



**\$401,250**

**Caroleta Place - 2763 FM 155 South WEIMAR, Colorado County**

**ID: 65371**



**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

Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636 Fax: Bellville (979) 865-5500 New Ulm (979) 992-2637

Email: [billjohnson@bire.com](mailto:billjohnson@bire.com)



Beautiful 53.5 +/- acre tract of land priced at \$7,500.00./acre is located in the hills south of Weimar. The property has oak trees and rolling terrain with great views. This tract has a 2.0+/- acre pond and great home sites. Located south of IH-10 on FM 155 it is about 8.2 miles from Weimar. This is an "Excellent Location" for the owner to have an easy trek from Houston, Austin, or San Antonio. Adjoining 54 acres with home, barn, and dense woods is also available for sale through Bill Johnson & Associates.

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

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**Improvements**

**Land Features**

**Other**

Approx. 53.50 Acres  
Maint. Fees: \$0  
Paved Road Frontage  
Gravel Road Frontage  
County Road Frontage  
Farm to Market Road  
Frontage  
Agricultural Exemption  
Mineral Lease -  
Minerals Conveyed: None  
2+ Acre Lake  
Partially Wooded  
Rolling  
Sandy Soil

Acreage  
Status: Active  
School District: Weimar  
Taxes: \$86.54  
Tax ID: 20672

