



Price:	\$122,000
Type:	Acreage
Address:	Skotnik Lane
City/County:	Bellville, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~6.78 Acres
ID No.:	77350
Status:	Active

This great little tract is situated on the Brazos River. The property has two barns, a pecan tree orchard, and river access. BILL JOHNSON & ASSOCIATES REAL ESTATE WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL SHOWINGS.





Improvements	Land Features	Other
Barns	Maint. Fees: \$0 Gravel Road Frontage Agricultural Exemption Minerals Conveyed: None Partially Wooded Mostly Flat	School District: Bellville Taxes: \$526.79 Financing Cash Conventional
Directions: From Bellville go east on FM 529 approximately seven miles. Turn left on FM 331, take the first right on Skotnik Lane (unpaved). Bill Johnson & Associates sign will be on your left.		

[Map of Bellville](#)
[Contact the Agent](#)
[Email this Listing](#)

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**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

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LOT OR ACREAGE LISTING

Location of Property: FM 331 and Skotnik Lane Listing #: 77350
 Address of Property: 7477 Skotnik Bellville, TX 77418 Road Frontage: 296.97'
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: _____ Lot Size or Dimensions: 6.78 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 6.7800**Price per Acre (or)** _____**Total Listing Price:** \$122,000.00**Terms of Sale:**

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

Property Taxes:2012

School: \$ 358.34
 County: \$ 109.41
 FM/Rd/Br.: \$ 40.67
 Hospital: \$ 18.37
 City: _____
 TOTAL: \$ 526.79

Agricultural Exemption: ☒ Yes ☐ NoSchool District: Bellville I.S.D.**Minerals and Royalty: Seller to convey surface rights**

Seller believes 0% *Minerals
 to own: 0% *Royalty
 Seller will 0% Minerals
 Convey: 0% 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: NONE
 Roadway: NONE
 Electric: San Bernard Electric
 Telephone: NONE
 Water: NONE
 Other: _____

Improvements on Property:Home: ☐ YES ☒ NO See HOME listing if YesBuildings: NONEBarns: 2Others: NONEApprox. % Wooded: 30%Type Trees: PecanFencing: Perimeter ☒ YES ☐ NO

Condition: _____

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: NONE

Sizes: _____

Creek(s): Name(s): NONERiver(s): Name(s): Brazos RiverWater Well(s): How Many? NONE

