



Hwy 159 E. at Brazos River Bridge

Bellville, Texas 77418



Texas is Our Territory
BILL JOHNSON & ASSOCIATES
REAL ESTATE

- Austin County
- 50.551 Acres
- Ag-Exempt

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This 50.551-acre tract of land is located between Bellville and Hempstead. With easement (50' wide) access from Hwy 159 at the Brazos River Bridge, the land enjoys approximately 1,868 feet of Brazos River frontage. The land has a gentle roll and features many mature pecan trees which have been harvested over the years. Many species of wildlife enjoy the habitat that this river property provides. The property has an agricultural exemption.

INVESTMENT!! INVESTMENT!! This 50.551-acre property is located directly across Hwy 159 from LJCK Sand LLC. LJCK Sand LLC. (Approximately 300+ acres) is a fully operating commercial sand and gravel mining operation. Based on previous testing, there is a significant likelihood that the subject 50.551-acre property may have commercial sand and gravel deposits.

Give this 50.551-acre property some serious thought!





South of Hwy 159 East | Bellville, Texas 77418

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:	South of Hwy 159 East, Bellville Texas 77418			Listing #:	138362
Address of Property:				Road Frontage:	50' Easement
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	No	Lot Size or Dimensions: 50.551 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:	50.5510			Improvements on Property:	
Price per Acre (or)	\$18,900.00 per acre			Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Total Listing Price:	\$955,413.90			Buildings:	NO IMPROVEMENTS
Terms of Sale:				Barns:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Seller-Finance:	<input type="checkbox"/> YES <input 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:		\$30.16			
County:		\$11.28			
Hospital:		\$2.84			
FM Road:		\$2.08			
Rd/Brg:		\$1.72			
TOTAL:		\$48.08			
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	100%	*Minerals			
to own:	100%	*Royalty			
Seller will	Negotiable	Minerals			
Convey:	Negotiable	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:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Oil or Gas Locations:					
Easements Affecting Property:	Name(s):				
Pipeline:	None				
Roadway:	To Property				
Electric:	Lower Colorado River Authority				
Telephone:	None				
Water:	None				
Other:	None				
% Wooded:	25% +/-				
Type Trees:	Pecan, Cottonwood				
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Good			
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Good			
Ponds:	Number of Ponds:	None			
	Sizes:				
Creek(s):	None				
River(s):	Name(s):	Brazos -1,868' Frontage			
Water Well(s): How Many?	2 * Not operating				
Year Drilled:	2017 & 2018		Depth: 30' & 54'		
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Provider:					
Electric Service Provider (Name):	None				
Gas Service Provider	None				
Septic System(s): How Many:	None				
Year Installed:					
Soil Type:	Clay to Sandy				
Grass Type(s)	Native and Coastal				
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey				
Nearest Town to Property:	Hempstead				
Distance:	5 Miles				
Items specifically excluded from the sale:	All of Seller's personal property located on said 50.551 Acres				
Additional Information:	Sand and gravel deposits adjacent to Hallett Hempstead Plant				

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

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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/ Associate	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)885-8468
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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