



## **~94 ACRES FOR SALE**

*Located at HWY 109 & FM 2502*

*Austin County, TX*

**W** WEHDEM GROUP

979-431-1007

## PROPERTY OVERVIEW

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### *Welcome, TX*

The subject property is approximately 94 Acres. It is well-located just minutes from Brenham and Bellville in the community of Welcome.

**ROAD FRONTAGE:** This tract is has access on 3 sides with incredible frontage on the following roads as measured approximately:

FM-109: ~4,700 Linear Feet    FM 2502- ~240 Linear Feet    Thielemann Road: ~1,060 Linear Feet

Houston and Austin are each just a ~1.5 hr drive away.

This land has been owned and maintained well for generations and features gentle, rolling terrain with areas of hardwood trees.

The property is currently utilized for cattle grazing and hay production. Currently Ag Exempt per Austin CAD.

This is a unique opportunity due to the land's significant road frontage and proximity to such desirable areas.

## BOUNDARY LINE PHOTO – ~94 ACRES



## PROPERTY HIGHLIGHTS

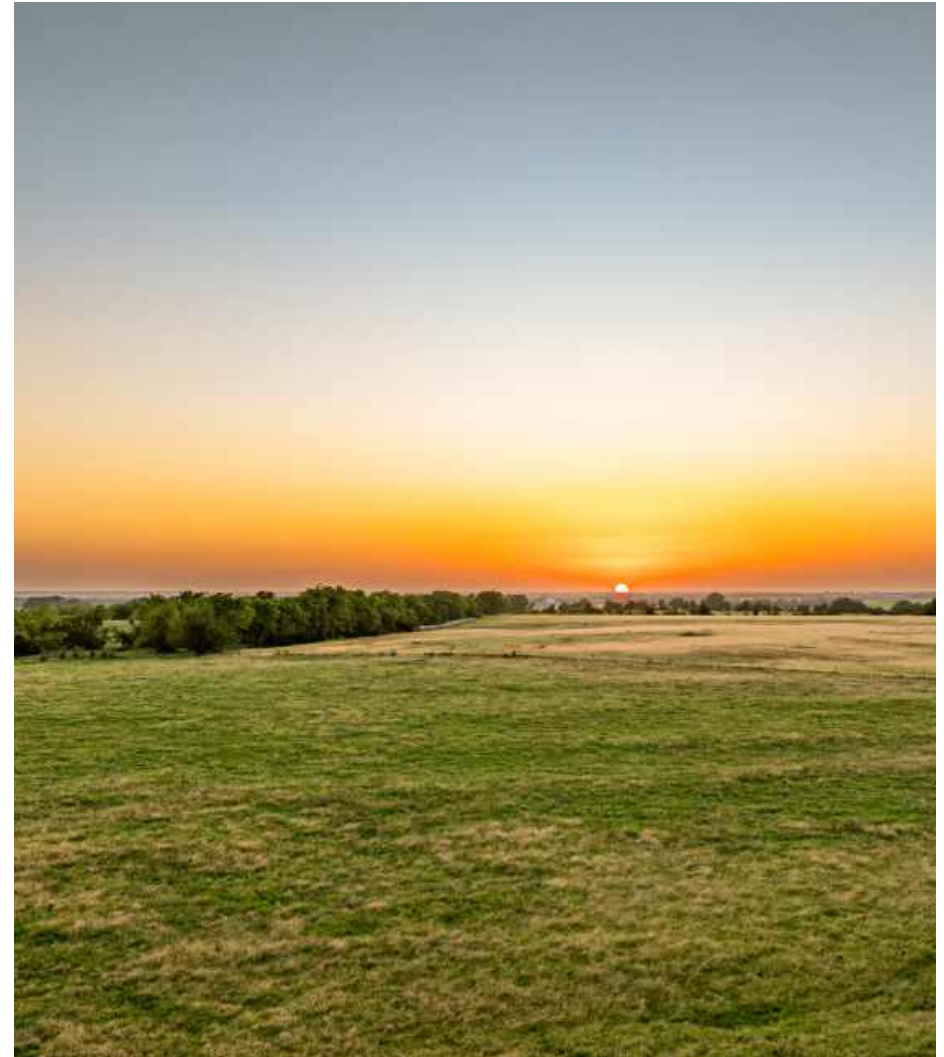
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### **ATTRIBUTES**

- Beautiful, rolling land with scattered hardwood trees
- Currently utilized as cattle grazing and hay production; has been well-maintained for generations
- Incredible road frontage on 3 sides (Over 1 Mile combined)
- Existing Power on site
- Existing water well (status not known)
- Existing Barns

