



9681 Plum Creek Rd.

Sealy, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- **22 Acres**
- *Austin County*
- *Land Only*



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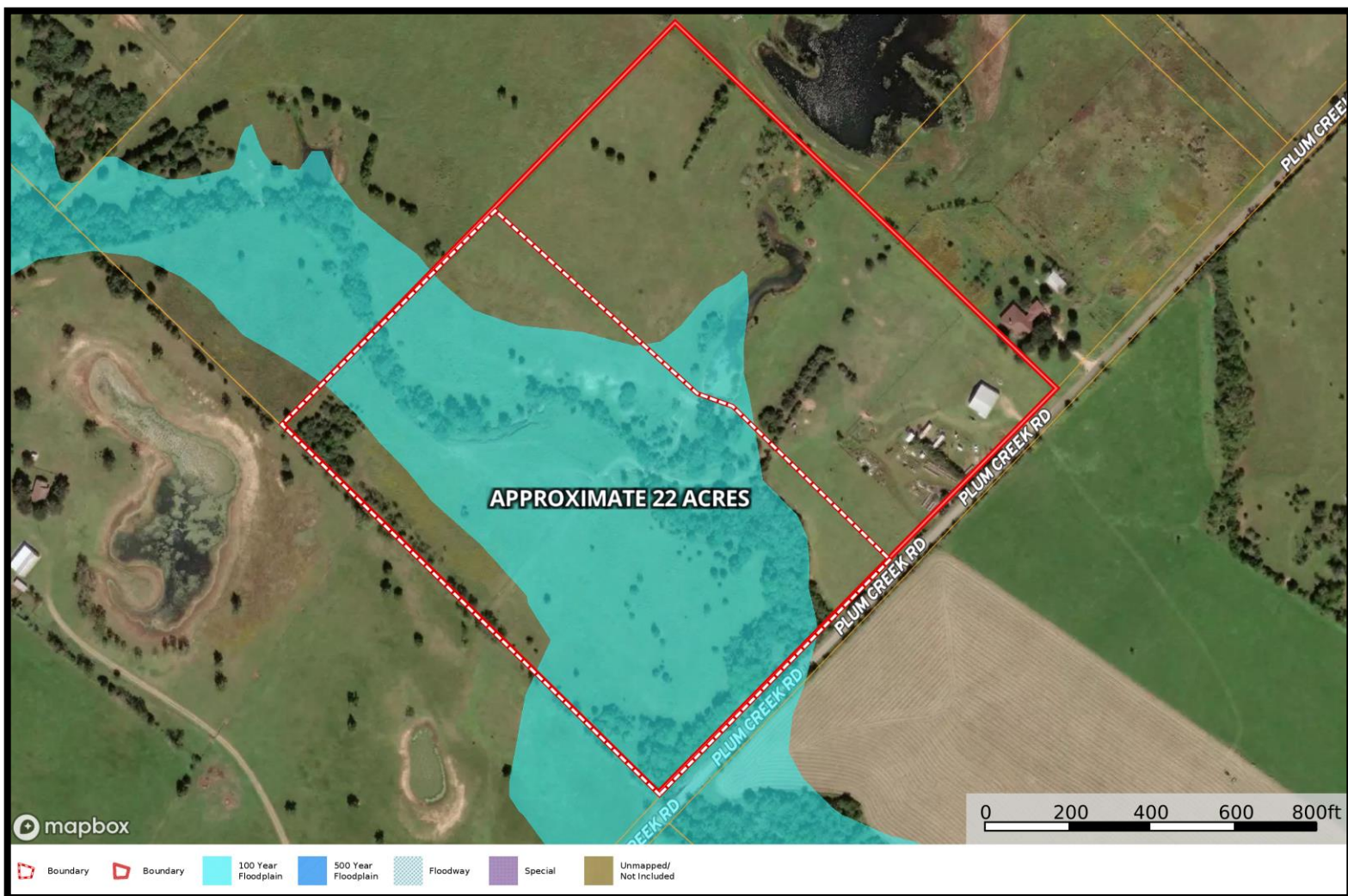
Austin County, rolling and a short drive from Bellville or Sealy! Close to the new infrastructure growth area in Austin County. Just 10 minutes from Bellville & Sealy and 30 minutes from Katy shopping. The 22 Acres has no improvements, but it does have some restrictions. Ag-Exempt, currently running cattle, there is a nice building site on the property with easy access from a paved roadway. Several large ranches border the property to make it a very comfortable area to live, with character and the little Bernard Creek, some trees present, you have a haven for wildlife. The 22 Acres is surveyed and can be shown. Build your New Home and live in "country comfort" in the Cat Spring area of Austin County.



LOT OR ACREAGE LISTING

Location of Property:	Plum Creek Rd & FM 1094			Listing #:	136118
Address of Property:	9681 Plum Creek Rd. Sealy 77474		Approx. Amount of Road Frontage:	843 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:	NONE		Lot Size or Dimensions:	22	
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:			22.0000		
Price per Acre (or)			\$18,000.00		
Total Listing Price:			\$396,000.00		
Terms of Sale:			Improvements on Property:		
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Building:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Buildings:	NONE	
Sell.-Fin. Terms:			Barns:	NONE	
Down Payment:			Others:	NONE	
Note Period:					
Interest Rate:			Approx. % Wooded:	15%	
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			Type Trees:	Native	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Fencing:	Perimeter	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Years:				Condition:	3 sides-new and older
				Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
				Condition:	two fenced areas
Property Taxes:			Ponds:	Number of Ponds:	NONE
School:	\$	1,710.65	Sizes:		
County:	\$	739.18	Creek(s):	Name(s):	Little Bernard Creek
Hospital:	\$	149.16			
FM Road:	\$	136.36	River(s):	Name(s):	NONE
SpRd/Brg:		\$112.39			
TOTAL:	\$	2,847.74	Water Well(s): How Many?	NONE	
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Year Drilled:	Depth:	
School District:	Bellville	I.S.D.	Community Water Available:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Minerals and Royalty:			Provider:		
Seller believes	92%	*Minerals	Electric Service Provider (Name):		
to own:	92%	*Royalty	San Bernard Electric Co-Op		
Seller will	25%	Minerals	Gas Service Provider		
Convey:	25%	Royalty	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:	2-H Cattle Company		Soil Type:	Sandy Loam	
Lease Expiration Date:	When conveyed at closing		Grass Type(s)	Bahia & Native	
Surface Lease:	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Flood Hazard Zone: See Seller's Disclosure &	Property has been surveyed and flood zones identified	
Lessee's Name:			Nearest Town to Property:	Bellville and Sealy	
Lease Expiration Date:			Distance:		
Oil or Gas Locations:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Approximate driving time from Houston:	50 Minutes	
Easements Affecting Property:	Name(s):		Items specifically excluded from the sale:		
Pipeline:	NONE		All Seller's Personal Property		
Roadway:	NONE				
Electric:	San Bernard Electric Co-Op		Additional Information:		
Telephone:	TBD - Sellers only use cell phones		There is a building site on the property "X" on survey		
Water:	NONE		Ag & Residential (See Exhibit "C" Restrictions		
Other:			Old Family trash dump clean-up underway (Severin Owner)		

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 1.7 miles on S. Front Street. Turn right on FM 2429. After 3.6 miles turn left onto FM 949. Turn right on Swearingen Rd. in 0.4 miles. In 2.3 miles turn left onto FM 1094. In 0.8 miles turn right onto Plum Creek Rd. The property will be on your right in 1 mile.



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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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