

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

420 E. Main St., Bellville  
FM 1094 at Cedar St., New Ulm  
Bellville - New Ulm , TX 77418 - 78950  
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Email: [billjohnson@bjre.com](mailto:billjohnson@bjre.com)

**2355 Wendt Rd**

**ID:** 68966  
**Type:** Acreage  
**Status:** Active  
**City:** BELLVILLE  
**County:** Austin  
**Price:** \$122,375  
**Acreage:** 11.13  
**School Dist:** Bellville  
**Taxes:** \$210.73  
**Financing:** Cash - Conventional -

Excellent location just outside Bellville city limits between FM 529 and Coshatte Rd. Home site with enough space for gardening, livestock or just plain country living. Enjoy the shade of the oak trees and cast a line in the pond to catch a variety of fish for supper. Well and electricity already in place. \*\*\*BILL JOHNSON & ASSOCIATES REAL ESTATE COMPANY WILL CO BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.\*\*\*

**Improvements:**

Well - Septic -

**Land Features:**

Maint. Fees: \$0 - Paved Road Frontage - County Road Frontage - Agricultural Exemption - Pond - Partially Wooded - Rolling - Sandy Soil -

**Directions:** from Bellville go east on FM 529 to Wendt Rd intersection. go south on Wendt Rd .58 mile to BJRE sign. property on west side of Wendt Rd.



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

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**LOT OR ACREAGE LISTING**

Location of Property: near intersection of Coshatte and Wendt Roads Listing #: 68966  
 Address of Property: 2355 Wendt Rd, Bellville, Texas 77418 Road Frontage: 22.58 Ft  
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: Lot Size or Dimensions: approximately 11.125 acre  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 11.1250  
 Price per Acre (or) \$11,000.00  
 Total Listing Price: \$122,375.00  
 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: 2010  
 School: \$ 142.15  
 County: \$ 44.39  
 FM/Rd/Br.: \$ 16.53  
 Hospital: \$ 7.66  
 GCD:  
 TOTAL: \$ 210.73

Agricultural Exemption: ☒ Yes ☐ No  
 School District: Bellville I.S.D.

**Minerals and Royalty: Seller to convey surface rights**

Seller believes 100% \*Minerals  
 to own: 100% \*Royalty  
 Seller will a negotiable % Minerals  
 Convey: a 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:  
 Roadway: Wilbert Wendt  
 Electric: San Bernard Electric/LCRA  
 Telephone: AT&T  
 Water:  
 Other:

**Improvements on Property:**

Home: ☐ YES ☒ NO See HOME listing if Yes  
 Buildings: 9x16 storage bldg with 16x33 covered carport  
 21x30 storage building  
 Barns:  
 Others:

Approx. % Wooded: 10%

**Type Trees:**

**Fencing:** Perimeter ☒ YES ☐ NO  
 Condition: good/ not totally enclosed  
 Cross-Fencing: ☒ YES ☐ NO  
 Condition: good