Year Drilled: _____

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): San Bernard

Electric _____

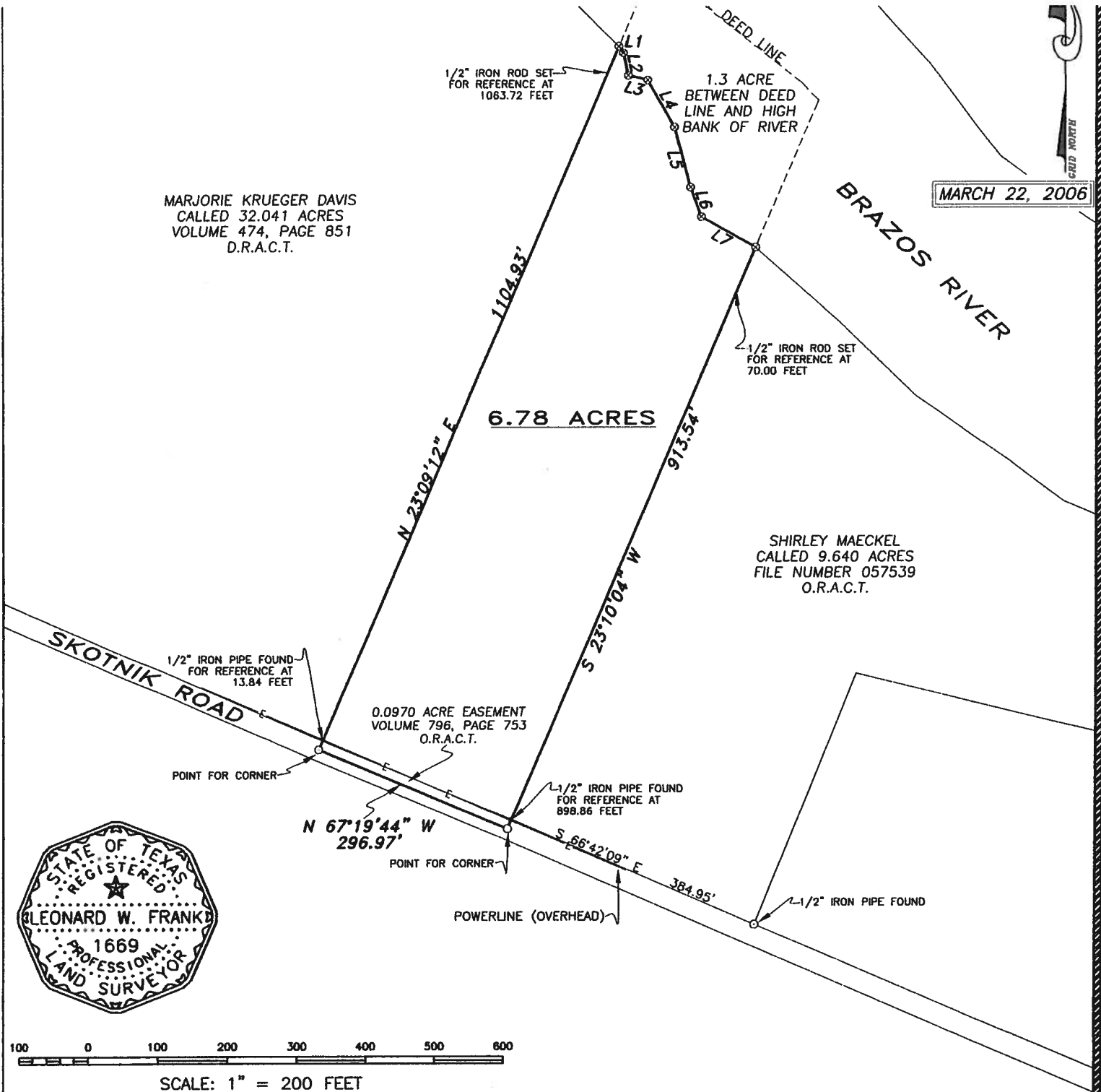
Gas Service Provider NONESeptic System(s): How Many? NONESoil Type: blackland soilGrass Type(s): improved and NativeFlood Hazard Zone: YESNearest Town to Property: BellvilleDriving time from Houston 1 hrItems specifically excluded from the sale: All of seller's personal property located on said 6.780 acres**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.



MARJORIE KRUEGER DAVIS
CALLED 32.041 ACRES
VOLUME 474, PAGE 851
D.R.A.C.T.

MARCH 22, 2006



SURVEY NOTES

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE LAMBERT GRID, TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH CENTRAL ZONE AS DETERMINED BY GPS OBSERVATIONS.
2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE A) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 48015C0150 C, EFFECTIVE DATE OF JANUARY 17, 1990.
3. FIELD NOTES TO ACCOMPANY THIS PLAT.

