



1428 West ST HWY 71

Fayetteville, Texas 77418



Texas is Our Territory
BILL JOHNSON & ASSOCIATES
REAL ESTATE

- 11.86 Acres
- 8,000 Sq.Ft. Warehouse W/Living Area
- 2,700 Sq.Ft. Shop
- Ag-Exempt - Bees

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1428 West ST HWY 71 | Fayetteville, Texas 78940

- 11.86 Acres
- Ag-Exemption
- Bees on 9 Acres
- 8,000 Sq Ft Comm. Warehouse
- Living Quarters
- 2,700 Sq Ft Shop with roll-up doors
- Wet Weather Creek
- Water Well
- 2 Septic Systems
- La Grange ISD



1428 West ST HWY | Fayetteville, Texas 78940

PRIME COMMERCIAL LOCATION located ½ mile from the popular Hruska's Store & Bakery on Hwy 71, offering more than 8,000 sq ft of workable space plus a 2,700 sq ft shop w/a 10,000 lb two post-Challenger auto lift & ample space to build whatever your heart desires.

The 8,000 sq ft building consists of 2 additional hobby shops & a garage along w/3 bathrooms, café kitchen, beautiful 26' bar & 12 stools, café sitting, cold storage w/freezer & a 40'x57' entertaining area. Extend your party outside under the 112'x36' covered patio, providing additional space to enjoy. Live here while making it your own w/your private living space, offering 2 bedrooms, 1 full bath, an additional shower room, a full kitchen & utility room, dining & living area.

With 11.86 acres, & 2 gated entrances, this property provides an abundance of parking, work or recreation space; ride your horses, work a small farm or admire the wildlife brought in from the wet weather creek at the back of the property. Keep your taxes low with the current agricultural exemption for bees. 640' water well for private use- but could be converted for public use.

Bring your ideas; this could be a venue for music festivals, mechanic shop w/show room, distillery, heavy equipment shop, plant nursery, restaurant, antique store, a new business venture...Sold AS IS. Minerals negotiable.





LOT OR ACREAGE LISTING

Location of Property:	ABS A124 Burnham WN O LG & Labor		Listing #:	136686	
Address of Property:	1428 West ST HWY 71, Fayetteville		Road Frontage:	335'	
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:	No		Lot Size or Dimensions:		11.86 acres
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:		11.8600			
Price per Acre (or)					
Total Listing Price:		\$1,700,000.00			
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:	2021			
School:	\$465.92				
County:	\$245.12				
Hospital:					
FM Road:	\$8.98				
Rd/Brg:	\$127.05				
TOTAL:	\$847.07				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	LaGrange ISD				
Minerals and Royalty:					
Seller believes	Unknown	*Minerals			
to own:	Unknown	*Royalty			
Seller will	negotiable	Minerals			
Convey:	negotiable	Royalty			
Leases Affecting Property:					
Oil and Gas Lease:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:	1) Magnolia Oil & Gas Operating, LLC				
Lease Expiration Date:	2) Ram Energy 3) JGI				
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:					
Pipeline:	Name(s):				
Roadway:					
Electric:	Fayette Electric Coop				
Telephone:					
Water:					
Other:					
Improvements on Property:					
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Buildings:	8,000 sq ft commercial warehouse w/2 beds & bath built inside; walls are removable				
	3.5 additional baths in commercial building				
	Cooler 27'x12' & Freezer: 9'x6' Needs condense office @ rear, workshop @ rear				
Shop:	2,700 sq ft w/4 14'x14' roll up doors				
% Wooded:	20%				
Type Trees:					
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	fair but poor near creek			
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	fair			
Ponds:	Number of Ponds:	0			
Sizes:					
Creek(s):	Name(s):	Wet Weather			
River(s):	Name(s):	0			
Water Well(s): How Many?	1				
Year Drilled:	1980's	Depth:	640'		
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Provider:					
Electric Service Provider (Name):					
Fayette Electric Coop					
Gas Service Provider					
Fayetteville Propane					
Septic System(s): How Many?	2				
Year Installed:	unkn. Main septic pump replaced Summer 202				
Soil Type:	sandy w/clay				
Grass Type(s)	native				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property:	Ellinger				
Distance:	1.1 mile				
Driving time from Houston	1 hour & 24 minutes				
Items specifically excluded from the sale:					
Equipment, Tools, Personal items, refrigerator, washer & dryer.					
Additional Information:					
**DO NOT TOUCH ANIMALS; BE AWARE OF DOG IN KENNEL IN CLOSET (NEAR COOLER/FREEZER AREA)					
9 acres are AG EXEMPT w/Bees					