**Financing**

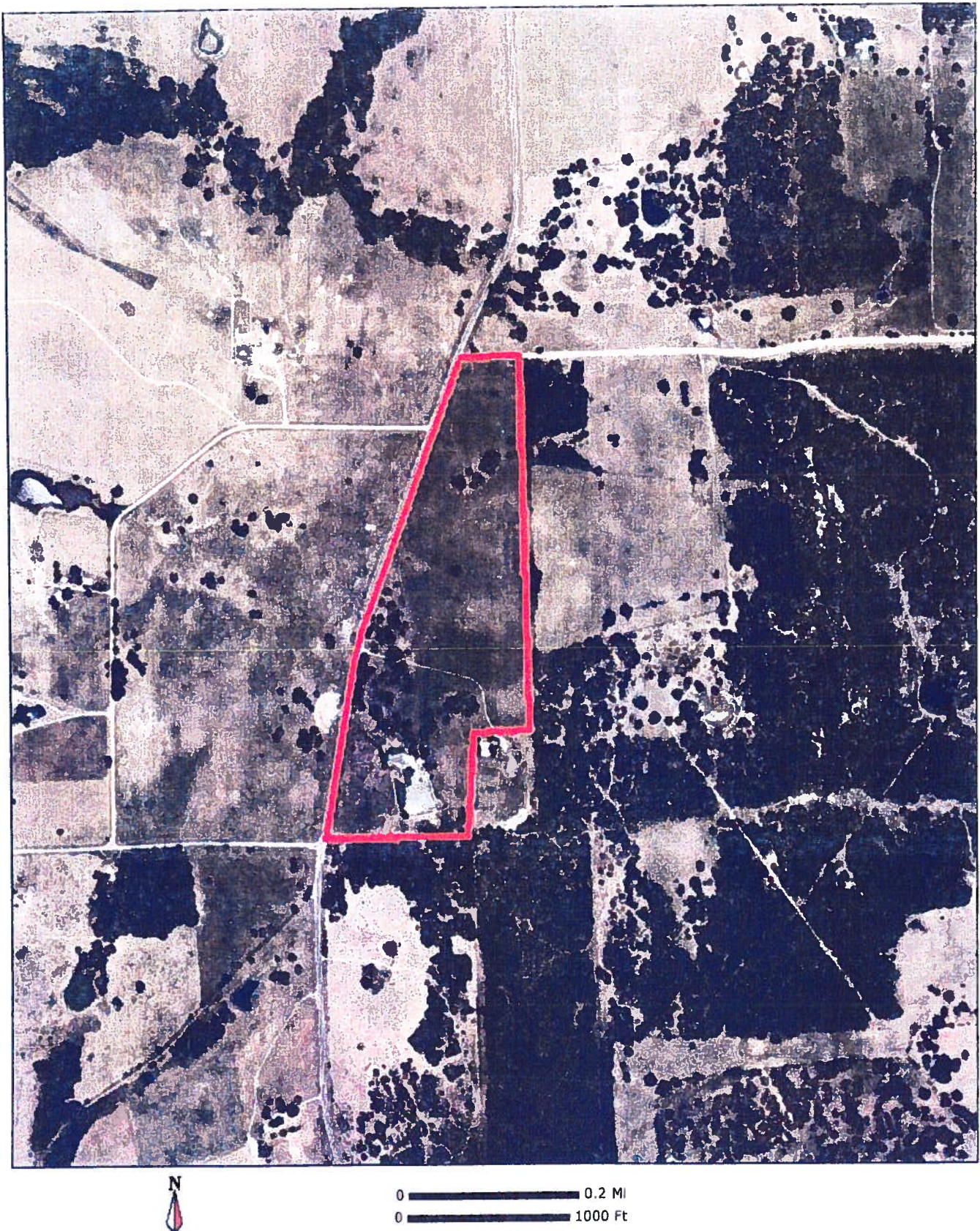
Cash  
Conventional

**Directions:** from the intersection of IH-10 and FM 155, go south on FM 155, 8.2



miles. property on east side of FM 155. look for BJRE sign and yellow gate.

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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](http://www.bjre.com)

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**LOT OR ACREAGE LISTING**

Location of Property: 8 miles south of IH-10 and FM 155 intersection Listing #: 65371  
 Address of Property: FM 155 S, Weimar, Texas Road Frontage: approx 2980 ft  
 County: Colorado Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: Lot Size or Dimensions: approx 53.5 ac  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 53.50 (approx)**Price per Acre (or)** \$7,500.00**Total Listing Price:** \$401,250.00**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:**

School: \$ 2010 61.36  
 County: \$ 24.25  
 FM/Rd/Br.: \_\_\_\_\_  
 GCD: \$ 0.93  
 City: \_\_\_\_\_  
 TOTAL: \$ 86.54

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

Seller believes undetermined \*Minerals  
 to own: undetermined \*Royalty  
 Seller will 0% Minerals  
 Convey: 0% Royalty

