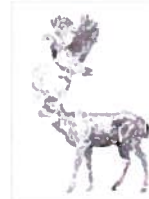


Texas Listing Service

The Realtor's™ Choice for Country Real Estate

*Rexville Road and Harrison Road, - Sealy, Austin County



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

Office: Bellville (979) 865-5466

New Ulm (979) 992-2636

Fax: Bellville (979) 865-5500

New Ulm (979) 992-2637

This 232.955 acre adjoins the City Limits of Sealy, Texas. The property is located in an area near substantial commercial and residential development. The property has City of Sealy water and electricity available. The property has frontage on Rexville Road (3,819 feet) and frontage on Harrison Road (2,638 feet). WalMart Distribution Center located on FM 3013 and FM 3538 is located across Harrison Road from this 232.955 acre property. An Excellent Investment opportunity!!

See the Bill Johnson and Associates Real Estate Company property brochure for additional information.

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

List Price: \$2,446,028

ID No.: 79796

Listing Type: For Sale

Use: Commercial

Building: Land Only

Acreage: 232.96 Acres

Frontage: Gravel Road, County Road

Other Features: Public Water, Pond, Partially Wooded, Mostly Flat

Directions: Sealy: Highway 36 South, right on FM 3031, right on Harrison Road to property.

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

420 E. Main St., P.O. Box 294

Bellville, Texas 77418

979-865-5969 or 281-463-3791

979-865-5500 - fax

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billjohnson@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 HEREIN.

232.955 ACRES-REXVILLE @ HARRISON RD.

Location of Property: Sealy-36S;Rt on FM 3013-Rt. on Harrison Road to property Listing #: 79796
 Address of Property: Rexville Rd. and Harrison Rd., Sealy, TX Road Frontage *See Add'l Information
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 232.955 Acres
 Subdivision Restricted: ☐ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 232.9550**Price per Acre (or)** \$10,500.00 per acre**Total Listing Price:** \$2,446,027.50**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:

Year: 2012 shown on 244.12 ac.

School: \$ 116.88
 County: \$ 35.68
 Fire Dist.: \$ 6.41
 FM Road: \$ 7.25
 SpRd/Brg: \$ 6.01
 TOTAL: \$172.23

Agricultural Exemption: ☒ Yes ☐ No

School District: Sealy I.S.D.

Minerals and Royalty: *Approximate*

Seller believes _____ *Minerals
 to own: _____ *Royalty
 Seller will _____ Minerals
 Convey: _____ and will convey Surface Control Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Randy Tomlinson

Lease Expiration Date: 60 Day Notice

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: Teppco Pipeline

Roadway: 15' Strip Reserved for Road

Electric: None

Telephone: None

Water: None

Other: None

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

Buildings: None

Barns: None

Others: None

Approx. % Wooded: 80% +/-

Type Trees: Mesquite, Tallow and Hackberry

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

Ponds: Number of Ponds: Two

Sizes: 1/2 Acre +/-

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: City of Sealy water available

Electric Service Provider (Name):

Reliant Energy - Available

Gas Service Provider (Name):

None

Septic System(s): How Many: None

Year Installed:

Soil Type: Sandy Loam

Grass Type(s): Native

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

determined by survey.

