



Price:	\$758,230
Type:	Acreage
Address:	Franke Rd & Stokes Road
City/County:	New Ulm, Colorado County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~59.47 Acres
ID No.:	72049
Status:	Active

EXCELLENT VIEWS, OUTSTANDING LOCATION, and AWESOME FISHING Located in the Heart of the scenic rolling hills of Austin and Colorado Counties, you will find this outstanding piece of paradise! Relax under the whispering willow trees with your fishing pole in hand, enjoying your favorite beverage, while watching the ducks swim by and smelling the clean fresh scent of the spring bluebonnets and wildflowers. This property has it all and more!! The 59.469 acres features 900' of paved road frontage on Stokes Road in Colorado County and approximately 600' of gravel road frontage on Franke Road in Austin County that carry very little traffic. The main attraction to this beautiful lush property is the 4 acre stocked bass pond that is home to a flock of ducks, which also contains a smaller overflow pond that was stocked with catfish before the drought. There are two water wells, electricity, and a place to hook up a travel trailer. The property is located just outside of Frelsburg and is convenient to churches, banking, golfing, country grocery stores, Fayetteville Lake, and just real good people enjoying the country life. The 59.469 acre tract is being offered in an area where property is rarely available for sale. Generally, it is purchased by a family member. If you are in the market for a spectacular property, you need to come out and take a look at this one TODAY! For a brochure describing the property in detail or an appointment to view the listing, please call the Bill Johnson and Associates Real Estate Office at (979) 865-5969. ***BILL JOHNSON & ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT PRESENT AT ALL PROPERTY SHOWINGS.***

[Click here for a detailed brochure!](#)





Improvements	Land Features	Other
Well Barns Pens	Paved Road Frontage Gravel Road Frontage Agricultural Lease Minerals Conveyed: None 2+ Acre Lake Partially Wooded Rolling Sandy Soil	School District: Columbus or Bellville I.S.D. Taxes: \$299.93 Financing Cash Conventional

	Improved Pasture	
Directions: From Frelsburg: Take McElroy Lane 3.5 miles to Stokes Road. Turn left on Stokes Road and right on Franke Road. Look for Bill Johnson and Associates Real Estate Company signs on the right.		

[Map of New Ulm](#) [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: Corner of Stokes and Franke Roads, Austin & Colorado Counties Listing #: 72049
Address of Property: 5207 Franke Road, New Ulm, TX Road Frontage: 900' on Stokes & 600' on Franke
County: Austin & Colorado Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: NONE Lot Size or Dimensions: **59.469 ACRES**
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: **59.4690**

Price per Acre (or) **\$12,750.00**

Total Listing Price: **\$758,229.75**

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 are combined from Austin & Colorado Counties

Property Taxes: **2011**

School:	\$	207.11
County:	\$	74.59
FM/Rd/Br.:	\$	11.47
Hospital:	\$	5.26
GCD:	\$	1.50
TOTAL:	\$	299.93

Agricultural Exemption: ☒ Yes ☐ No

School District: Columbus I.S.D.

Minerals and Royalty: Seller to convey surface rights

Seller believes	<u>0%</u>	*Minerals
to own:	<u>0%</u>	*Royalty
Seller will	<u>0%</u>	Minerals
Convey:	<u>0%</u>	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: YES

Telephone: NONE

Water: PRIVATE WELLS

Other: NONE

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: 24' x 24' metal on slab

Barns: 28' x 54' wood and metal on slab & dirt

Others: wooden Working Cattle Pens

Approx. % Wooded: 5%

Type Trees: Oaks, Cedar, and Hackberry

Fencing: Perimeter ☒ YES ☐ NO

Condition: _____

Cross-Fencing: ☒ YES ☐ NO

Condition: _____

Ponds: Number of Ponds: One

Sizes: 4 acre

Creek(s): Name(s): NONE

River(s): Name(s): NONE

Water Well(s): How Many? Two

Year Drilled: 1989 Depth 189' & 400'

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): _____

Bluebonnet Electric Cooperative

Gas Service Provider NONE

Septic System(s): How Many: NONE

Soil Type: loam

Grass Type(s): improved, fertilized coastal & native grasses

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

nearest Town to Property:

Nearest Town to Property: Frelsburg

Driving time from Houston 1 hour and 20 mintues

Items specifically excluded from the sale: _____

Additional Information:

6.891 acres are in Austin County and 52.776 acres are in

Colorado County

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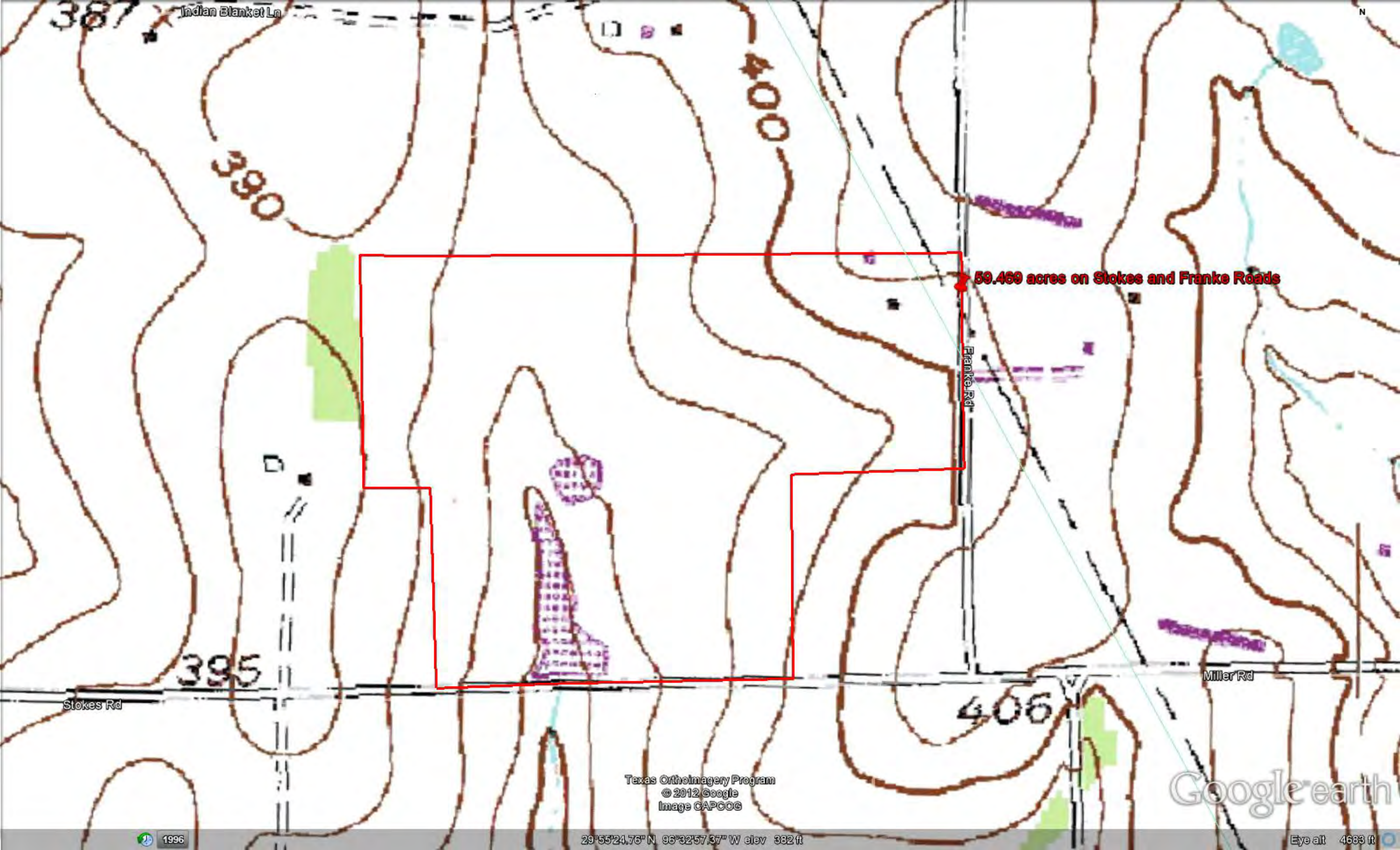
59.469 acres on Stokes and Franke Roads

5207 Franke Rd, New Ulm, TX 78950

Franke Rd

Stokes Rd
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Image CAPCOG
Texas Orthoimagery Program

