



Price:	<b>\$1,540,837</b>
Type:	Acreage
Address:	Farm-To-Market Road 362
City/County:	Waller, Waller County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~123.27 Acres
ID No.:	73799
Status:	Active

This 123.267 acre property is located approximately 2.5 miles north of Highway 290 at Waller, Texas. This immediate area has experienced considerable growth, both commercial and residential development in the past several years. Buccees has purchased property at the corner of Hwy 290 and FM 362 for a new Buccees location with construction forthcoming. With 1827 feet of road frontage on FM 362, and being rectangular in shape with a flat topography, this property lends itself to development and/or division. The owner would consider selling the northern 35 acres out of this 123.267 acre subject property. The property has an old two-story farmhouse that has not been occupied in several years, an old barn, an approximate 10 acre lake, a lush stand of Bahia grass, three water wells and electricity. Minerals are available! Just think!! This property is a short 25 minute drive from Houston. Please view our company brochure for 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.

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Improvements	Land Features	Other
Well Septic	Paved Road Frontage Farm to Market Road Frontage Agricultural Lease Agricultural Exemption Minerals Conveyed: Negotiable	School District: Waller  Financing  Cash Owner

	2+ Acre Lake Mostly Flat Sandy Soil	
Directions:		

[Map of Waller](#) [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

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**LOT OR ACREAGE LISTING**

Location of Property: Waller-FM 362N; 2.5 miles to property on the right. Listing #: 73799  
 Address of Property: FM 362 Road Frontage: 1,82 ft. on FM 362  
 County: Waller Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☐ YES ☒ NO  
 Subdivision: None Lot Size or Dimensions: 123.267 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 123.2670  
**Price per Acre (or)** \$12,500.00  
**Total Listing Price:** \$1,540,837.50  
**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:** Waller&Harris Co. 2011

School: \_\_\_\_\_  
 County: \_\_\_\_\_  
 FM/Rd/Br.: \_\_\_\_\_  
 Hospital: \_\_\_\_\_  
 GCD: \_\_\_\_\_  
**TOTAL: COMBINED TAXES APPROX. \$500/YR**

Agricultural Exemption: ☒ Yes ☐ No**School District:** Waller I.S.D.**Minerals and Royalty:** Seller to convey surface rights

Seller believes See Mineral Sheet in File \*Minerals  
 to own: See Mineal Sheet in File \*Royalty  
 Seller will All Owned Minerals  
 Convey: All Owned 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: Centerpoint

Telephone: AT&amp;T

Water: None

Other: None

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

Buildings: Old two-story home and barn on the property are of no value

Barns: \_\_\_\_\_

Others: \_\_\_\_\_

Approx. % Wooded: 5% +/-

Type Trees: Oak and Pecan

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☐ YES ☒ NO

Condition: \_\_\_\_\_

Ponds: Number of Ponds: One

Sizes: 8-10 Acres

Creek(s): Name(s): None

River(s): Name(s): None

**Water Well(s): How Many?** Three

Year Drilled: Unknown

Depth Unknown

**Community Water Available:** ☐ YES ☒ NO

Provider: \_\_\_\_\_

**Electric Service Provider (Name):** \_\_\_\_\_

Centerpoint

**Gas Service Provider** \_\_\_\_\_

None

**Septic System(s): How Many?** One

Yr Installed: Unknown

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

nearest Town to Property:

**Nearest Town to Property:** Waller

2 1/2 miles

**Driving time from Houston** 20 minutes**Items specifically excluded from the sale:** All of Sellers personal property located on said 123.267 acres including Pens.**Additional Information:** Seller will sell northern

35 acres for \$18,500.00 per acre.

Property has had Phase I Environmental Study.

