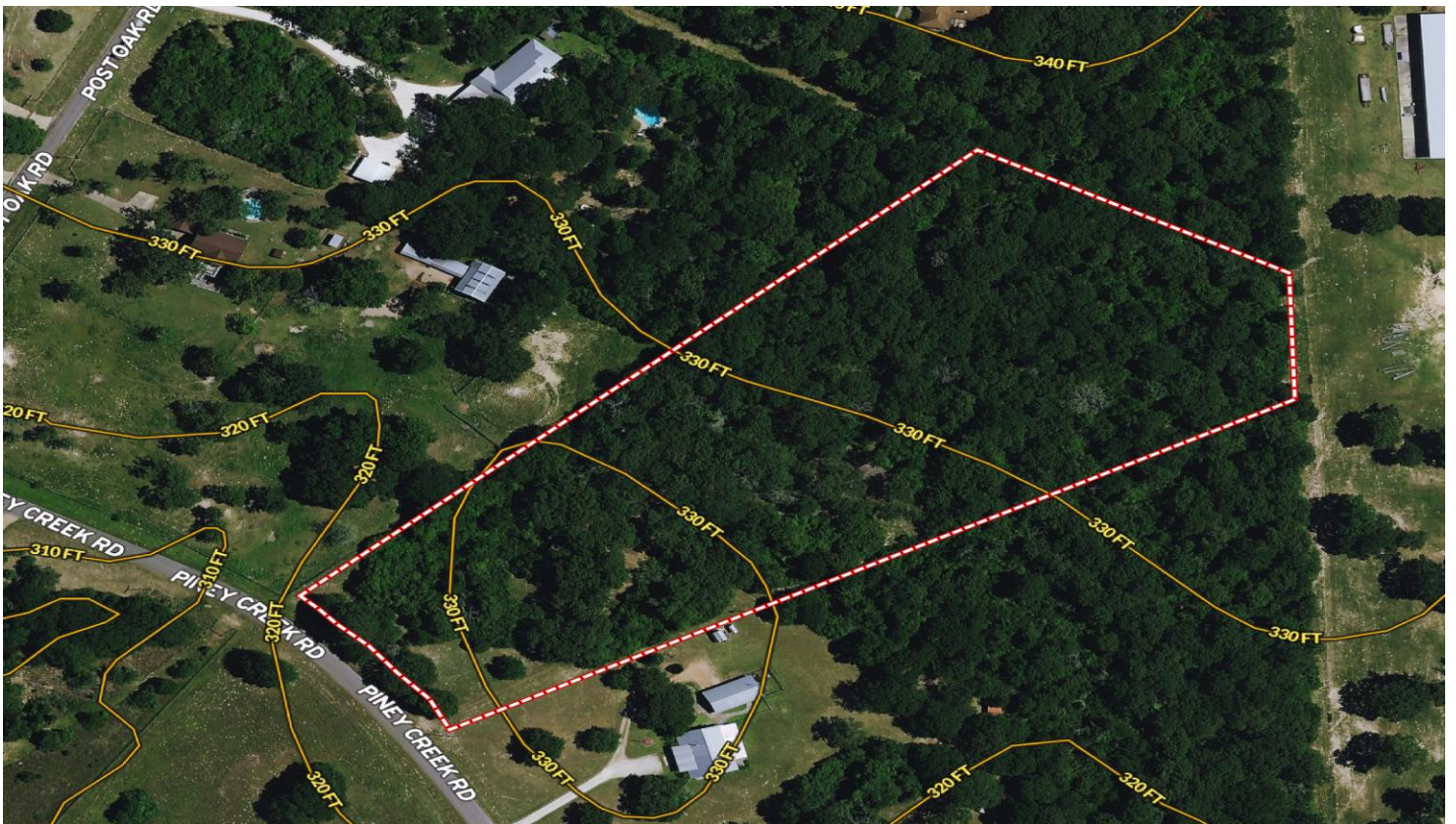
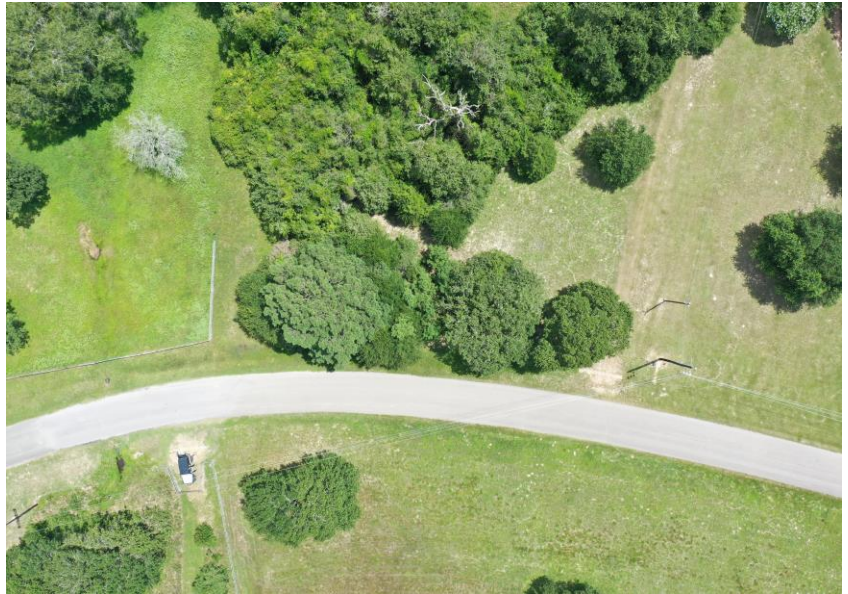