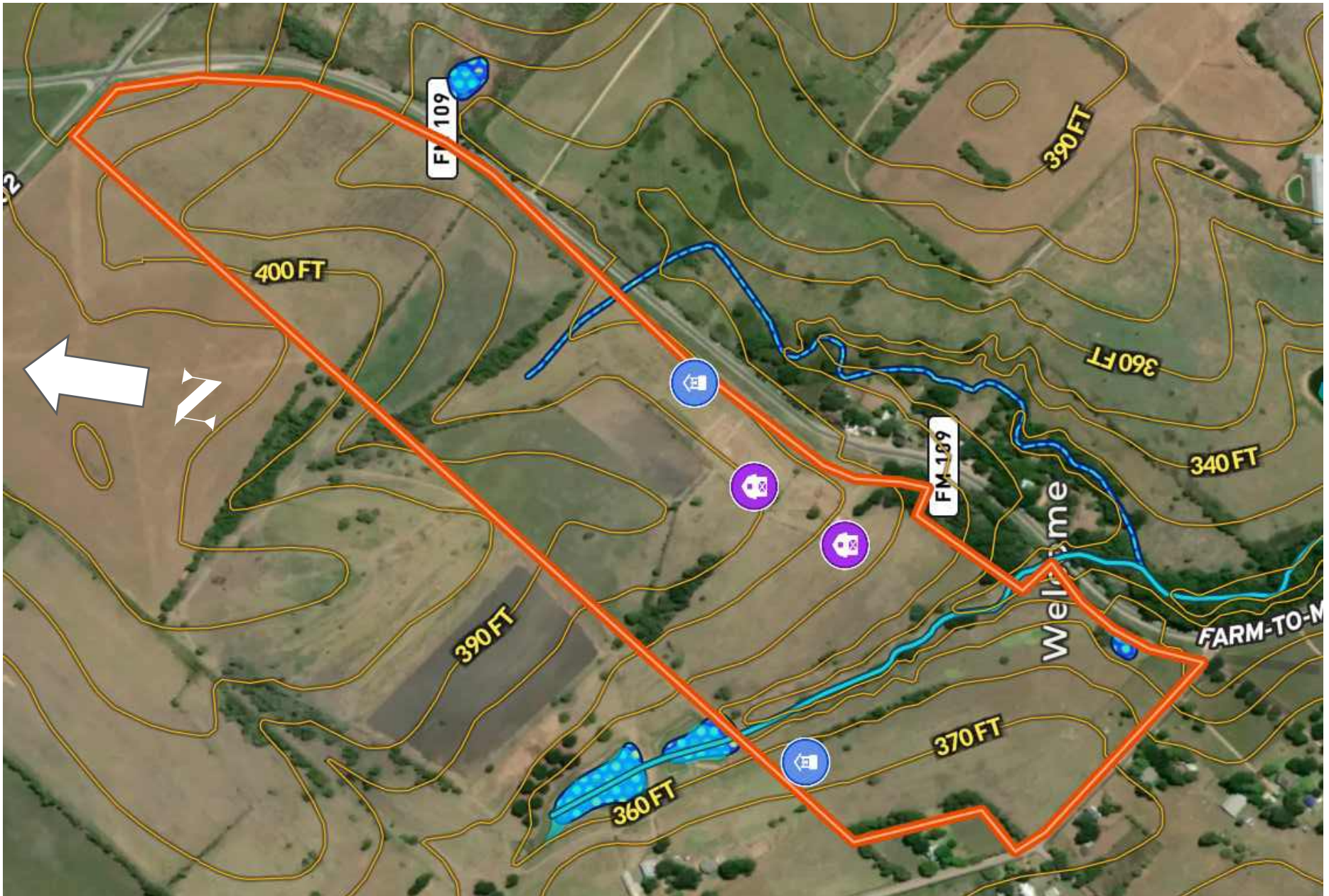
### **LOCATION & ACCESS**

- Located in Northern Austin County
- City of Brenham & Shopping just ~15 Minutes away
- Just 1.5 hrs from Bush IAH Airport in Houston
- Just 1.5 hrs from Austin Bergstrom International Airport



*Welcome, TX 94 Acres near sunset*

## AERIAL BOUNDARY MAP



## PROPERTY LOCATION MAP



## VIEW ALONG FM 109 at FM 2502 Corner

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## Existing Barn and Power

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## Land & Ranch Photos

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## SUNSET VIEW

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# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders 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.

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Regulated by the Texas Real Estate Commission  
TAR 2501

Buyer / Tenant / Seller / Landlord Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
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