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







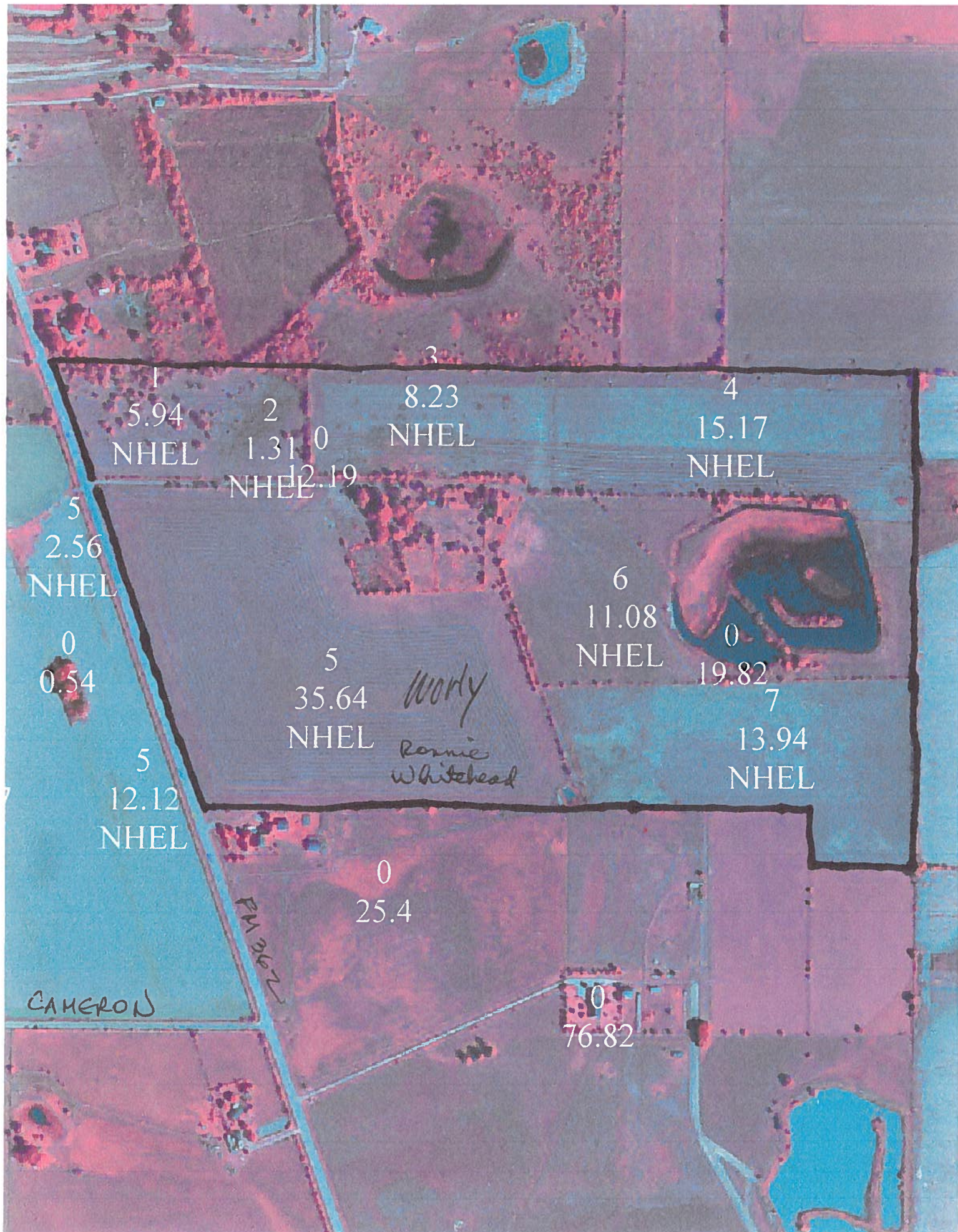


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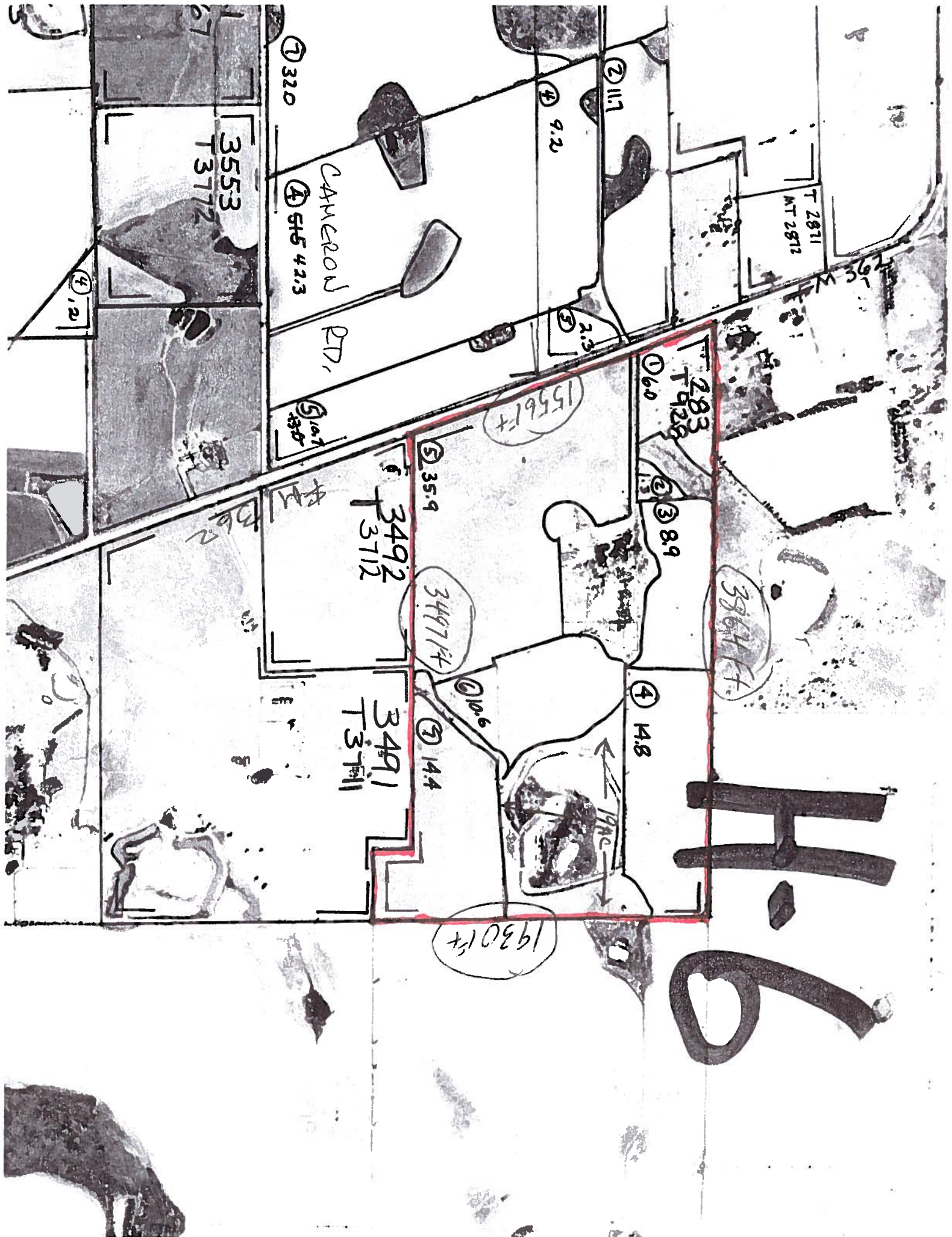
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FM 3852