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Amenities

- 6.644 acres
- Heavily wooded
- Paved road frontage
- Electric service in place
- Public water in place
- Winding gravel drives
- Cleared homesite
- Higher elevation in S/D
- Sandy loam soil
- Privacy
- Six miles from Bellville



**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 - Bellville

979-992-2636 - New Ulm

www.bjre.com

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LOT OR ACREAGE LISTING

| | | | | |
|---|---|---|--|------------------|
| Location of Property: | 6 miles NE of Bellville in Piney Creek S/D | | Listing #: | 131836 |
| Address of Property: | 569 Piney Creek Rd, Bellville, Tx 77418 | | Approx. Amount of Road Frontage: | approx. 222 feet |
| County: | Austin | 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: | Piney Creek | | Lot Size or Dimensions: | 6.644 acres/plat |
| Subdivision Restricted: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Mandatory Membership in Property Owners' Assn. | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |
| Number of Acres: | | Improvements on Property: | | |
| 6.6440 | | Building: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| Price per Acre (or) | | Buildings: | | |
| \$50,000.00 | | | | |
| Total Listing Price: | | Barns: | | |
| \$332,200.00 | | | | |
| Terms of Sale: | | Others: | | |
| 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. | | Approx. % Wooded: 90% | | |
| Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO | | Type Trees: Oak, Yaupon, | | |
| Number of Years: | | Fencing: Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| | | Condition: | | |
| | | Cross-Fencing: <input type="checkbox"/> YES <input type="checkbox"/> NO | | |
| | | Condition: | | |
| Property Taxes: | | Ponds: Number of Ponds: none | | |
| 2020 | | Sizes: | | |
| School: | \$ | 2,558.74 | Creek(s): Name(s): none | |
| County: | \$ | 961.94 | River(s): Name(s): none | |
| Hospital: | \$ | 225.38 | | |
| FM Road: | \$ | 322.03 | | |
| SpRd/Brg: | | | | |
| TOTAL: | \$ | 4,068.09 | Water Well(s): How Many? none | |
| Agricultural Exemption: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | Year Drilled: | |
| School District: | | I.S.D. | Depth: | |
| Minerals and Royalty: | | | Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | |
| Seller believes | 0% | *Minerals | Provider: Austin County Water Supply | |
| to own: | 0% | *Royalty | Electric Service Provider (Name): | |
| Seller will | 0% | Minerals | San Bernard Electric Coop | |
| Convey: | 0% | Royalty | Gas Service Provider | |
| | | | none | |
| Leases Affecting Property: | | Septic System(s): How Many: none | | |
| Oil and Gas Lease: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Year Installed: | | |
| Lessee's Name: | | Soil Type: sandy loam | | |
| Lease Expiration Date: | | Grass Type(s): native | | |
| | | Flood Hazard Zone: See Seller's Disclosure or to be determined by survey | | |
| Surface Lease: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Nearest Town to Property: Bellville | | |
| Lessee's Name: | | Distance: 6 miles | | |
| Lease Expiration Date: | | Approximate driving time from Houston: | | |
| Oil or Gas Locations: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Items specifically excluded from the sale: | | |
| Easements Affecting Property: | Name(s): | all sellers personal property | | |
| Pipeline: | none | | | |
| Roadway: | Piney Creek Rd | Additional Information: | | |
| Electric: | SBEC service line | Water and Electric service active on property | | |
| Telephone: | | wooden platform on blocks and beams on property | | |
| Water: | Austin County Water Supply | | | |
| Other: | | | | |

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





From Austin County Courthouse in Bellville, take FM 1456 (N Holland) toward Buckhorn. Turn NW immediately after crossing RR tracks onto Center Hill Rd. at the edge of town. Go 2 miles and turn NW onto Stokes Rd. Travel Stokes Rd 1.75 miles then turn west into the stone entrance to the Piney Creek Community. Bear right at the mailboxes and stay on Piney Creek Rd to the property on the east side.



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Since 1970

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Bellville, Texas 77418-0294
(979) 865-5969
Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950
(979) 992-2636

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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