Nearest Town to Property: Sealy

Distance: 1 Mile*Property adjoins Sealy City Limits

Approximate driving time to Houston: 50 Minutes

Items specifically excluded from the sale: All of

Seller's and Lessee's personal property located on said

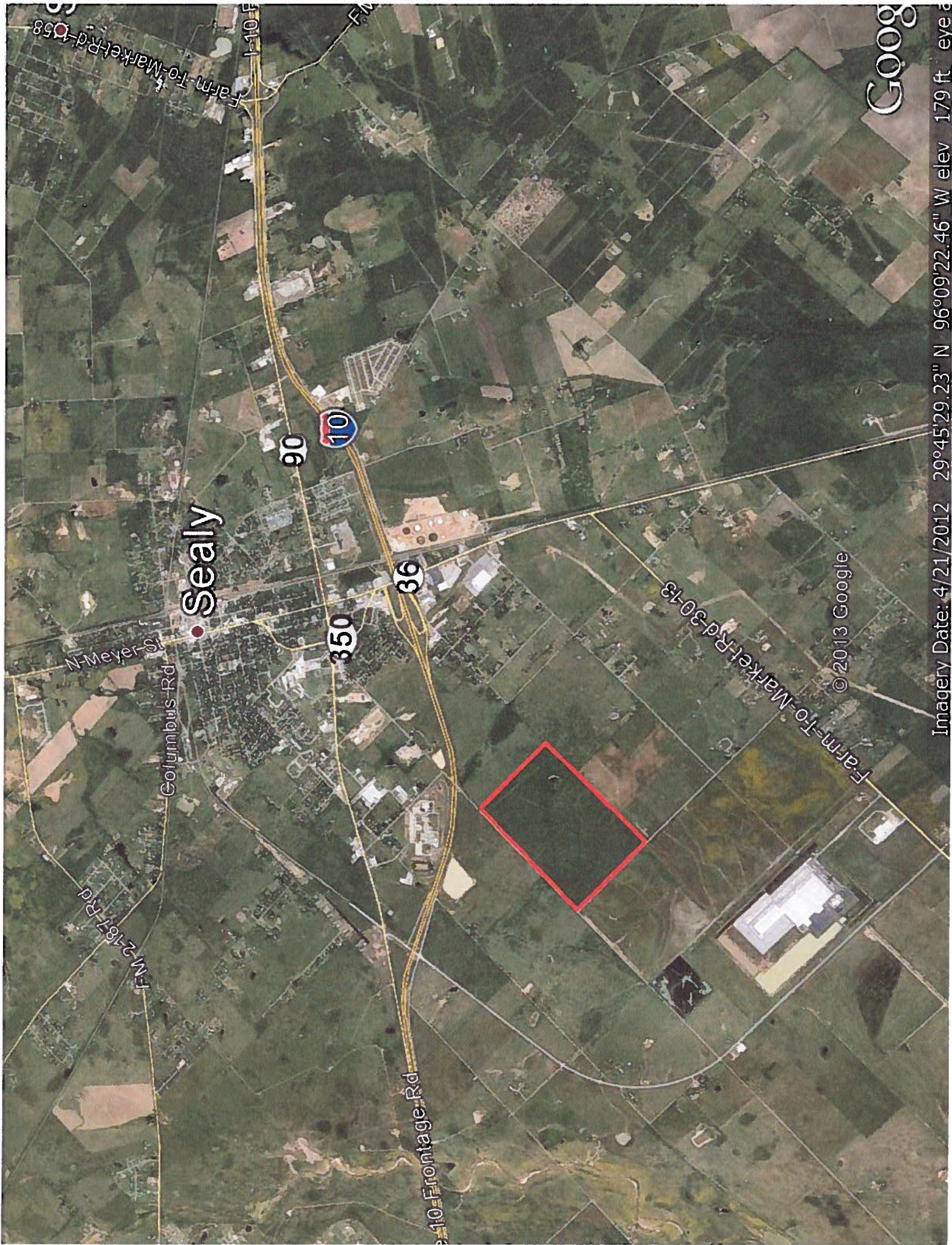
232.955 acres of land.

Additional Information:

