



FM 1456

Bellville, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- 21 Acres
- Ag Exempted
- Approx. 3 ac. Lake



Country living and recreation at its finest! Whether you are looking to build a home, have a place to get out of the city, or just enjoy wildlife, you have found the perfect location. This beautiful, rolling twenty-one-acre tract has paved frontage on FM 1456 and is conveniently located just 6 miles from Bellville in the Buckhorn area. This property boasts a lovely building site, a large lake, and nice views! This property is currently under AG exemption. Electricity and community water are available as well. Come check out this great, wide open space for living and leisure!!!

THE INFORMATION CONTAINED HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE; HOWEVER, BJRE HOLDINGS LLC AND ITS AGENTS, EMPLOYEES AND REPRESENTATIVES CANNOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. PROSPECTIVE BUYERS SHOULD VERIFY ALL INFORMATION TO THEIR SATISFACTION.

Bellville:

979-865-5969 office

979-865-5500 fax

www.bjre.com

Texas is Our Territory
BILL JOHNSON & ASSOCIATES
 REAL ESTATE

New Ulm:

979-992-3626 office

979-865-5500 fax

www.bjre.com

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:	6 miles on FM 1456 to property on the left			Listing #:	131885
Address of Property:	FM 1456 Bellville, TX 77418		Road Frontage:	approx 803 ft.	
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:	No				
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:	21.0000				
Price per Acre (or)					
Total Listing Price:	\$535,500.00				
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: 2020 Based on 16.423 acres				
School:	\$16.82				
County:	\$6.32				
Hospital:	\$1.48				
FM Road:	\$1.16				
Rd/Brg:	\$0.96				
TOTAL:	Approximately \$26.74				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Bellville				
Minerals and Royalty:					
Seller believes	Unknown	*Minerals			
to own:	Unknown	*Royalty			
Seller will	0%	Minerals			
Convey:	0%	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:					
Roadway:					
Electric:	San Bernard				
Telephone:					
Water:					
Other:					
Improvements on Property:					
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Buildings:					
Barns:					
Others:					
% Wooded:	5%				
Type Trees:	Yaupons				
Fencing:	Perimeter	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:				
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:				
Ponds:	Number of Ponds:	1			
	Sizes:	Approximately 3 acres			
Creek(s):	Name(s):	None			
River(s):	Name(s):	None			
Water Well(s): How Many?	No				
Year Drilled:					Depth:
Community Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Provider:	Austin County Water Supply Corporation				
Electric Service Provider (Name):	San Bernard Electric CoOperative				
Gas Service Provider	None				
Septic System(s): How Many?	None				
Year Installed:					
Soil Type:	Sandy Loam				
Grass Type(s)	Native				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property:	Bellville				
Distance:	6 miles				
Driving time from Houston	1 hour				
Items specifically excluded from the sale:	All of Sellers personal property located on said 21 Acres				
Additional Information:					

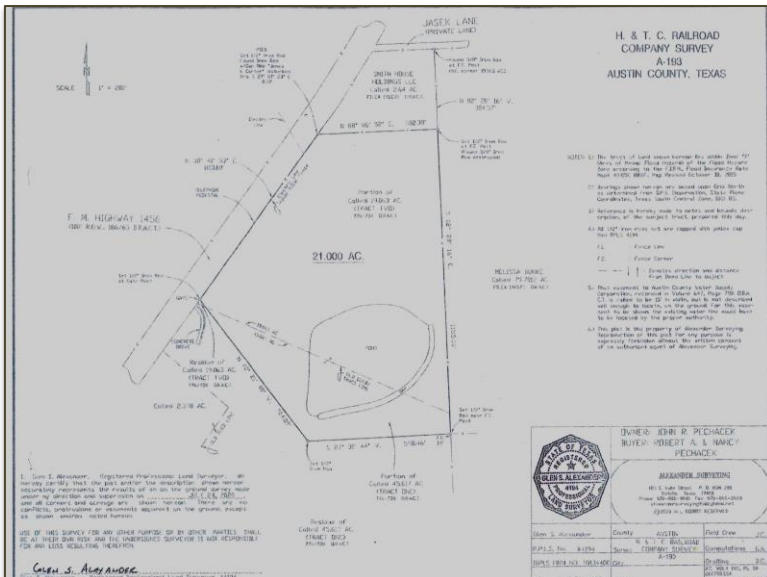
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



Directions:
From Bellville travel 6 miles on FM 1456
to property on the right



Texas is Our Territory
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



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

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

Phone: (979)865-5966

Fax:

IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com