**Ponds:** Number of Ponds: 1  
 Sizes: .75 acre

**Creek(s):** Name(s):

**River(s):** Name(s):

**Water Well(s): How Many?** 1  
 Year Drilled: 1985 Depth 107'

**Community Water Available:** ☒ YES ☐ NO  
 Provider: Austin County Water Supply Corp

**Electric Service Provider (Name):**

San Bernard Electric Coop

**Gas Service Provider**

**Septic System(s): How Many:** 2

**Soil Type:** mostly sandy loam

**Grass Type(s):** native

**Flood Hazard Zone:** See Seller's Disclosure or to be nearest Town to Property:

**Nearest Town to Property:** Bellville

Distance: 1 mile

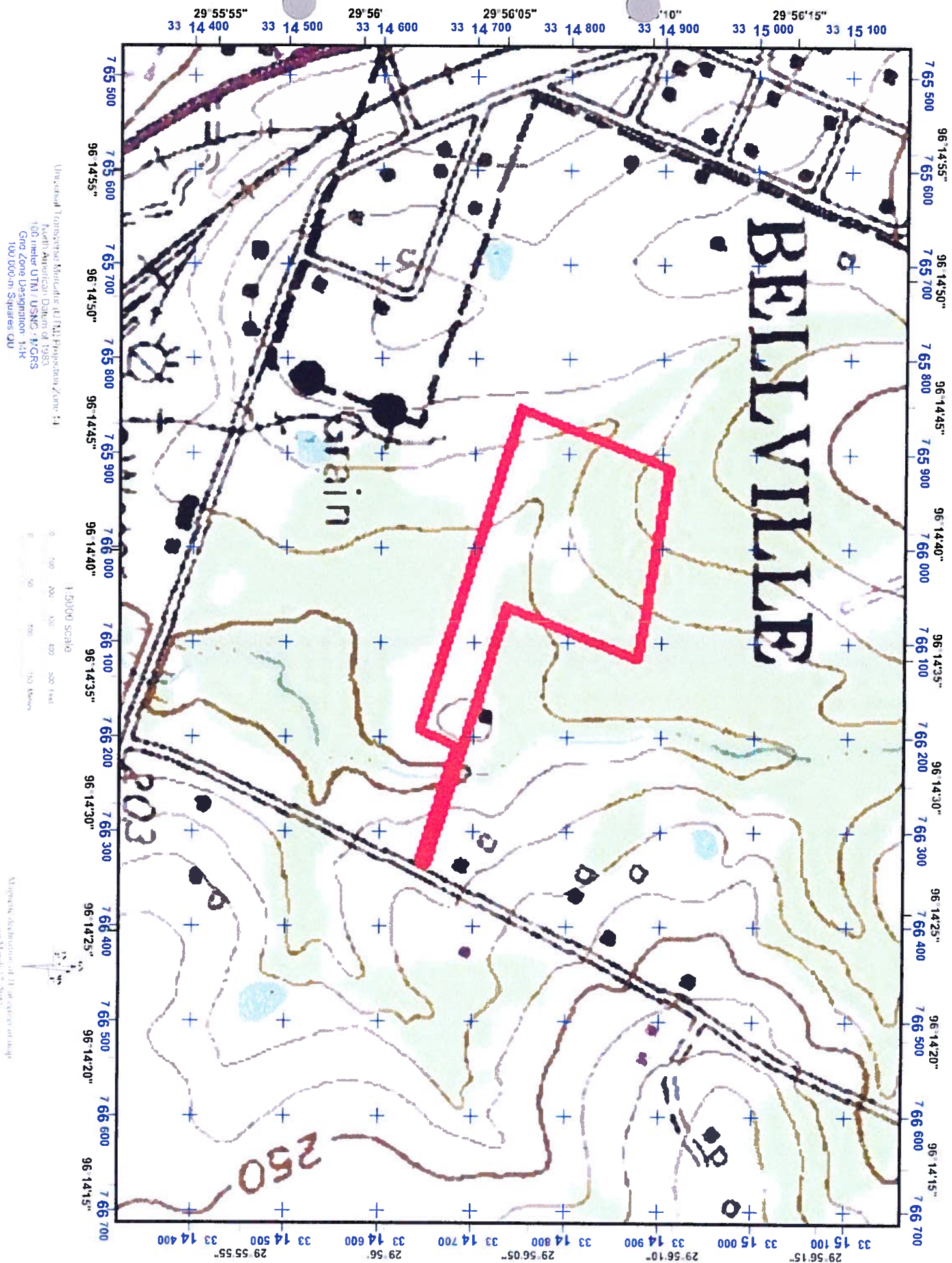
Driving time from Houston 1 hour

**Items specifically excluded from the sale:**  
 all sellers personal property

**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.**



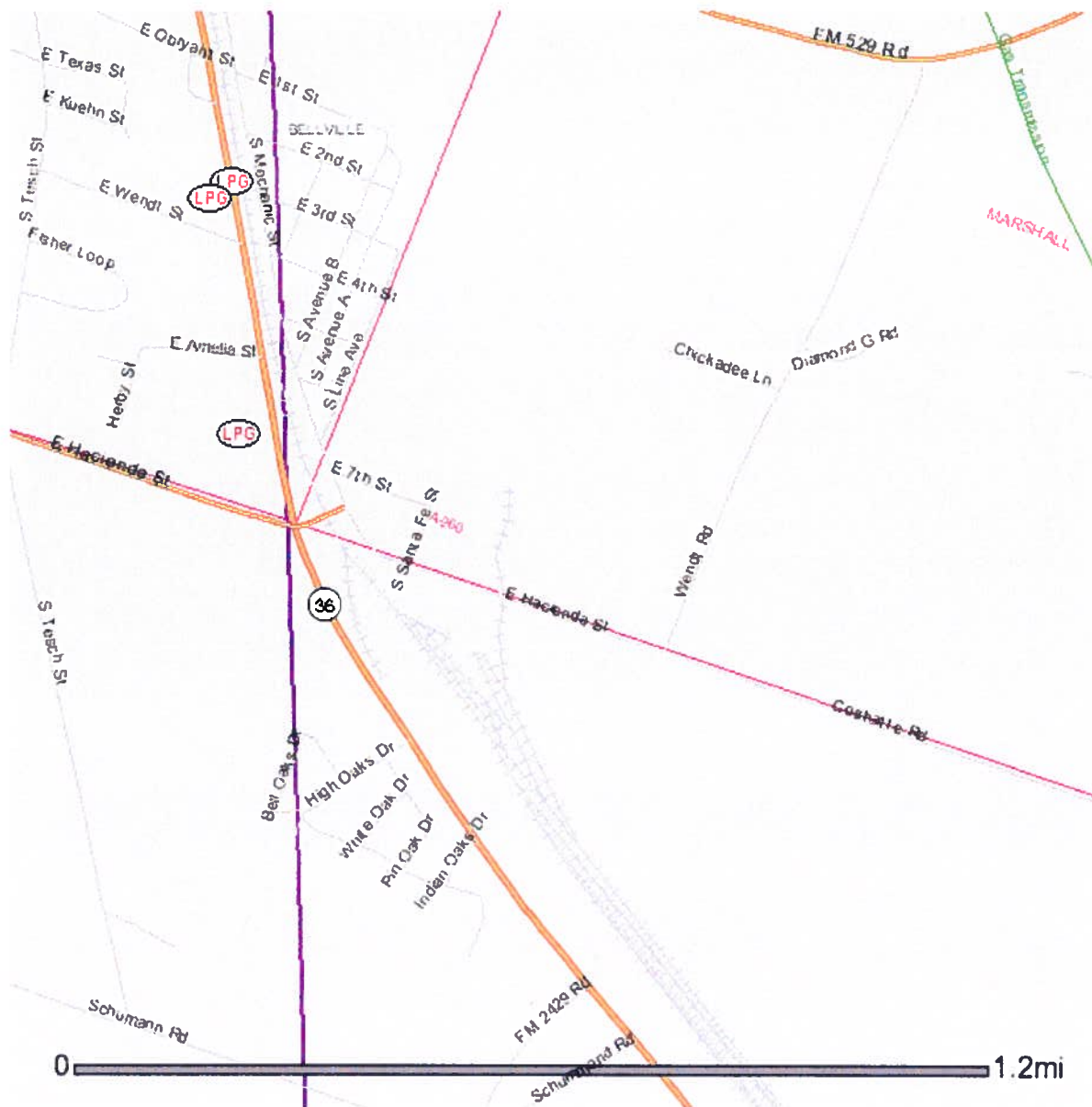


Soil Map—Austin and Waller Counties, Texas  
(Part 11, 125 acres)



## Map Unit Legend

Austin and Waller Counties, Texas (TX600)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
CrC	Crockett fine sandy loam, 1 to 5 percent slopes	0.1	1.1%
CuC	Cuero loam, 3 to 5 percent slopes	0.0	0.4%
FrC	Frelsburg clay, 3 to 5 percent slopes	0.7	6.8%
Na	Nahatche loam, frequently flooded	0.2	2.0%
TaC	Tabor fine sandy loam, 1 to 5 percent slopes	9.0	89.7%
<b>Totals for Area of Interest</b>		<b>10.0</b>	<b>100.0%</b>



he Flood Insurance Study report for this jurisdiction.

ce is available in this community, contact your insurance  
d Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 2000'

0 600 1200  
METERS

PANEL 0225E

## FIRM

### FLOOD INSURANCE RATE MAP

AUSTIN COUNTY,

TEXAS

AND INCORPORATED AREAS

PANEL 225 OF 475

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

#### CONTAINS:

NUMBER	PANEL	SUFFIX
480704	0225	E
481095	0225	F

Notes to User: The Map Number shown below should be used when ordering a map. The Community Number shown above should be used on insurance applications for the subject community.