Frontage-Rexville Rd. 3819.4' +/-

Frontage-Harrison Rd. 2638.9' +/-

**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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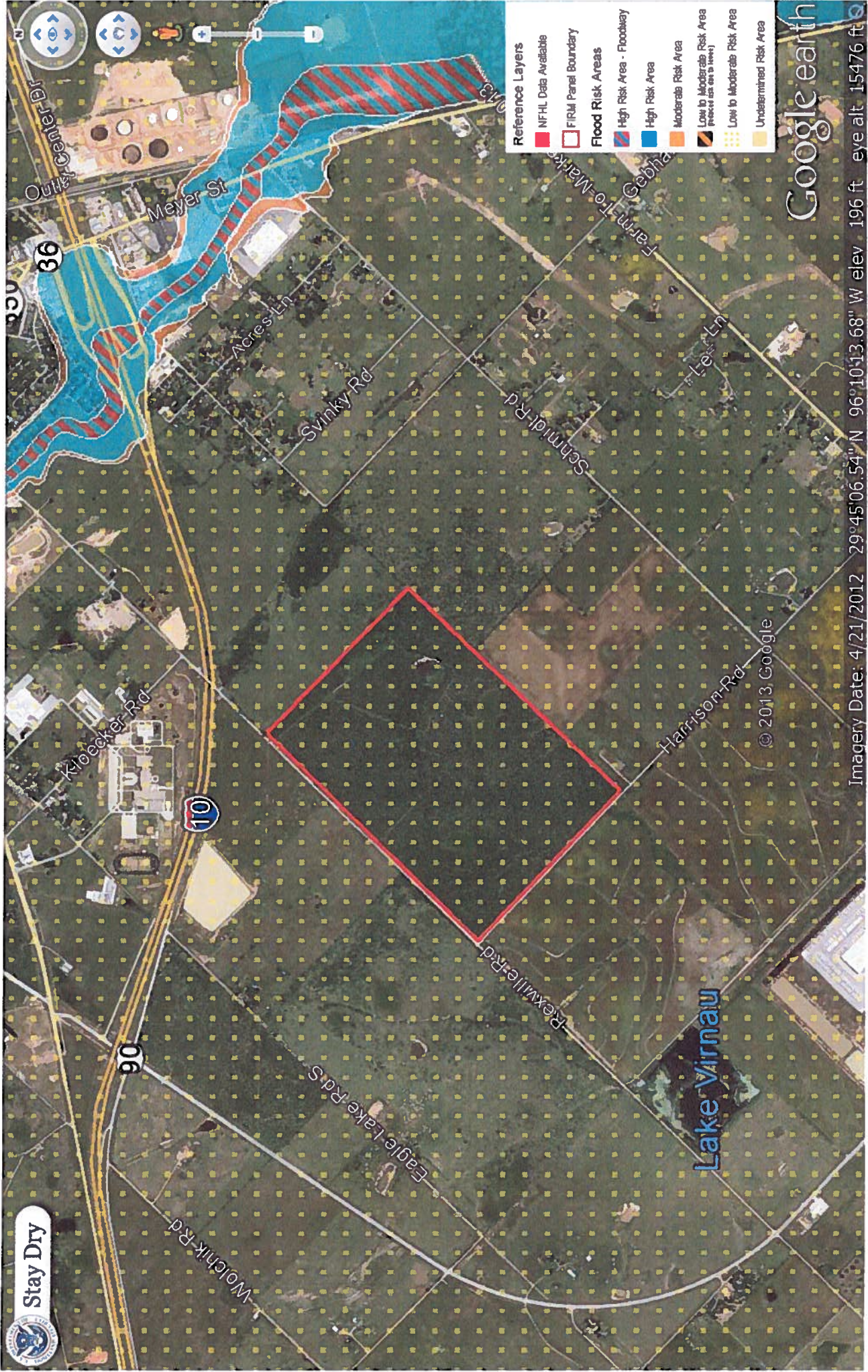
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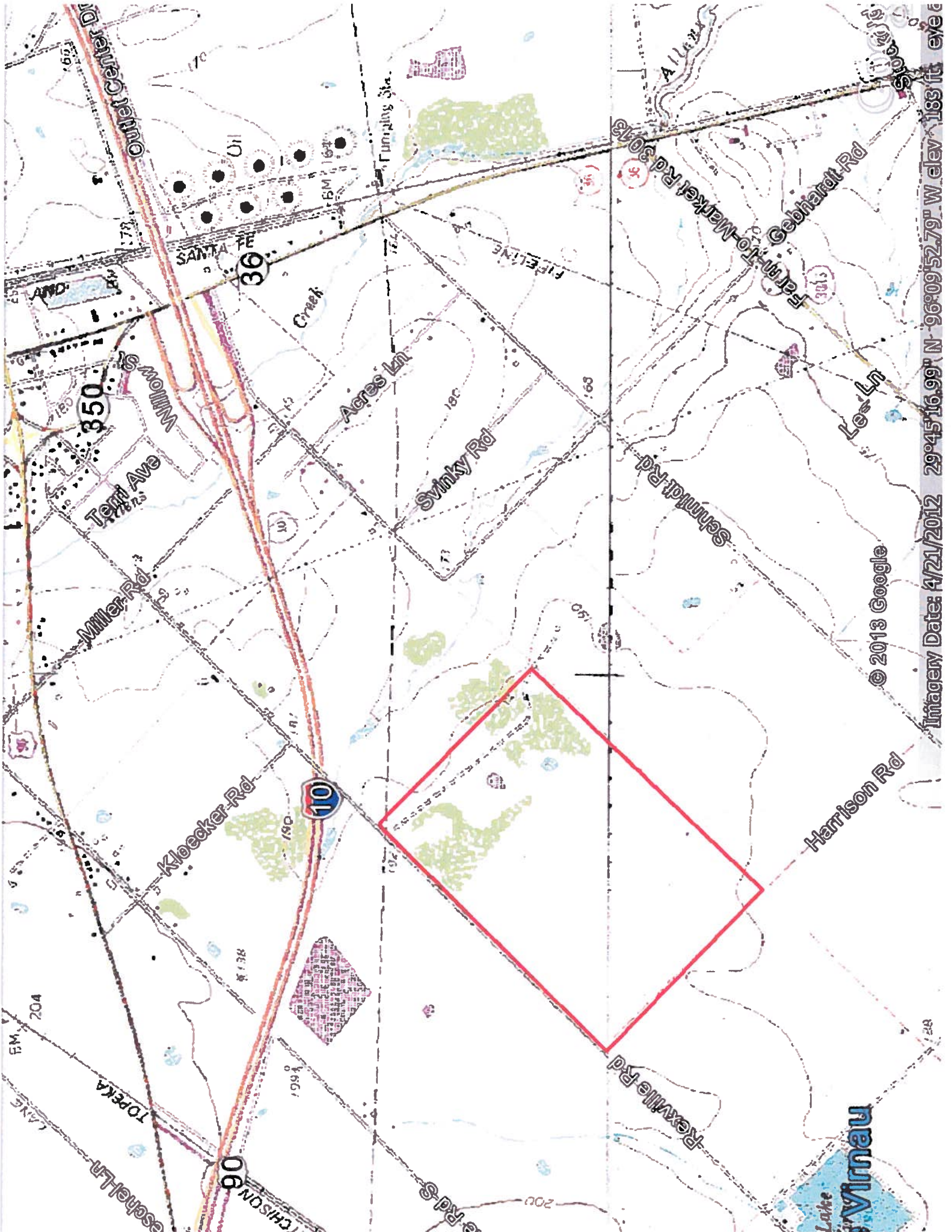