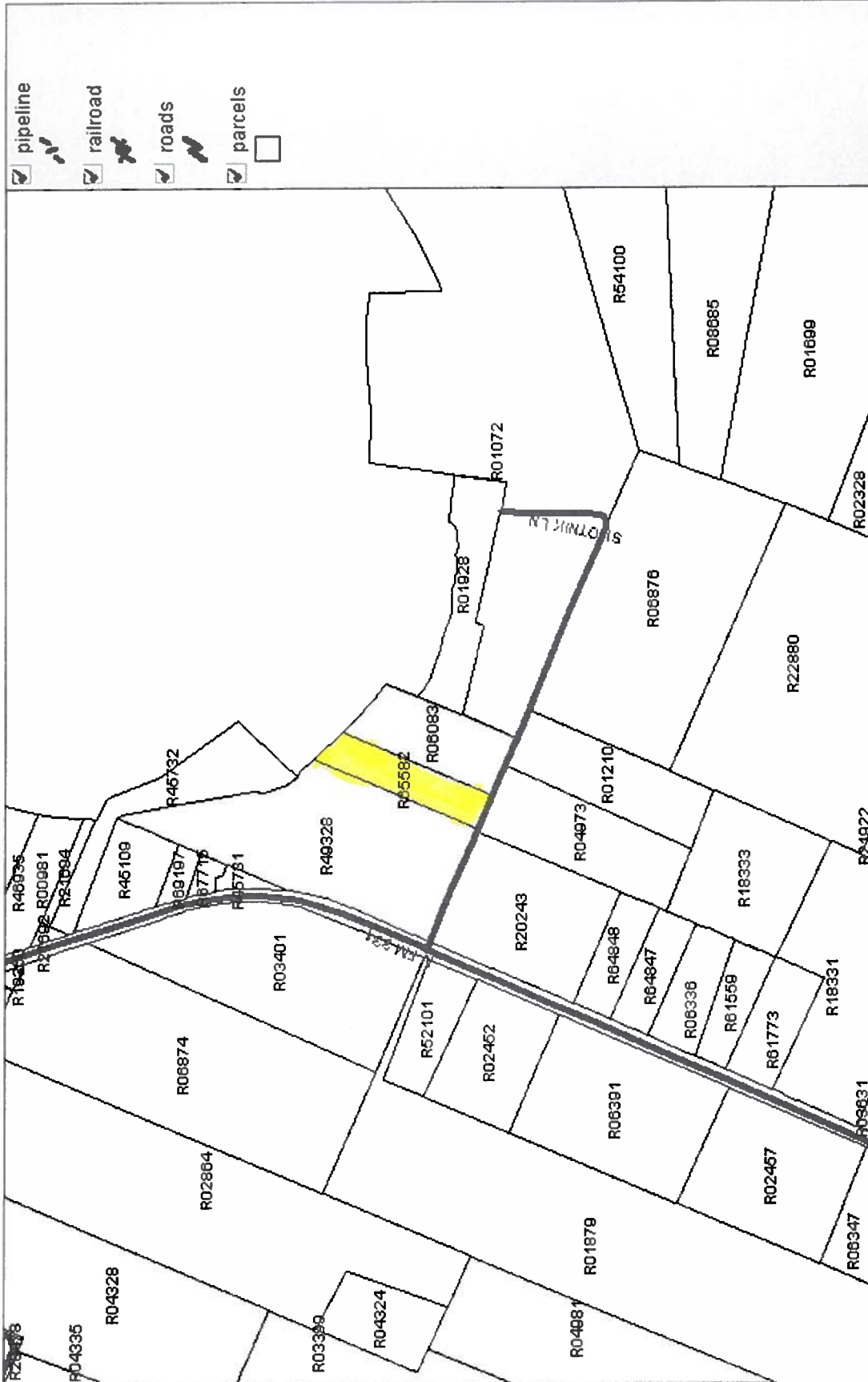
SURVEY NOTES

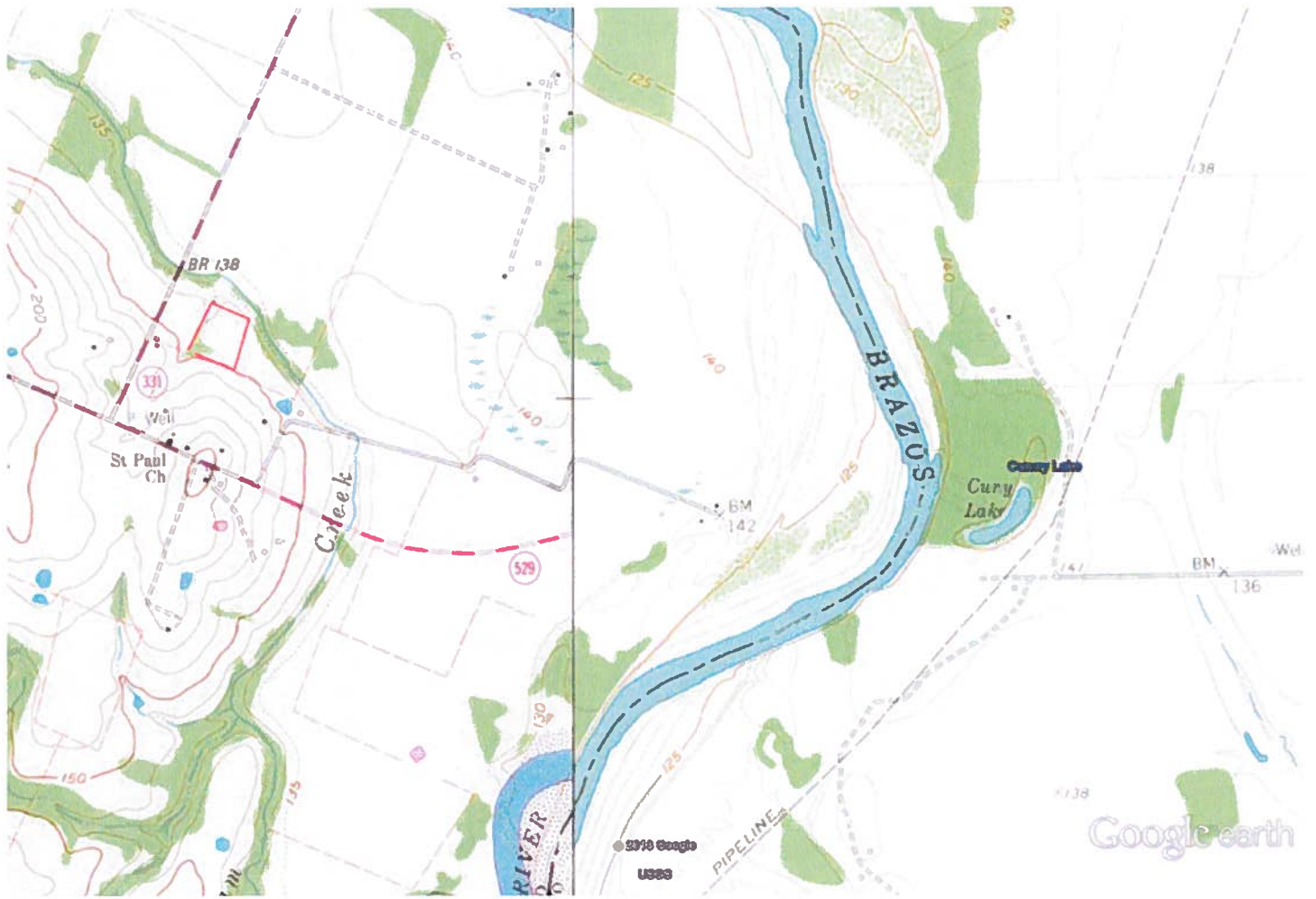
OF A SURVEY OF A 6.78 ACRE TRACT OF LAND OUT OF THE THOMAS BOATWRIGHT LEAGUE, ABSTRACT NO. 17, AUSTIN COUNTY, TEXAS. SAID 6.78 ACRE TRACT BEING A PART OF THAT CALLED 8.1275 ACRE TRACT OF LAND AS DESCRIBED IN A DEED DATED JULY 12, 1978 TO LOUIS R. VALIS AND WIFE, MARGARET E. VALIS, RECORDED IN VOLUME 402, PAGE 467, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 33°52'54" E	11.41'
L2	S 12°10'46" E	33.65'
L3	S 77°12'15" E	29.12'
L4	S 30°10'17" E	78.32'
L5	S 14°56'28" E	90.11'
L6	S 20°23'48" E	45.51'
L7	S 60°37'39" E	90.27'

