

Texas Listing Service

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4125 Gajewski Road - Sealy 77474, Austin County



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**Bill Johnson & Associates
Real Estate**

Since 1970

Bill Johnson & Associates Real Estate
Office Phone: Bellville (979) 865-5969
New Ulm (979) 992-2636

This 5 acre tract of land is located south of Sealy. Improvements include one tin barn. Property is mostly flat with very few trees. BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

List Price: \$90,000

ID No.: 102565

Listing Type: For Sale

Use: Farm & Ranch

Building: Land Only

Acreage: 5.00 Acres

Frontage: Gravel Road, County Road

Directions: I-10 east bound from Sealy exiting at Chew Road. Head south on Chew Road for approximately 2.7 miles turning left onto Gajewski Road. Property is 8/10 of a mile on the right.

Bellville:
 979-865-5969 office
 979-865-5500 fax
 www.bjre.com



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New Ulm:
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LOT OR ACREAGE LISTING

Location of Property: I-10 heading east in Sealy; Chew Rd exit head south 2.7 mi; Rt on Gajewski 8/10 mi to sign Listing #: 102565
 Address of Property: 4125 Gajewski Rd, Sealy TX 77474 Road Frontage: 175 ft.
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 5 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 5.0000
Price per Acre (or) \$18,000.00
Total Listing Price: \$90,000.00
Terms of Sale:
 Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms:
 Down Payment:
 Note Period:
 Interest Rate:
 Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years:

Property Taxes: Year: 2016
 School: \$53.52
 County: \$15.83
 FM Road: \$3.21
 Rd/Brg: \$2.66
 Fire Dist: \$1.25
 TOTAL: \$76.47

Agricultural Exemption: ☒ Yes ☐ No
School District: Sealy 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: ☐ Yes ☒ No
 Lessee's Name:
 Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No
 Lessee's Name:
 Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline:
 Roadway:
 Electric:
 Telephone:
 Water:
 Other:

Improvements on Property:

Home: ☐ YES ☒ NO
 Buildings:
 Barns: Old Tin Barn
 Others:

% Wooded: 5%

Type Trees:

Fencing: Perimeter ☐ YES ☒ NO
 Condition:
 Cross-Fencing: ☐ YES ☒ NO
 Condition:

Ponds: Number of Ponds: None
 Sizes:

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? 0

Year Drilled: Depth:

Community Water Available: ☒ YES ☐ NO

Provider:

Electric Service Provider (Name):

Gas Service Provider None

Septic System(s): How Many: None

Year Installed:

Soil Type:

Grass Type(s): native

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey

Nearest Town to Property: Sealy

Distance: 12 miles

Driving time from Houston 40 minutes

Items specifically excluded from the sale:

All of sellers personal property located on said 5 acre tract

Additional Information:

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

Gajewski Rd
Austin, Texas, 5.0 AC +/-



 Boundary

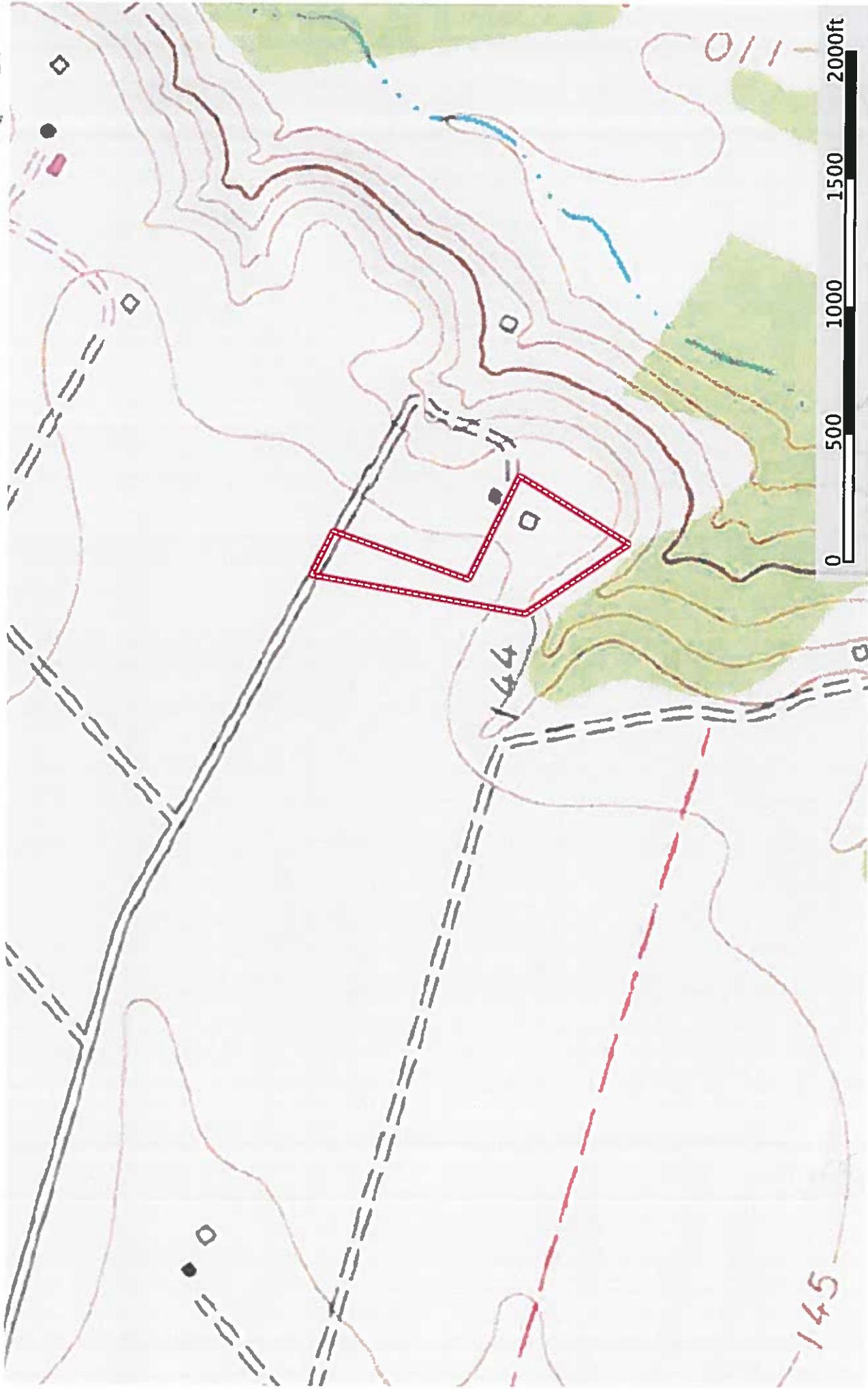
BILL JOHNSON & ASSOCIATES REAL ESTATE
P: 979-865-5969 or 979-992-2636 www.bjre.com