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Imagery Date: 4/21/2012 29°45'03.39" N 96°10'18.70" W elev 196 ft eye





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Imagery Date: 4/21/2012 29°45'16.99" N -96°09'52.79" W elev 183 ft eye a

REXVILLE ROAD
PUBLIC ROAD

BLOCK 27

232.955 AC.
2653 AC IN EXISTING OCCUPIED ROADS
Remainder of Colver 889 AC
Call for same
(TRACT G)
FILED 11/23/23 DEACT

LOT 3

LOT 2

LOT 1

LOT 6

LOT 7

LOT 8

BLOCK 28

LOT 7

LOT 10 L LAY
Call for same
FILED 11/23/23 DEACT

LOT 10 L LAY
Call for same
FILED 11/23/23 DEACT

LOT 10 L LAY
Call for same
FILED 11/23/23 DEACT

LOT 10 L LAY
Call for same
FILED 11/23/23 DEACT

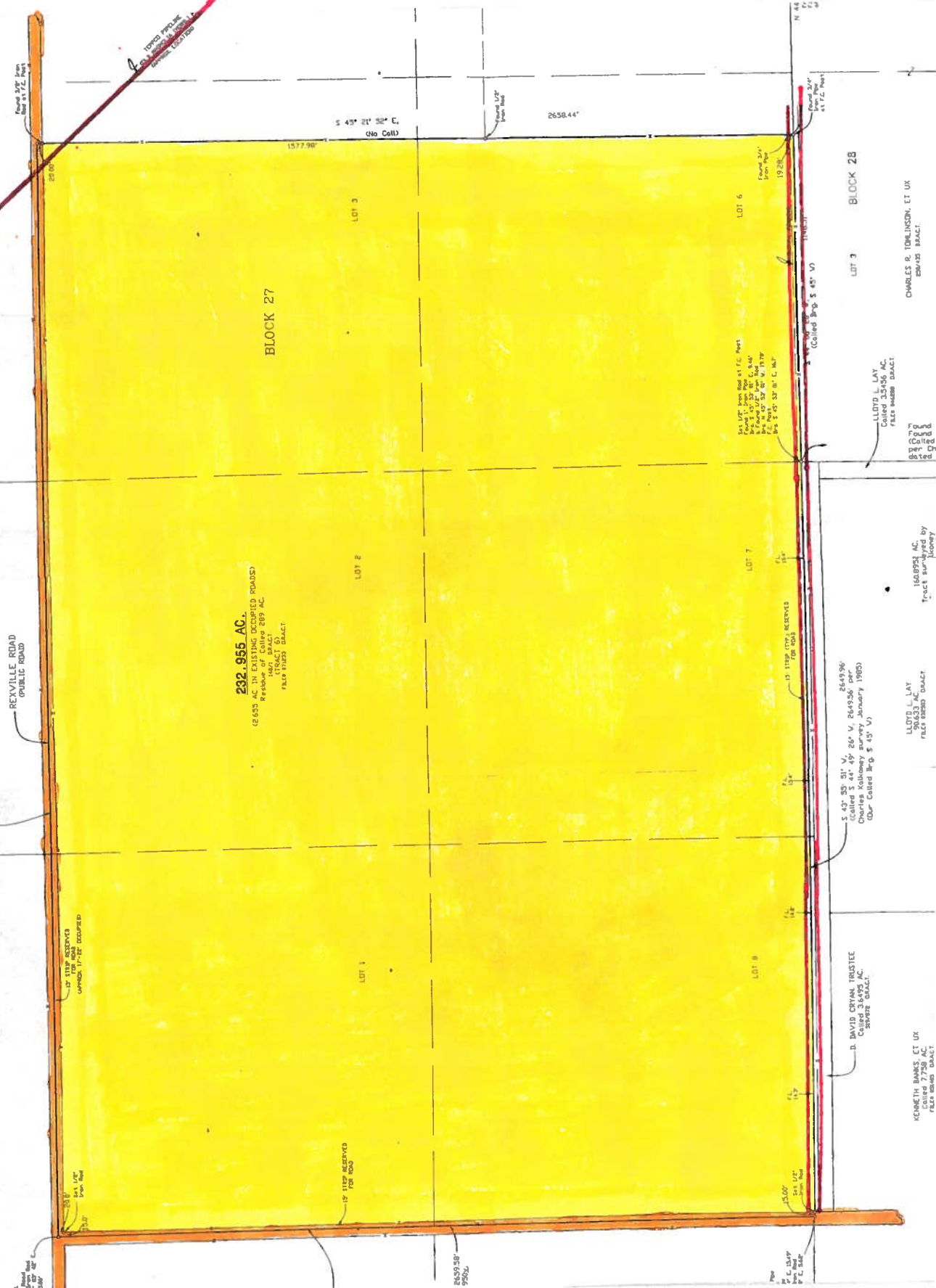
CHARLES B. TOWNSEND ET UX
Call for same
FILED 11/23/23 DEACT

