



3449 Stokes Rd.

Bellville, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- 5.271 Acres
- Frontage on 2 Sides
- Mineral Available
- Restricted



This 5.271-acre tract is ideally located for your new home in the Bellville Community. It has frontage on both Stokes and Reinhardt Roads. Electricity and County Water are both nearby. It has coastal grass over sandy loam soil. Upscale homes dot the area, along with several large ranches. Shopping is available in Bellville and Brenham and Katy is just 30 minutes away. If you are planning to build a new home, you should look at this property. *Restricted to residential use only. No cell towers. No manufactured homes

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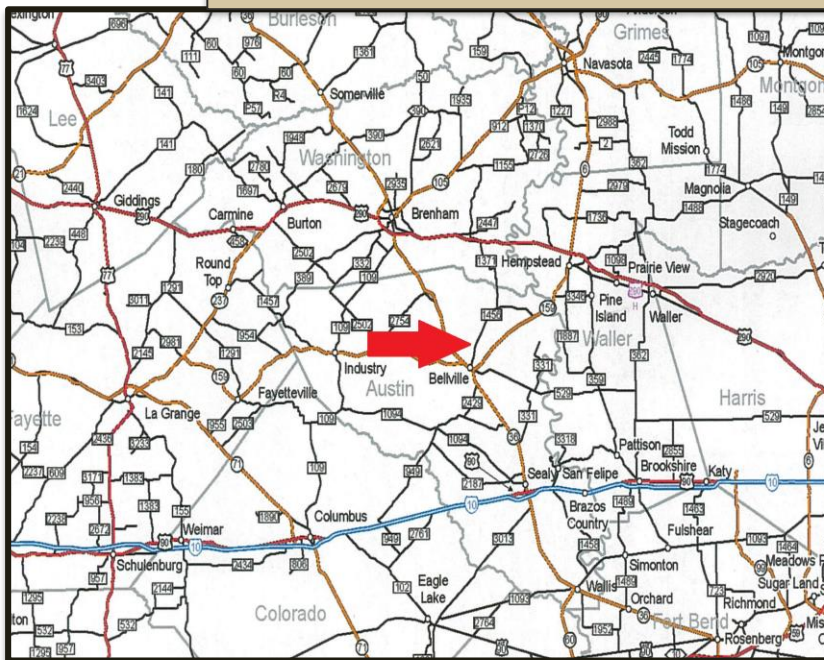
LOT OR ACREAGE LISTING

Location of Property:		Corner of Stokes Road and Reinhardt Roads		Listing #:		132230	
Address of Property:		3449 Stokes Road, Bellville, TX 77418		Road Frontage:		SEE ADDITIONAL INFO	
County:	Austin		Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☒ YES ☐ NO	
Subdivision:	None		Lot Size or Dimensions:		5.271 acres		
Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO			
Number of Acres: 5.2710							
Price per Acre (or) \$50,000.00							
Total Listing Price: \$263,550.00							
Terms of Sale:							
Cash:		☒ YES ☐ NO					
Seller-Finance:		☐ YES ☒ NO					
Sell.-Fin. Terms:							
Down Payment:							
Note Period:							
Interest Rate:							
Payment Mode:		☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.					
Balloon Note:		☐ YES ☐ NO					
Number of Years:							
Property Taxes: Year: 2020							
School:							\$6.66
County:							\$2.51
Hospital:							\$0.59
FM Road:							\$0.46
Rd/Brg:							\$0.38
TOTAL:							\$10.60
Agricultural Exemption:	☒ Yes ☐ No						
School District:	Bellville ISD						
Minerals and Royalty:							
Seller believes	25% of the minerals		*Minerals				
to own:	25% of the royalty		*Royalty				
Seller will	All Owned		Minerals				
Convey:	All Owned		Royalty				
Leases Affecting Property:							
Oil and Gas Lease:	☐ Yes ☒ No						
Lessee's Name:							
Lease Expiration Date:							
Surface Lease:	☐ Yes ☒ No						
Lessee's Name:							
Lease Expiration Date:							
Oil or Gas Locations:	☐ Yes ☒ No						
Easements Affecting Property: Name(s):							
Pipeline:	No						
Roadway:	Yes						
Electric:	Yes						
Telephone:	Yes						
Water:	Yes						
Other:	No						
Improvements on Property:							
Home:	☐ YES ☒ NO						
Buildings:	NONE						
Barns:	NONE						
Others:	NONE						
% Wooded:	0%						
Type Trees:							
Fencing:	Perimeter	☒ YES ☐ NO					
	Condition:	2/3 fenced					
	Cross-Fencing:	☐ YES ☒ NO					
	Condition:						
Ponds:	Number of Ponds:	NONE					
Sizes:							
Creek(s):	NONE						
River(s):	Name(s):	NONE					
Water Well(s): How Many? NONE							
Year Drilled:							Depth:
Community Water Available:	☐ YES ☒ NO						
Provider:							
Electric Service Provider (Name):							
San Bernard							
Gas Service Provider							
NONE							
Septic System(s): How Many: NONE							
Year Installed:							
Soil Type:	Sandy Loam						
Grass Type(s)	Coastal						
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey							
Nearest Town to Property: Bellville							
Distance:	Three miles						
Driving time from Houston	One hour						
Items specifically excluded from the sale:							
All of Seller's personal property on the subject property							
Additional Information: ROAD FRONTAGE:							
Reinhardt Rd: +/- 567 Feet							
Stokes Rd: +/- 380 Feet							
Restricted to residential use.No mfg homes or cell towers							

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



Directions:
N. Holland St. veering left onto
Centerhill Rd. Continue 2.1 miles to
Stokes Rd. Property is .5 miles on the
left



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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

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