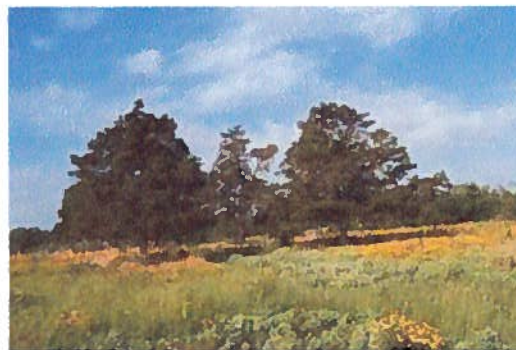
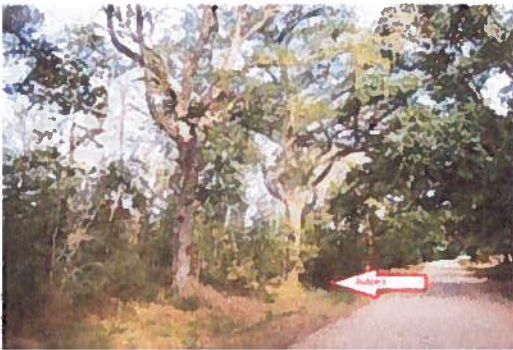


Price:	\$1,233,316
Type:	Acreage
Address:	Meyer Rd
City/County:	Sealy, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~145.10 Acres
ID No.:	73042
Status:	Active

Whether you are looking for a recreational property or a nice property to call Home, this 145.096 acres may be just the one you need to see. Located in the eastern most edge of Austin County and being north of I-10 on Meyer Road and a short 40 minute commute from Houston, this property has many appealing features. The north end of the property offers a high hill with dynamic views, which one quickly realizes is a homesite overlooking the fertile wooded bottom land, home to an abundance of wildlife. The property, with over 4,800' of road frontage, lends itself to division, greatly enhancing its investment potential. The property is minutes from the historic community of San Felipe. San Felipe Golf Club is a beautiful 18-hole course meandering along the banks of the Brazos River and it welcomes your participation. Minerals are negotiable!! Attractive seller-financing might just be your purchase ticket. We would welcome the opportunity to show you this 145.096 acre property. BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.

[See all our listings at www.bjre.com](http://www.bjre.com)





Improvements	Land Features	Other
	Gravel Road Frontage County Road Frontage Agricultural Exemption Minerals Conveyed: Negotiable Pond Partially Wooded	School District: Sealy I. S. D. Taxes: \$201.02 Financing

	Rolling Improved Pasture	Cash Conventional Owner
Directions: From Sealy, drive I-10 east taking Exit 723. Turn left on FM 1458 north, right on Campo Santo, left on 5th St., right on Fannin to the property. Watch for a Bill Johnson Real Estate FOR SALE sign.		

[Map of Sealy](#) [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: Sealy*1-10E*723 Exit*L on FM 1458N*R-Campo Santo*L-5th St.*R on Fannin to property Listing #: 73042
 Address of Property: Meyer Road, Sealy, Texas Road Frontage: See Additional Information
 County: Austin County Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 145.096 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 145.096 Acres**Price per Acre (or)** \$8,500.00 per acre**Total Listing Price:** \$1,233,316.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☒ YES ☐ NO
 Sell.-Fin. Terms:
 Down Payment: 20%
 Note Period: Negotiable
 Interest Rate: Negotiable
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years: _____

Property Taxes:

2011
 School: \$ 138.56
 County: \$ 43.11
 FM/Rd/Br.: \$ 16.05
 Fire Dept. \$ 3.30
 City:
 TOTAL: \$ 201.02

Agricultural Exemption: ☒ Yes ☐ No**School District:** Sealy I.S.D.**Minerals and Royalty:**

Seller believes 100% under 105 ac. 50% under 40 ac. *Minerals
 to own: 100% under 105 ac. 50% under 40 ac. *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: Kinder Morgan & United Texas Transmission

Roadway: None

Electric: Reliant (HL&P)

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: 50% +/-

Type Trees: Oak, pecan, elm, ash

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

Ponds: Number of Ponds: One

Sizes: 1/4 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: _____

Electric Service Provider (Name): _____

Reliant Energy

Gas Service Provider _____

Private

Septic System(s): How Many: None

Year Installed: _____

Soil Type: Sandy Loam**Grass Type(s):** Native and Coastal**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey.