166,893 AC.
Tract supplied by
Honey

166,893 AC.
Tract supplied by
Honey

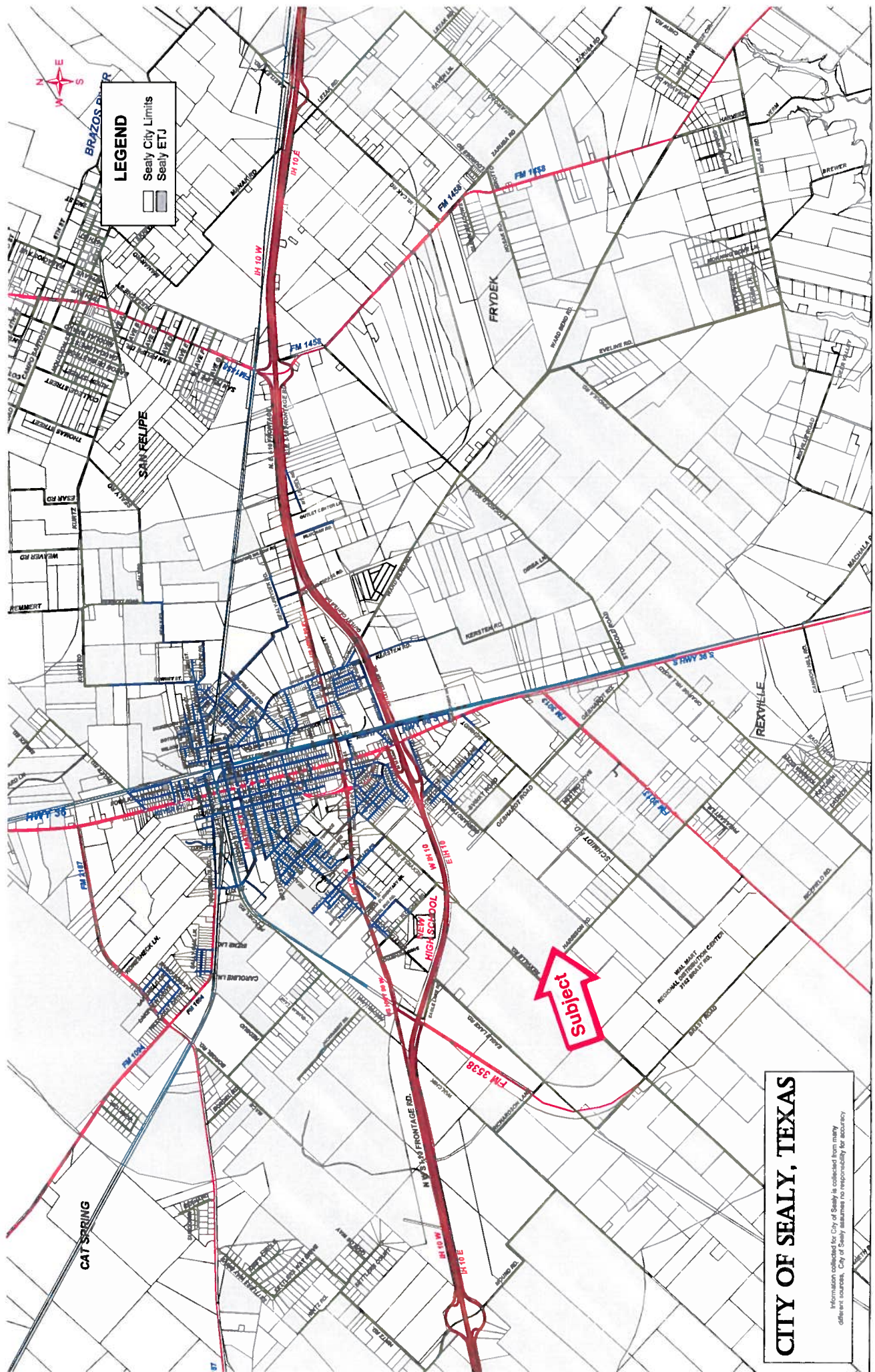
KENNETH BANKS ET UX
Call for same
FILED 11/23/23 DEACT

166,893 AC.
Tract supplied by
Honey









Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated, by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-

