

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

Lisa Mae Lane - Bellville 77418, Austin County



**BILL JOHNSON AND ASSOC.
REAL ESTATE CO.**

Office Phone: Bellville (979)
865-5466 New Ulm (979) 992-
2636

This 51.87 acre tract of land is located approximately 3 miles east of Bellville on Lisa Mae Lane, a hard-surface county road. This property has approximately 1,357 feet of county road frontage. Electricity and water are available. The property offers a nice residential home site. Presently the property's primary use is the production of hay. Minerals are negotiable.

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: \$427,952

ID No.: 86753

Listing Type: For Sale

Use: Farm & Ranch

Building: Land Only

Acreage: 51.87 Acres

Frontage: Paved Road, County Road

Directions: Bellville, Hwy. 159 east. Right on Lisa Mae Lane approx. 1 mile to property on the right. Watch for Bill Johnson Real Estate sign.

Lisa Mae Lane - Bellville, 77418 Austin County









**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

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

LOT OR ACREAGE LISTING

Location of Property: Bellville-Hwy 159 E; Right on Lisa Mae Lane Listing #: 86753
 Address of Property: Lisa Mae Lane, Bellville TX 77418 Approx. Amount of Road Frontage: 1,357.55 feet
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 51.873 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 51.8730**Price per Acre (or)****Total Listing Price:** \$427,952.25**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms:
 Down Payment:
 Note Period:
 Interest Rate:
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years:

Property Taxes:

	2013
School: \$	96.00
County: \$	29.36
Hospital: \$	5.96
FM Road: \$	4.94
SpRd/Brg: \$	\$4.98
TOTAL: \$	141.24

Agricultural Exemption: ☐ Yes ☐ No**School District:** Bellville I.S.D.**Minerals and Royalty:** Seller owns surface control

Seller believes 50% *Minerals
 to own: 50% *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: Old Ocean Fuel, TXU Pipelines

Roadway: 0.934 acres of property in roadway

Electric: L.C.R.A., San Bernard Electric Coop.

Telephone:

Water:

Other: Town of Hempstead

Improvements on Property:Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: None

Barns: None

Others: None

Approx. % Wooded: 0%

Type Trees: N/A

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: None

Sizes: Low area occasionally holds water

Creek(s): Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** None

Year Drilled: Depth:

Community Water Available: ☒ YES ☐ NO

Provider: Seller does not utilize Austin Co. Water Sply

Electric Service Provider (Name): None on Prop

San Bernard Electric Co-op is supplier for area

Gas Service Provider None**Septic System(s): How Many:** None

Year Installed:

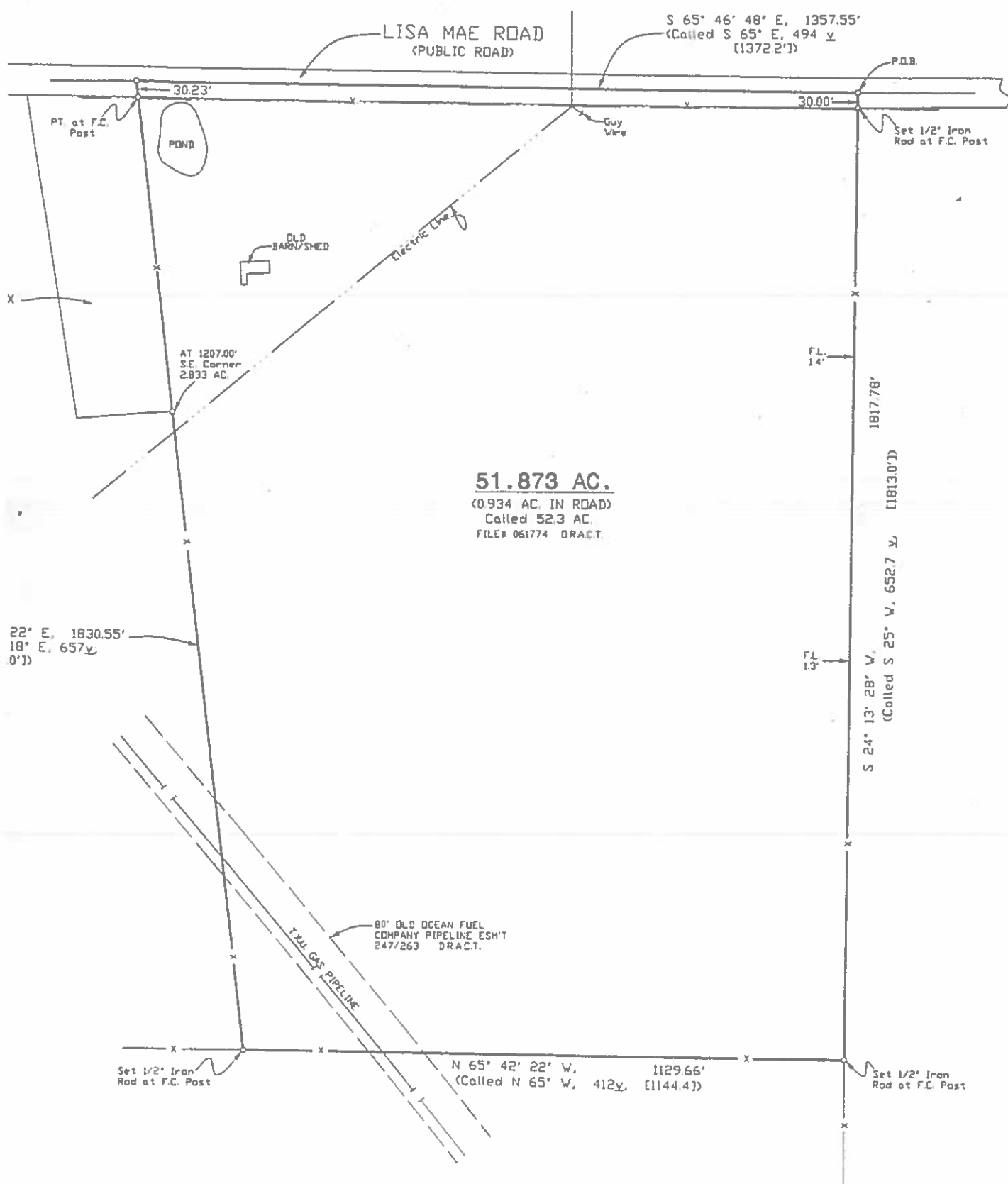
Soil Type: Sandy**Grass Type(s):** Coastal bermuda & Bahia**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey**Nearest Town to Property:** Bellville