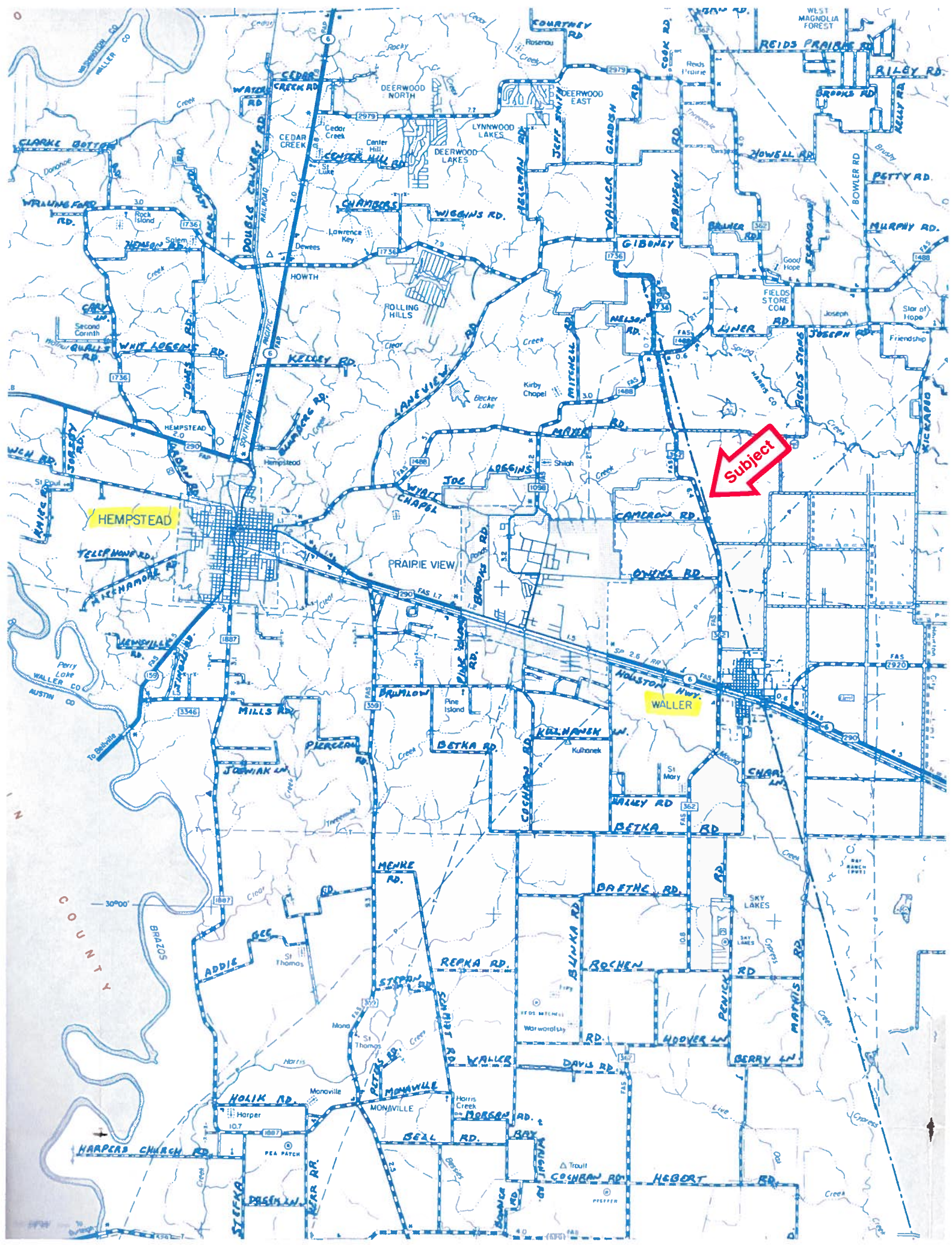














*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 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-