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

HOME

Address of Home:	ABS A124 Burnham WN O LG & Labor		Listing	136686
Location of Home:	1428 ST HWY 71, Fayetteville, TX 78940			
County or Region:	Fayette	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	none	Property Size:	11.86 acres	
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	
Listing Price:	\$1,700,000.00			
Terms of Sale	Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	3
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher		
Sell.-Fin. Terms:		<input type="checkbox"/> Garbage Disposal		
Down Payment:		<input type="checkbox"/> Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Interest Rate:		<input type="checkbox"/> Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All seller's personal items on said 11.86 acres.		
Number of Years:				
Size and Construction:	Heat and Air:			
Year Home was Built:	mid 80's		<input checked="" type="checkbox"/> Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES		<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
Bedrooms: 2	Baths: 1		<input type="checkbox"/> Other:	
Size of Home (Approx.)	1,770	Living Area	<input type="checkbox"/> Fireplace(s)	
		Total	<input type="checkbox"/> Wood Stove	
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			<input checked="" type="checkbox"/> Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
Roof Type: Metal	Year Installed: 1980's		Utilities:	
Exterior Construction: Metal			Electricity Provider:	
Room Measurements:	APPROXIMATE SIZE:		Gas Provider:	
Living Room: 35' x 18'			Fayetteville Propane	
Dining Room: 18' x 20'			Sewer Provider:	
Kitchen: 10' x 20'			septic	
Family Room:			Water Provider:	
Utility: 6' x 8'			well	
Bath: 12' x 6' <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 640'	
Bath: 10' x 6' <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			Year Drilled: 1999	
Bath: <input type="checkbox"/> Tub <input type="checkbox"/> Shower			Average Utility Bill: Monthly \$320 electric bill	
Master Bdrm: 24' x 19'			Taxes:	
Bedroom: 17' x 17'			2021 Year	
Bedroom:			School:	
Entry			\$465.92	
Other:			County:	
Garage: <input type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: several			\$245.12	
Size: 112'x30' <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached			Hospital:	
Porches:			FM Rd:	
Sun Porch:			\$8.98	
Front: Size: 112'x30'			SpRd/Brg:	
Porch: Size <input type="checkbox"/> Covered			\$127.05	
Patio: Size <input type="checkbox"/> Covered			Taxes:	
Fenced Yard: yes			\$847.07	
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 2,700 sq ft			School District:	
Construction:			La Grange ISD	
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			Additional Information:	
			Internet provided by Colorado Valley (satellite)	
			Environmental Study done by previous owner (bank).	
			**DO NOT TOUCH ANIMALS; BE AWARE OF DOG IN KENNEL IN CLOSET (NEAR COOLER/FREEZER AREA)	
			9 acres are AG EXEMPT w/Bees	

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Directions to 1428 West ST HWY 71, Fayetteville, Texas:

From Hruska's travel approximately 1/2 mile southeast on Hwy 71. Property is located on the right but google maps may take you to the opposite side of the highway.

Use "Ellinger" on maps for location, not Fayetteville.

Look for Bill Johnson & Associates Signs on property.



420 East Main St. | Bellville, Texas 77418
Ph: 979.865.5969 Fax: 979.865.5500

BJRE
1970

424 Cedar Street | New Ulm, Texas 77418
Ph: 979.992.2636

VISIT MORE LISTING ONLINE — 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	License No.	Email	Phone
Primary Assumed Business Name			
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/	License No.	Email	Phone
Associate			
 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

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