Nearest Town to Property: 2 miles

Distance: San Felipe

Driving time from Houston 40 minutes**Items specifically excluded from the sale:** All of Seller's personal property located on said 145.096 acres.**Additional Information:****Road Frontage:**

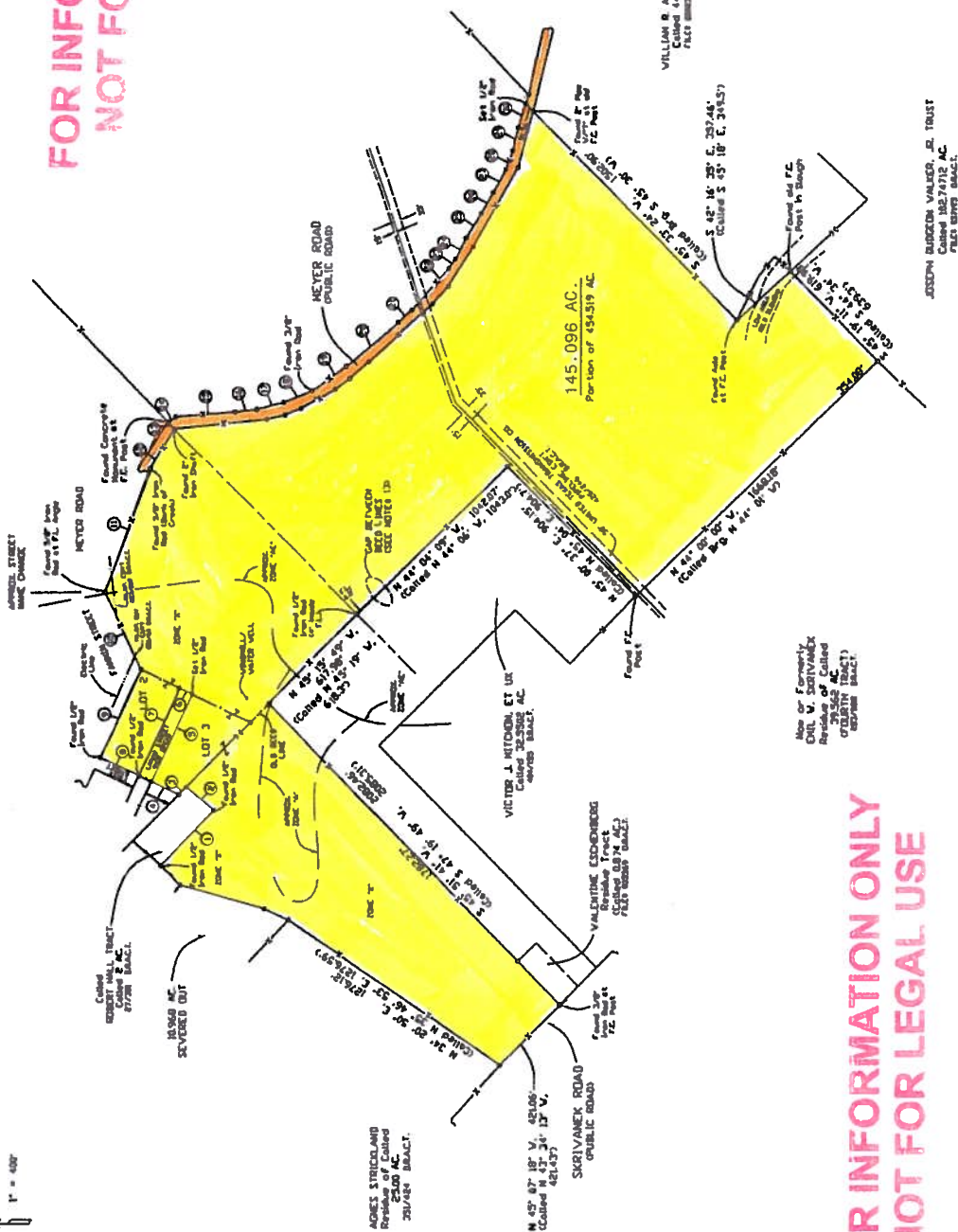
3485' on Meyer Road; 900' Fannin St.; 421' Skrivane Road