\* Current title commitment to reflect mineral and royalty reservations \*

**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: yes

Roadway: \_\_\_\_\_

Electric: Fayette Power

Telephone: \_\_\_\_\_

Water: \_\_\_\_\_

Other: \_\_\_\_\_

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

Buildings: \_\_\_\_\_

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

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

Approx. % Wooded: 10%

Type Trees: oaks and others

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: good

Cross-Fencing: ☐ YES ☒ NO

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

**Ponds:** Number of Ponds: 1

Sizes: 2 acres

**Creek(s):** Name(s): \_\_\_\_\_**River(s):** Name(s): \_\_\_\_\_**Water Well(s): How Many?** none

Year Drilled: \_\_\_\_\_ Depth: \_\_\_\_\_

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

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

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

Fayette Power

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

none

**Septic System(s): How Many:** none

Year Installed: \_\_\_\_\_

**Soil Type:** sandy loam**Grass Type(s):** native**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** Weimar

Distance: 8.5 miles

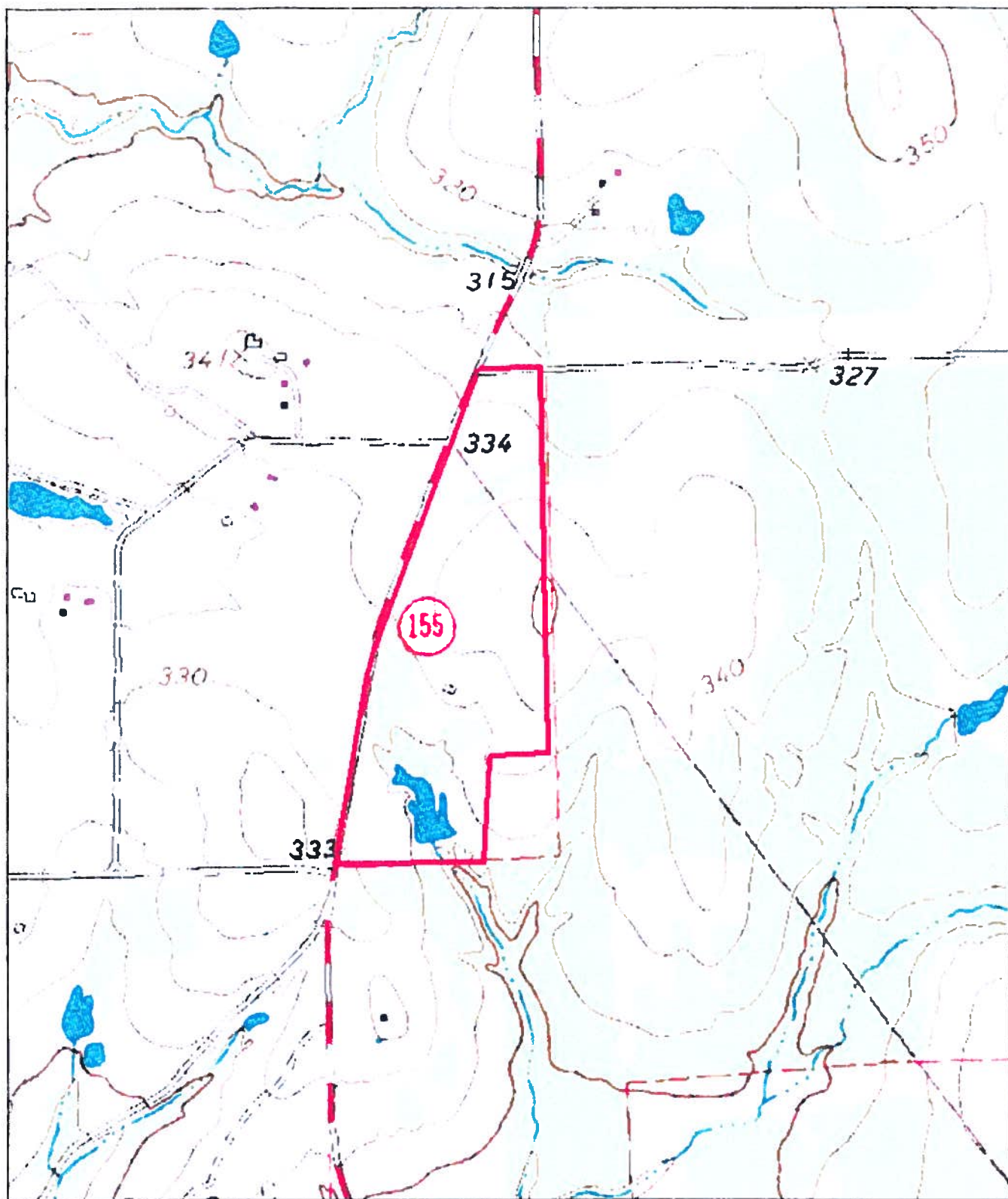
Driving time from Houston 1:20

**Items specifically excluded from the sale:** \_\_\_\_\_

all sellers personal property

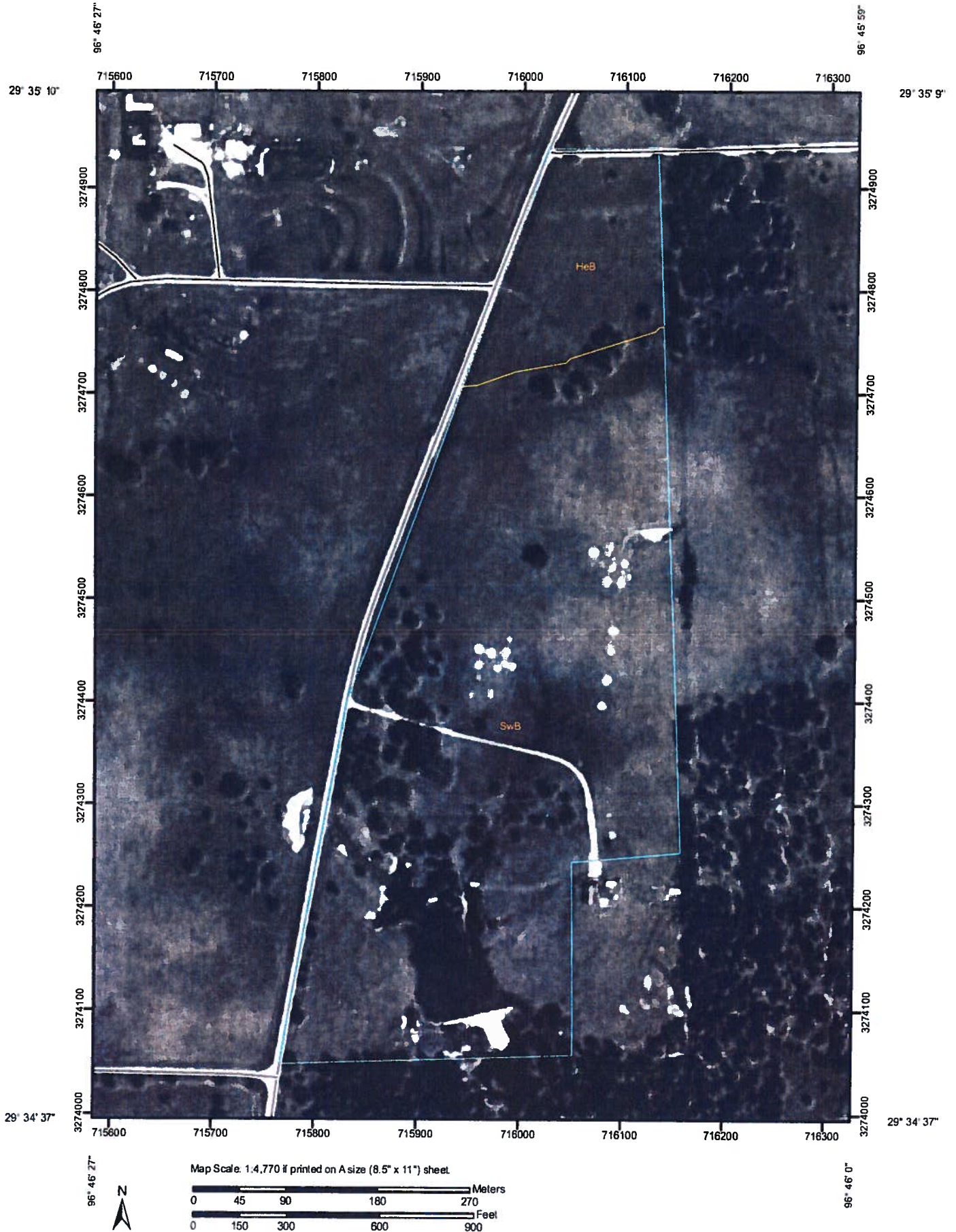
**Additional Information:** \_\_\_\_\_

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0 0.2 Mi  
0 1000 Ft

Soil Map—Colorado County, Texas  
(Halla 53.5 acres)