Google earth



Indian Blanket Ln

390

400

59.469 acres on Stokes and Franke Roads

Franke Rd

395

Stokes Rd

Miller Rd

406

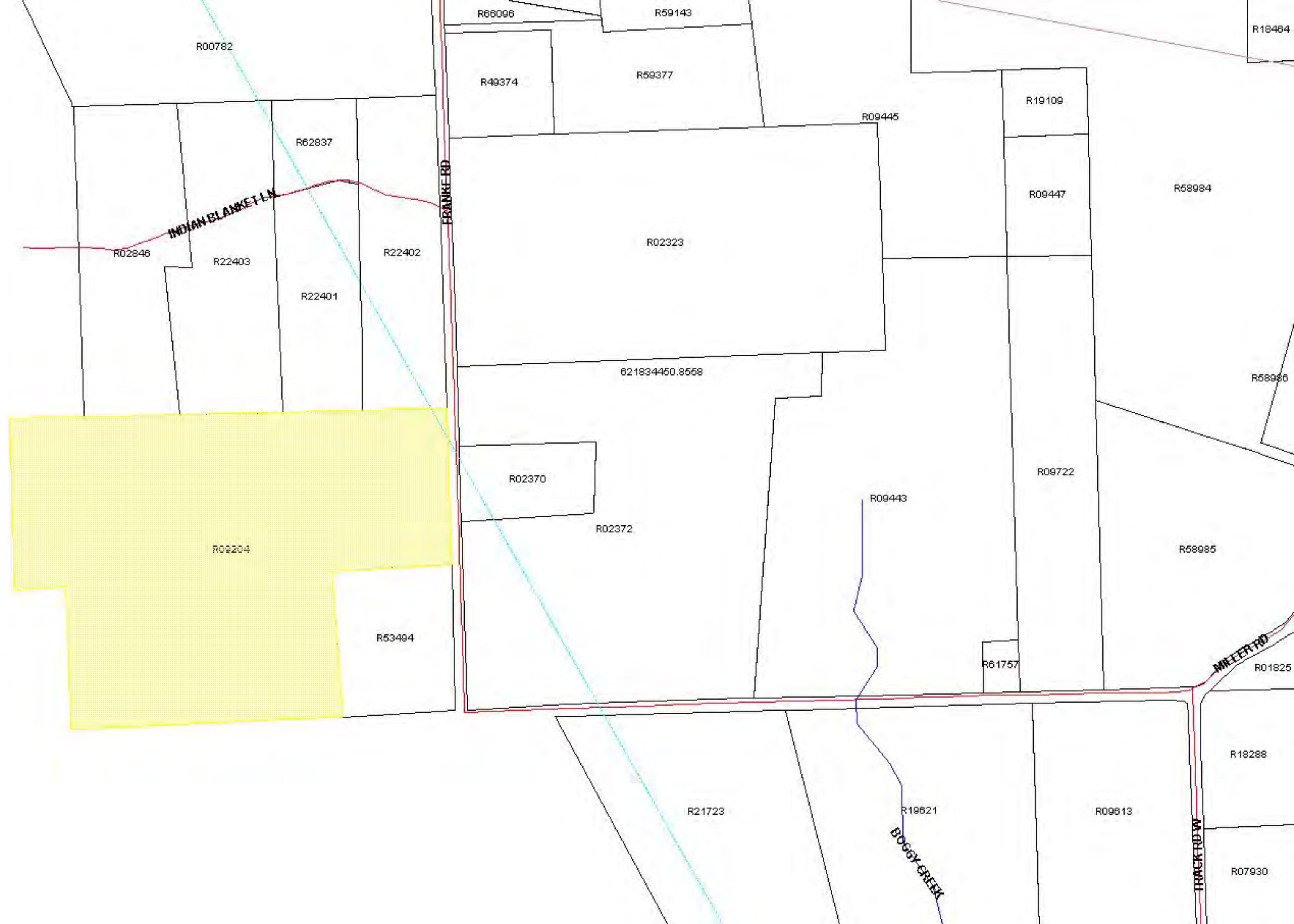
Texas OrthoImagery Program
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Google earth

1996

29°55'24.76" N 96°32'57.37" W elev 382 ft

Eye alt 4683 ft



5207 Franke Road, New Ulm, TX 78950

From **Frelsburg, TX:**

Take **McElroy Lane** north 3.5 miles.

Turn Left onto **Stokes Road**.

Take the 1st right onto **Franke Road**.

Destination will be on the left.

Look for Bill Johnson & Associates Real Estate signs.

59.469 acres on Stokes and Franke Roads

Texas Orthoimagery Program
© 2012 Google
Image CAPCOG

29°55'32.96" N 96°29'16.87" W elev 334 ft

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 512-465-8888.