A portion of said 145.096 acres lies within the flood hazard zone.

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

SCALE $1'' = 400'$

**FOR INFORMATION ONLY
NOT FOR LEGAL USE**



**FOR INFORMATION ONLY
NOT FOR LEGAL USE**

METER ROAD LINE CHART	DISTANCES	
	BEARINGS	
1	47° 39' 31"	11° 59' 51"
2	47° 39' 31"	11° 59' 51"
3	47° 39' 31"	11° 59' 51"
4	47° 39' 31"	11° 59' 51"
5	47° 39' 31"	11° 59' 51"
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57	47° 39' 31"	11° 59' 51"
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64	47° 39' 31"	11° 59' 51"
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81	47° 39' 31"	11° 59' 51"
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83	47° 39' 31"	11° 59' 51"
84	47° 39' 31"	11° 59' 51"
85	47° 39' 31"	11° 59' 51"
86	47° 39' 31"	11° 59' 51"

STEPHEN F. AUSTIN
LEAGUE, A-7

WILLIAM R. ALBRIGHT, ET AL
 Called 44832 AC.
 FILED 1953 GRACF.

JOSEPH EUGEN VALER, JR. TRUST
 Created 10/27/12 AC
 FILE 5075 06AC1

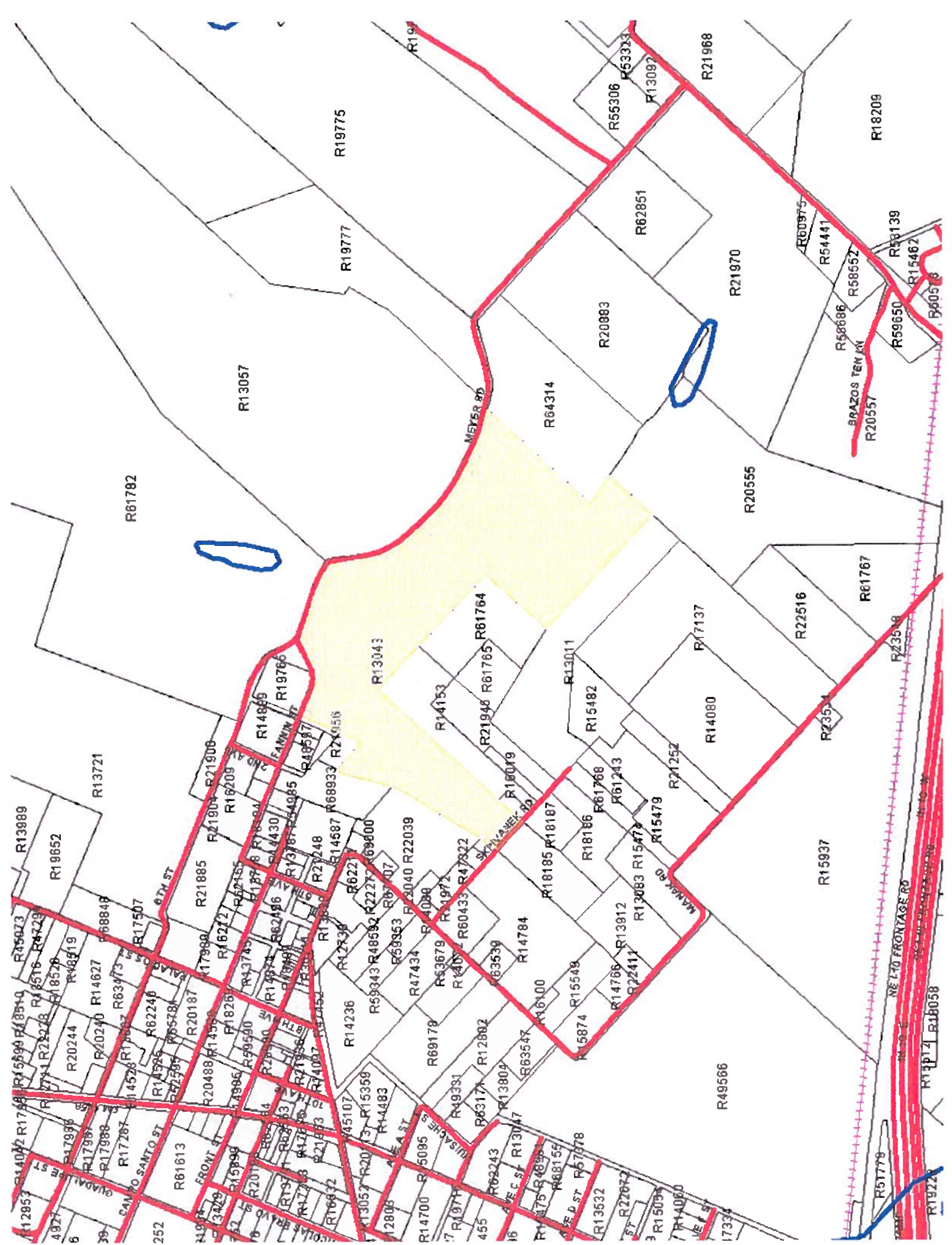
MOE or Formerly
 DR. V. SORVANEK
 RESIDUE OF CALLED
 39362 AC
 (FOURTH TRACT)
 BEHIND BRACK.