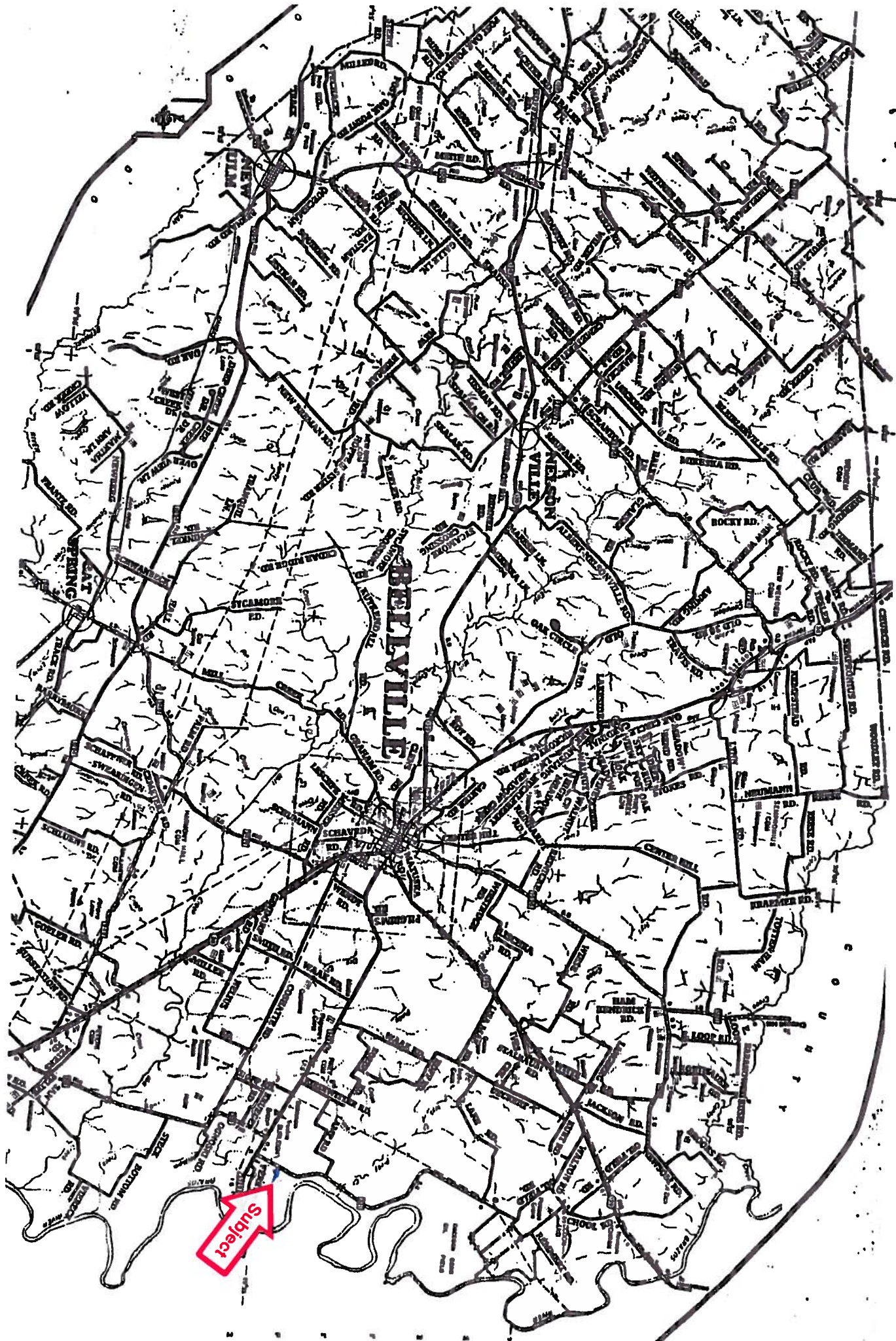
**SURVEY PLAT OF 6.78 ACRES
THOMAS BOATWRIGHT LEAGUE, A-17**



