



9768 Heron Lane

Bellville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- 91.5340 Acres
- Brazos River
- Cabin
- 2 Wells/Electricity

9768 Heron Lane Bellville, TX

This property located approx. 9 miles from Bellville, features 91.534 acres of land with frontage on the Brazos River. The landscape is partially wooded and includes an open pasture with native grasses. Other highlights include a pond, 2 water wells, and electricity. This is the perfect recreational tract for quiet trips down to the river, fishing, hunting, or a campfire at the cabin.





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:	9768 Heron Ln., Bellville, Tx 77418		Listing #:	143683
Address of Property:	A046 WM Harvey (Off FM 331)	Road Frontage:	Approx. 935'	
County:	Austin	Paved Road:	<input 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:	91.534 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:	91.5340	Improvements on Property:	
Price per Acre (or)		Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Total Listing Price:	\$1,235,709.00	Buildings:	Cabin
Terms of Sale:		Barns:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Others:	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:		% Wooded:	50%
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Type Trees:	Oaks / Pecan
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Number of Years:			Condition: Partial
			Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
			Condition:

Property Taxes:	Year:	2022
School:		\$281.18
County:		\$101.14
Hospital:		\$24.81
FM Road:		\$18.74
Rd/Brg:		\$19.31
TOTAL:		\$445.18
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
School District:	Bellville	
Minerals and Royalty:		
Seller believes	50%	*Minerals
to own:		*Royalty
Seller will	Negotiable	Minerals
Convey:		Royalty

Water Well(s): How Many?	2		
Year Drilled:		Depth:	
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Provider:			
Electric Service Provider (Name):			
San Bernard			
Gas Service Provider			

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lessee's Name:	Michael Svinky
Lease Expiration Date:	
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Easements Affecting Property:	Name(s):
Pipeline:	
Roadway:	
Electric:	
Telephone:	
Water:	
Other:	
Septic System(s): How Many:	
Year Installed:	
Soil Type:	50% - Norwood Loam / Clay Loam
Grass Type(s)	Native
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey
Nearest Town to Property:	Bellville
Distance:	Approximately 8 miles
Driving time from Houston	1 Hour
Items specifically excluded from the sale:	
Any of the owner's personal items on said 91.534 Acres	
Additional Information:	
100% Flood Plain	

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



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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