LINE CHART		DIRECTIONS	
READING	WRITING		
1) 46	1) 46	300	375
2) 48	2) 48	375	450
3) 50	3) 50	450	525
4) 52	4) 52	525	600
5) 54	5) 54	600	675
6) 56	6) 56	675	750
7) 58	7) 58	750	825
8) 60	8) 60	825	900
9) 62	9) 62	900	975
10) 64	10) 64	975	1050
11) 66	11) 66	1050	1125
12) 68	12) 68	1125	1200
13) 70	13) 70	1200	1275
14) 72	14) 72	1275	1350
15) 74	15) 74	1350	1425
16) 76	16) 76	1425	1500
17) 78	17) 78	1500	1575
18) 80	18) 80	1575	1650
19) 82	19) 82	1650	1725
20) 84	20) 84	1725	1800
21) 86	21) 86	1800	1875
22) 88	22) 88	1875	1950
23) 90	23) 90	1950	2025
24) 92	24) 92	2025	2100
25) 94	25) 94	2100	2175
26) 96	26) 96	2175	2250
27) 98	27) 98	2250	2325
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90) 224	90) 224	6975	7050
91) 226	91) 226	7050	7125
92) 228	92) 228	7125	7200
93) 230	93) 230	7200	7275
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103) 250	103) 250	7950	8025
104) 252	104) 252	8025	8100
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107) 258	107) 258	8250	8325
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112) 268	112) 268	8625	8700
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114) 272	114) 272	8775	8850
115) 274	115) 274	8850	8925
116) 276	116) 276	8925	9000
117) 278	117) 278	9000	9075
118) 280	118) 280	9075	9150
119) 282	119) 282	9150	9225
120) 284	120) 284	9225	9300
121) 286	121) 286	9300	9375
122) 288	122) 288	9375	9450
123) 290	123) 290	9450	9525
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127) 298	127) 298	9750	9825
128) 300	128) 300	9825	9900
129) 302	129) 302	9900	9975
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131) 306	131) 306	10050	10125
132) 308	132) 308	10125	10200
133) 310	133) 310	10200	10275
134) 312	134) 312	10275	10350
135) 314	135) 314	10350	10425
136) 316	136) 316	10425	10500
137) 318	137) 318	10500	10575
138) 320	138) 320	10575	10650
139) 322	139) 322	10650	10725
140) 324	140) 324	10725	10800
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142) 328	142) 328	10875	10950
143) 330	143) 330	10950	11025
144) 332	144) 332	11025	11100
145) 334	145) 334	11100	11175
146) 336	146) 336	11175	11250
147) 338	147) 338	11250	11325
148) 340	148) 340	11325	11400
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150) 344	150) 344	11475	11550
151) 346	151) 346	11550	11625
152) 348	152) 348	11625	11700
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156) 356	156) 356	11925	12000
157) 358	157) 358	12000	12075
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159) 362	159) 362	12150	12225
160) 364	160) 364	12225	12300
161) 366	161) 366	12300	12375
162) 368	162) 368	12375	12450
163) 370	163) 370	12450	12525
164) 372	164) 372	12525	12600
165) 374	165) 374	12600	12675
166) 376	166) 376	12675	12750
167) 378	167) 378	12750	12825
168) 380	168) 380	12825	12900
169) 382	169) 382	12900	12975
170) 384	170) 384	12975	13050
171) 386	171) 386	13050	13125
172) 388	172) 388	13125	13200
173) 390	173) 390	13200	13275
174) 392	174) 392	13275	13350
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176) 396	176) 396	13425	13500
177) 398	177) 398	13500	13575
178) 400	178) 400	13575	13650
179) 402	179) 402	13650	13725
180) 404	180) 404	13725	13800
181) 406	181) 406	13800	13875
182) 408	182) 408	13875	13950
183) 410	183) 410	13950	14025
184) 412	184) 412	14025	14100
185) 414	185) 414	14100	14175
186) 416	186) 416	14175	14250
187) 418	187) 418	14250	14325
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190) 424	190) 424	14475	14550
191) 426	191) 426	14550	14625
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201) 446	201) 446	15300	15375
202) 448	202) 448	15375	15450
203) 450	203) 450	15450	15525
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212) 468	212) 468	16125	16200
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227) 498	227) 498	17250	17325
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253) 550	253) 550	19200	19275
254) 552	254) 552	19275	19350
255) 554	255) 554	19350	19425
256) 556	256) 556	19425	19500
257) 558	257) 558	19500	19575
258) 560	258) 560		

PAUL V. & JEANNE S. WEINMAN

ALEXANDER SURVEYING
108 E. Lake Street P. O. Box 304
Guthrie, Texas 77418
Phone 979-863-8143 Fax 979-863-2143

2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600</
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Fannin St, San Felipe, TX