Distance: Approximately 3 miles

Approximate driving time from Houston: 1 hour

Items specifically excluded from the sale: All of Sellers or Lessee's personal property located on said 51.873 Ac.**Additional Information:** 2014 Appraisal available upon request

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



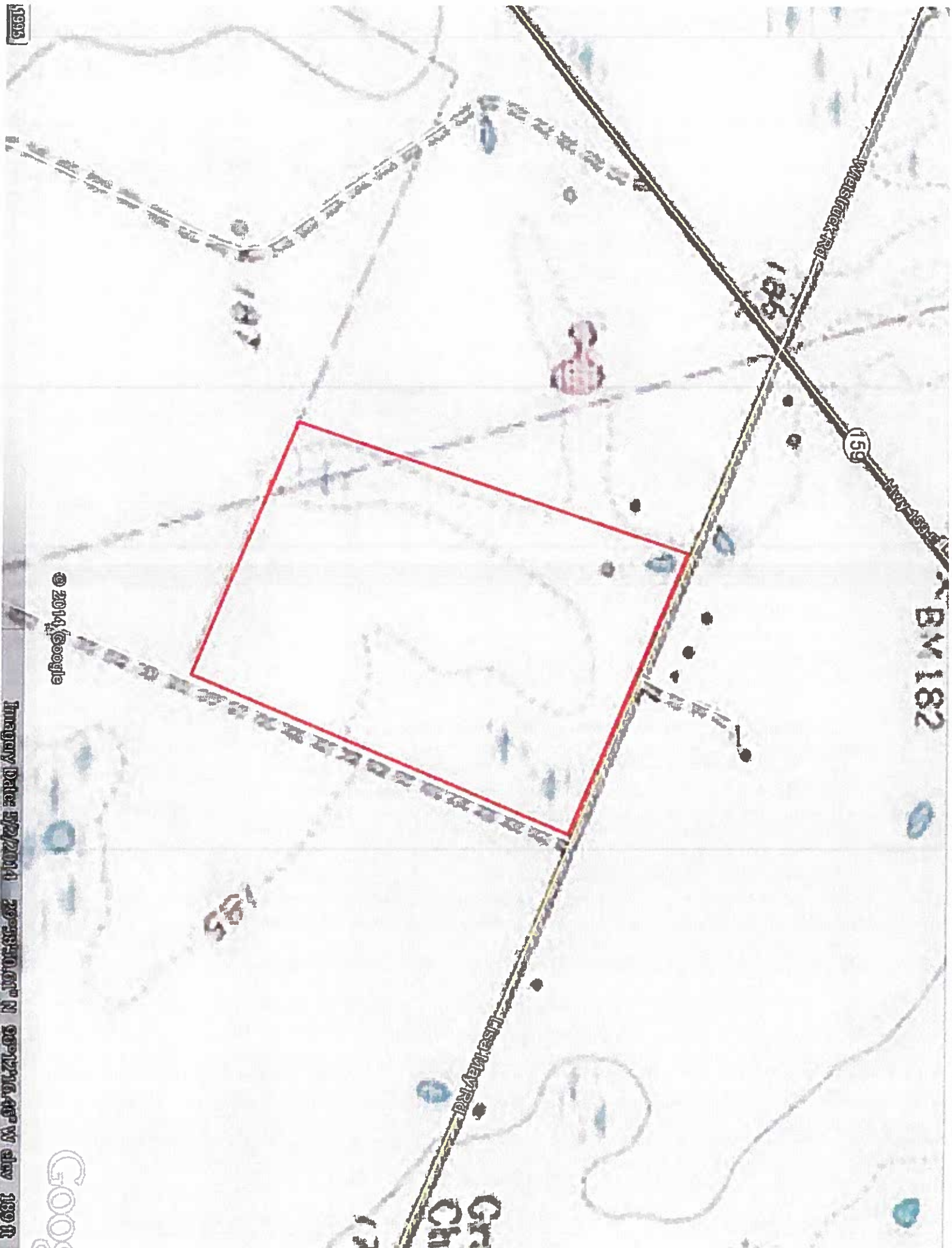
- NOTES: 1.) T
t
c
t
- 2.) B
p
r
- 3.) R
J
- 4.) T
2
o
- 5.) T
1,
9