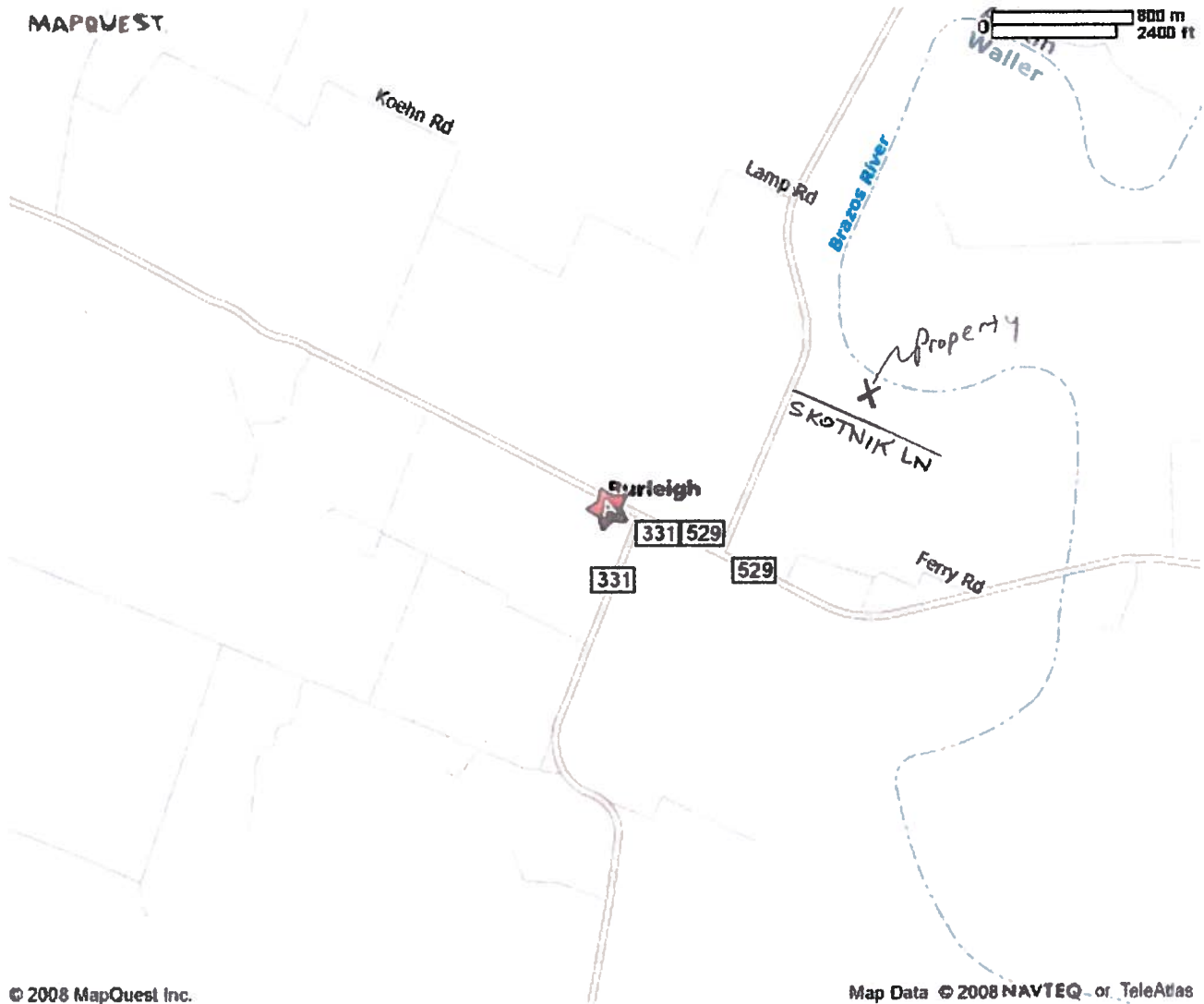


Google earth





A: Burleigh, TX



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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.

SIGN HERE

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-