San Felipe

Google earth

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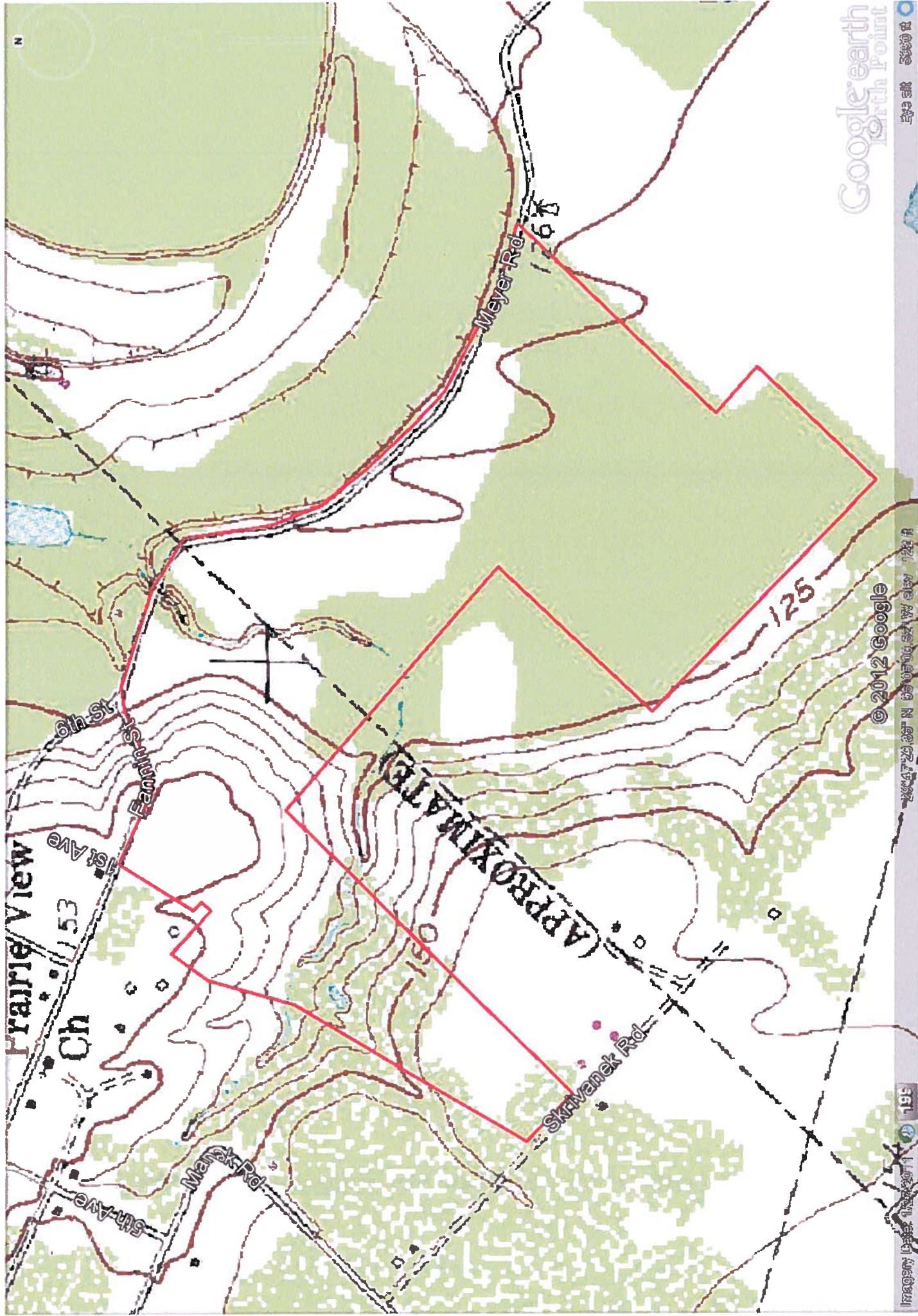
Eye alt 12697 ft

29° 47' 20.46" N 96° 04' 53.11" W elev. 124 ft

Imagery Date: 1/27/2011 195

90







(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones.