Natural Resources  
Conservation Service

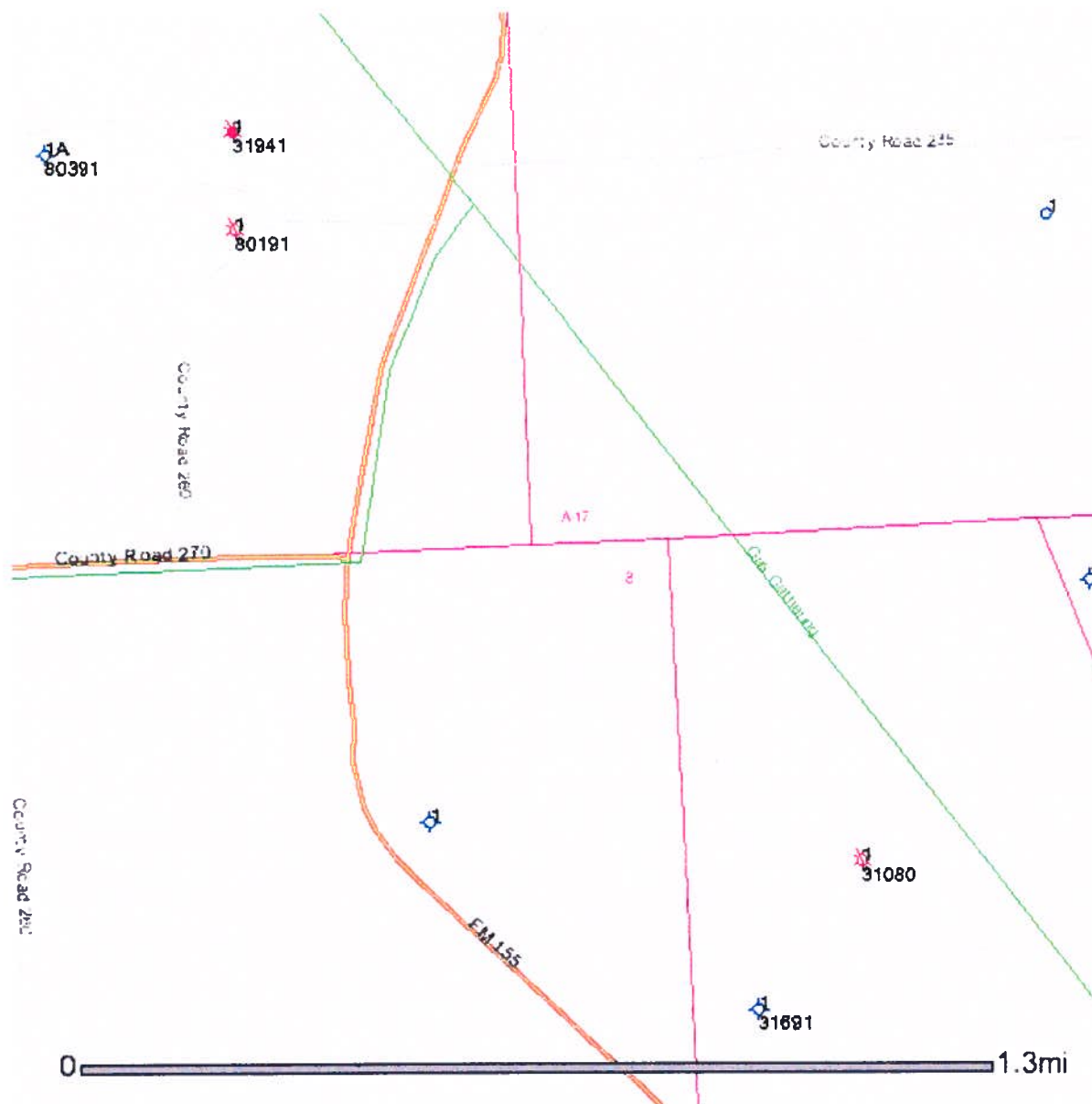
Web Soil Survey  
National Cooperative Soil Survey

3/8/2010  
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## Map Unit Legend

Colorado County, Texas (TX089)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HeB	Hallettsville sandy clay loam, 1 to 3 percent slopes	7.4	13.7%
SwB	Straber loamy fine sand, 1 to 3 percent slopes	46.5	86.3%
Totals for Area of Interest		53.9	100.0%



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program.