© 2014 Google

Imagery Date: 5/2/2014 20°58'50.84" N 96°12'11.18" W elev 184 ft

Google





Slay Dry



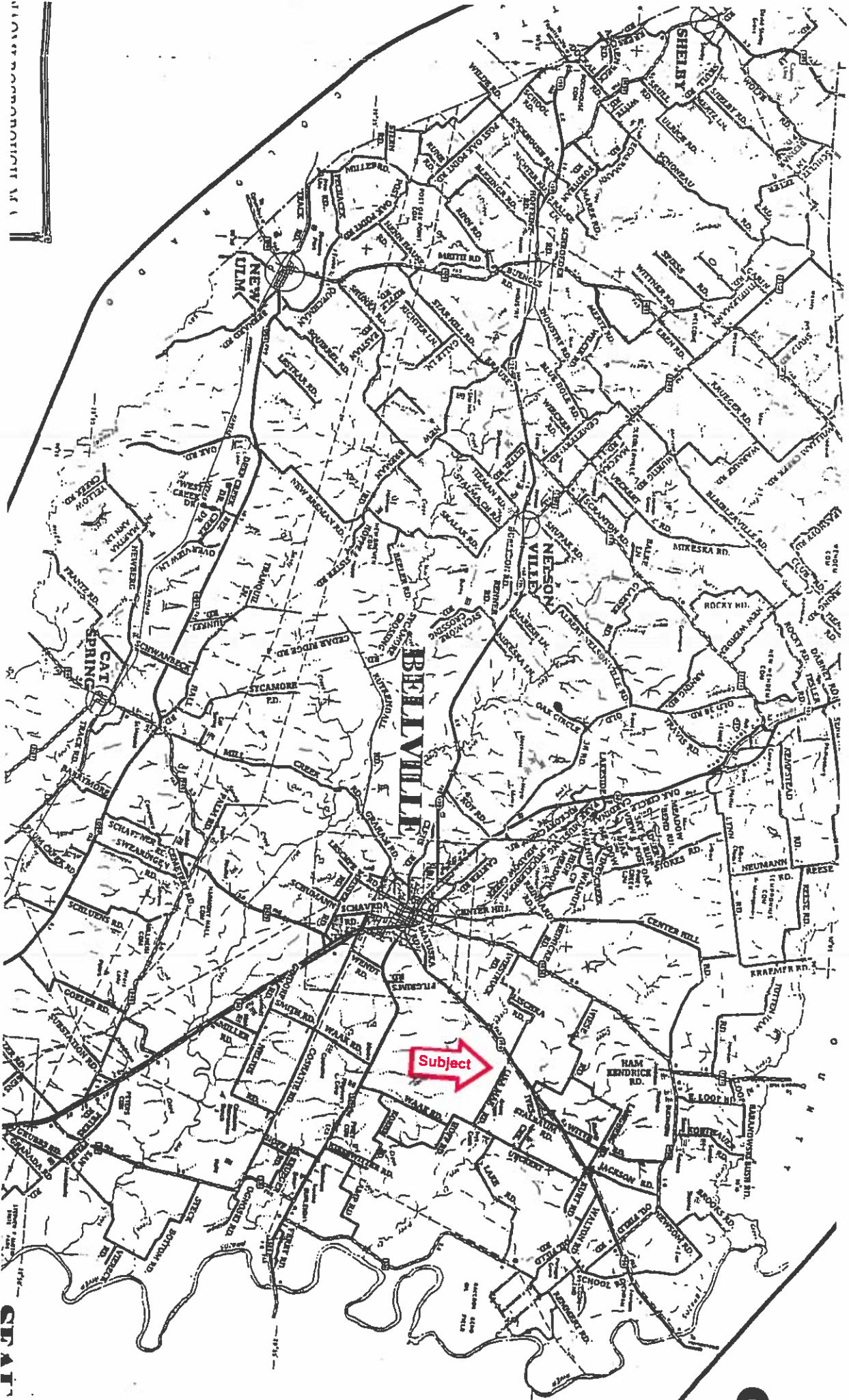
© 1995

© 2014 Google

Imagery Date: 5/22/2014 29858.506 61°N 96°12'16.46" W elev 189 ft eye alt 5871 ft

Google earth

STATE OF MISSOURI



STAT



Information About Brokerage Services

11-2-2015

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.

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
-------------------------------------	--------------------	--------------	--------------

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Bill Johnson, P. O. Box 294 Bellville, TX 77418
William Johnson

Phone 979 865 5466

Fax 979 865 5500

IABS Forms (New)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com