High Risk Areas: A and V zones

Moderate Risk Areas: "Shaded X" zone

Undetermined Risk Areas: D zone

No data available: Try the FEMA Map Service Center <http://msc.fema.gov>

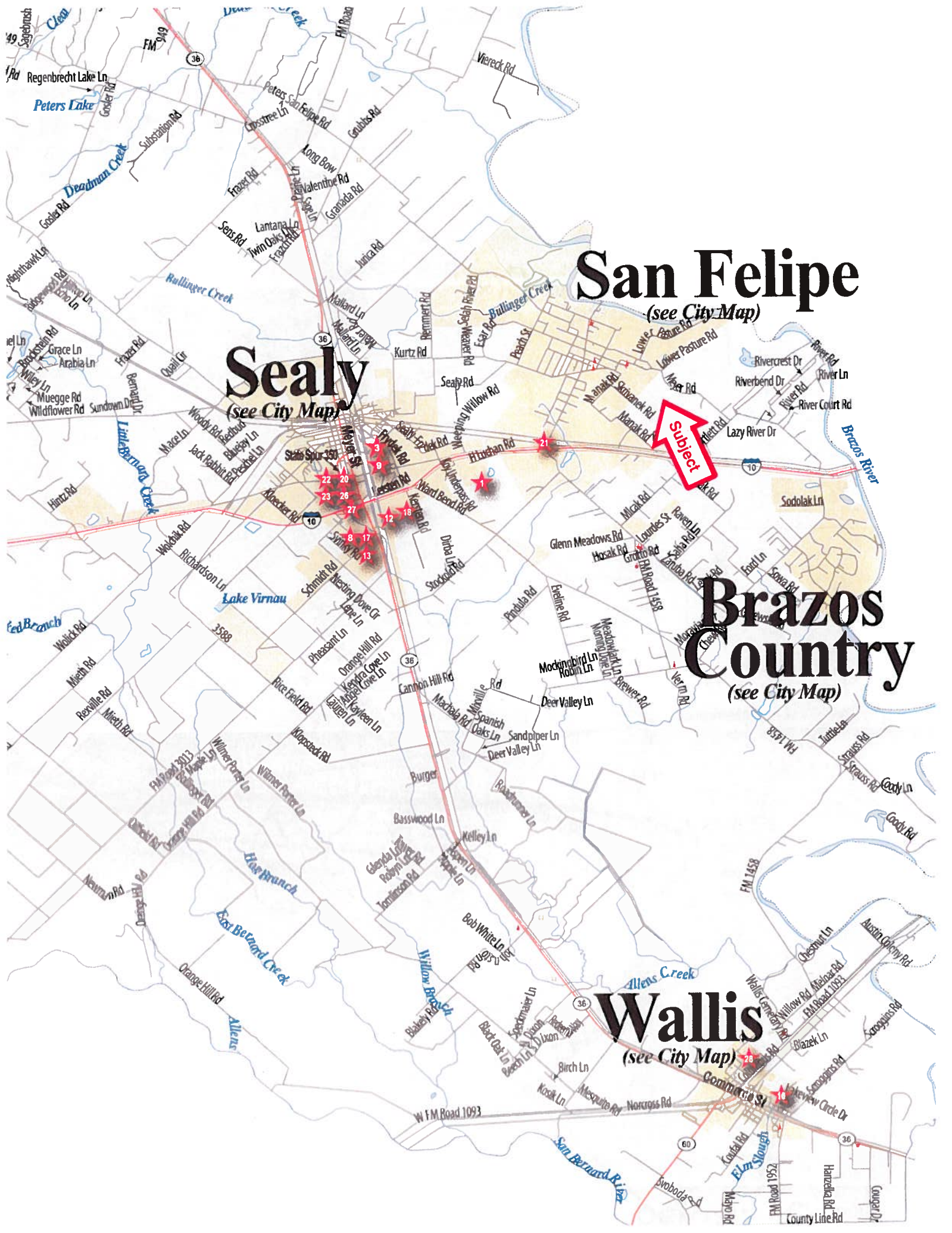
This information displays at an eye altitude of 10,000 feet or lower.

Other information: Jurisdictions Cross sections FIRM LOMRs

Imagery Date: 1/27/2011

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Google earth



San Felipe
(see City Map)

Sealy
(see City Map)

Subject

**Brazos
County**
(see City Map)

Wallis
(see City Map)

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-