420 E. Main Street, Bellville TX 77418



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Jajewski Rd
Austin, Texas, 5.0 AC +/-



Boundary

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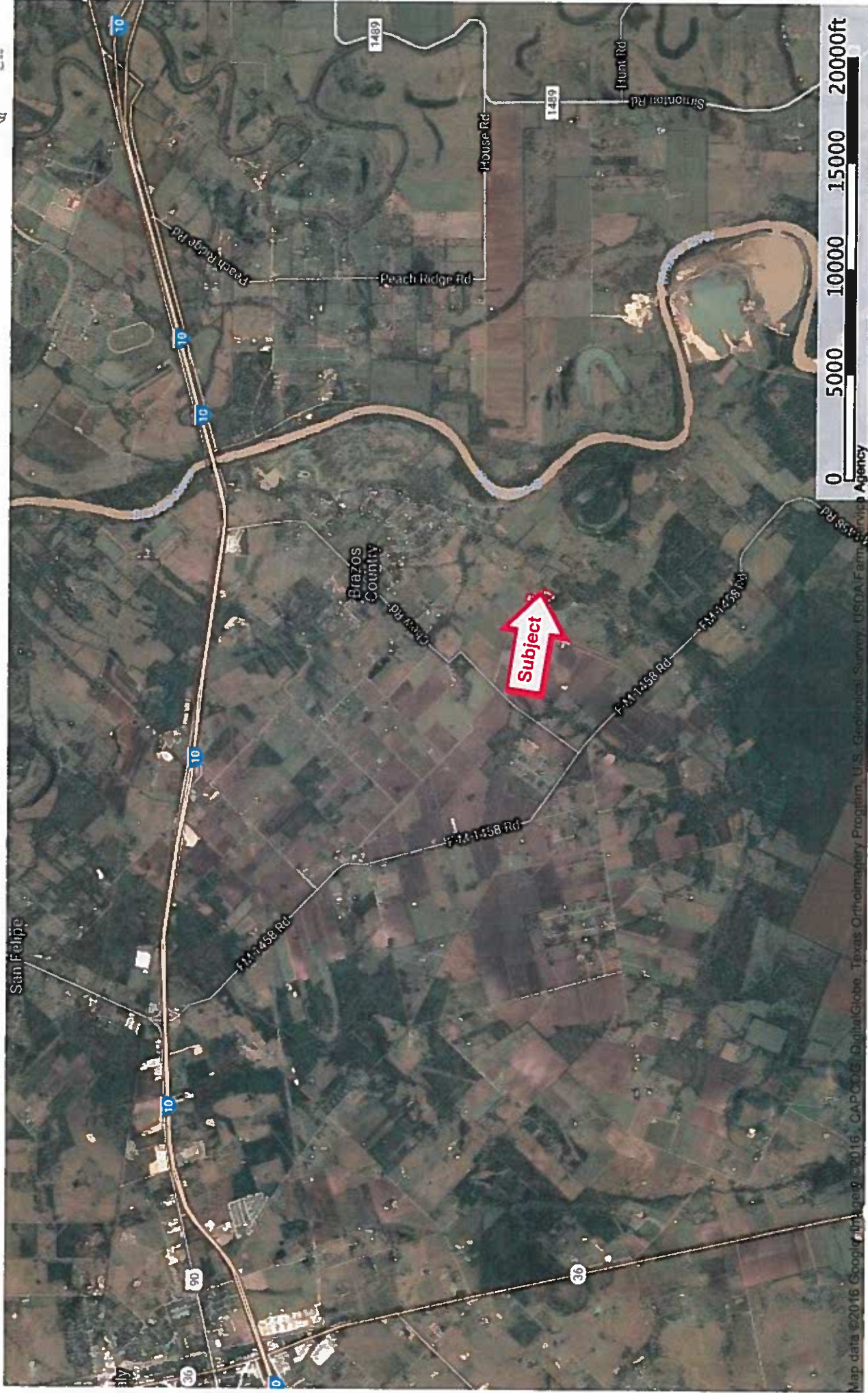
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Gajewski Rd
Austin, Texas, 5.0 AC +/-



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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.

- 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.

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 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.

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.

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