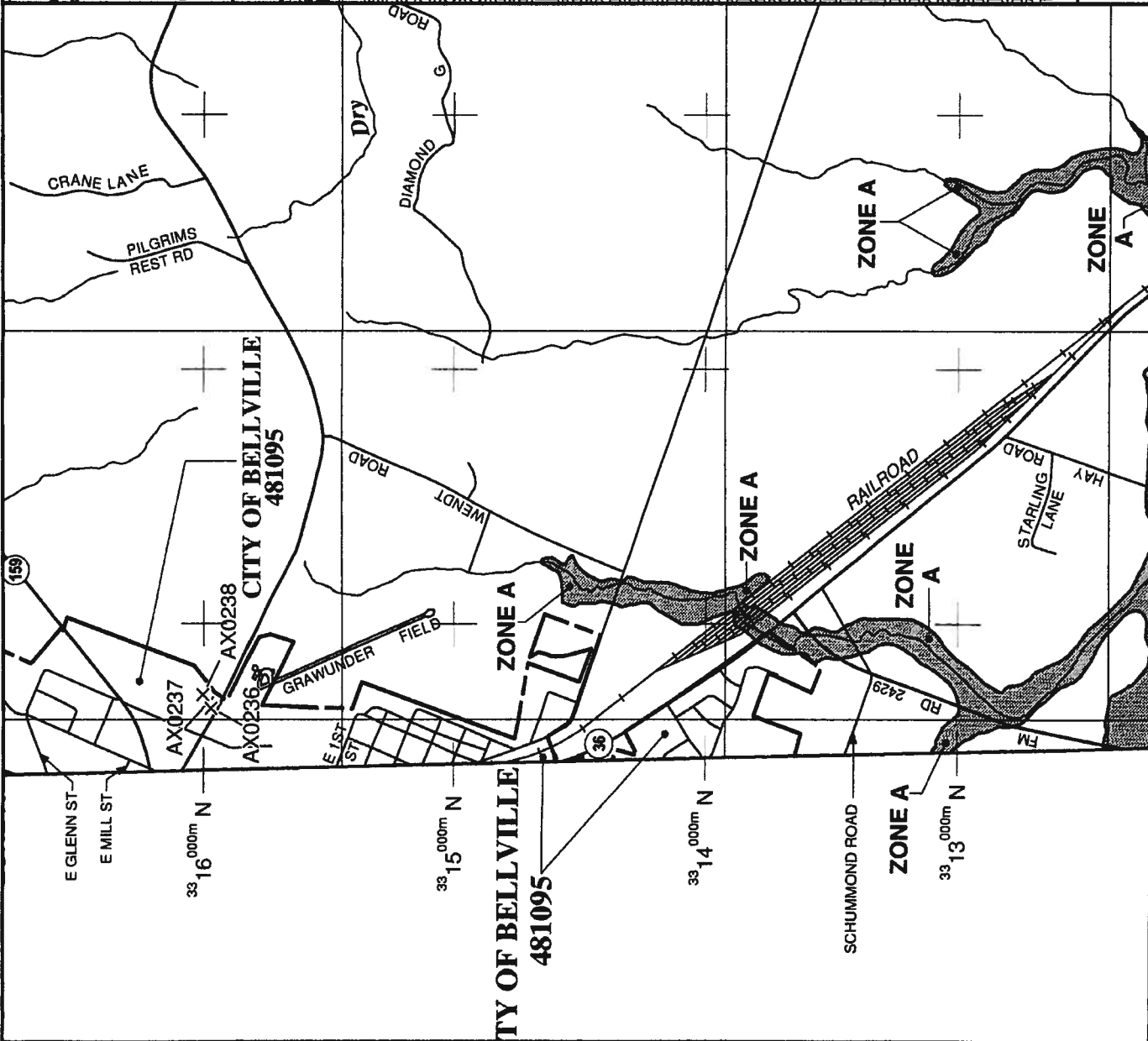


MAP NUMBER  
48015C0225E

MAP REVISED  
SEPTEMBER 3, 2010

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



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

**B**efore 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 512-465-3990.



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TREC No. OP-K

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