APPROXIMATE SCALE



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM  
FLOOD INSURANCE RATE MAP  
COLORADO COUNTY,  
TEXAS AND  
INCORPORATED AREAS**

PANEL 225 OF 450

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY  
UNINCORPORATED AREAS

NUMBER PANEL SURF  
48114 025 C



PANEL LOCATION

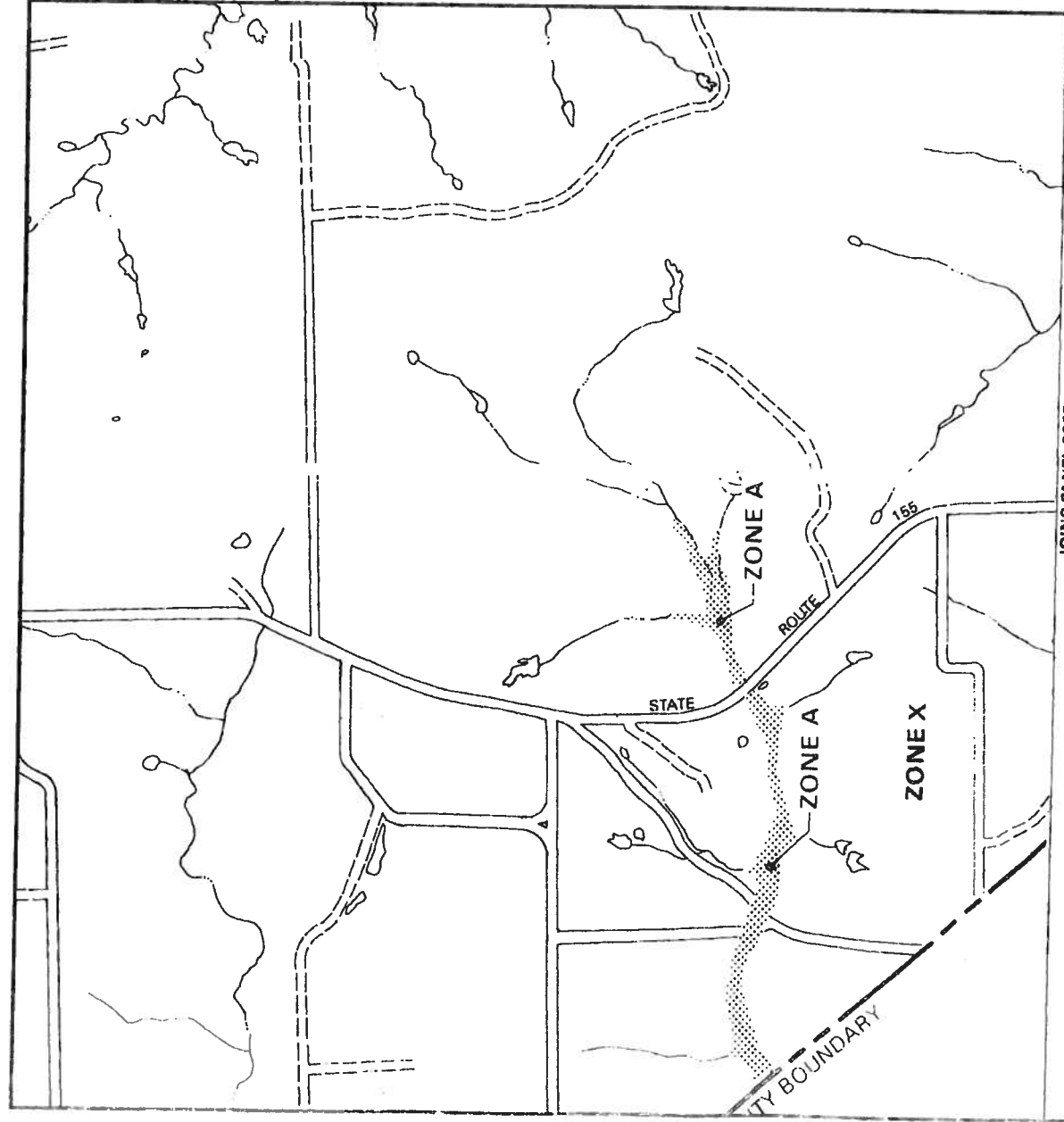
MAP NUMBER  
48089C025 C

EFFECTIVE DATE:  
JANUARY 3, 1990



Federal Emergency Management Agency

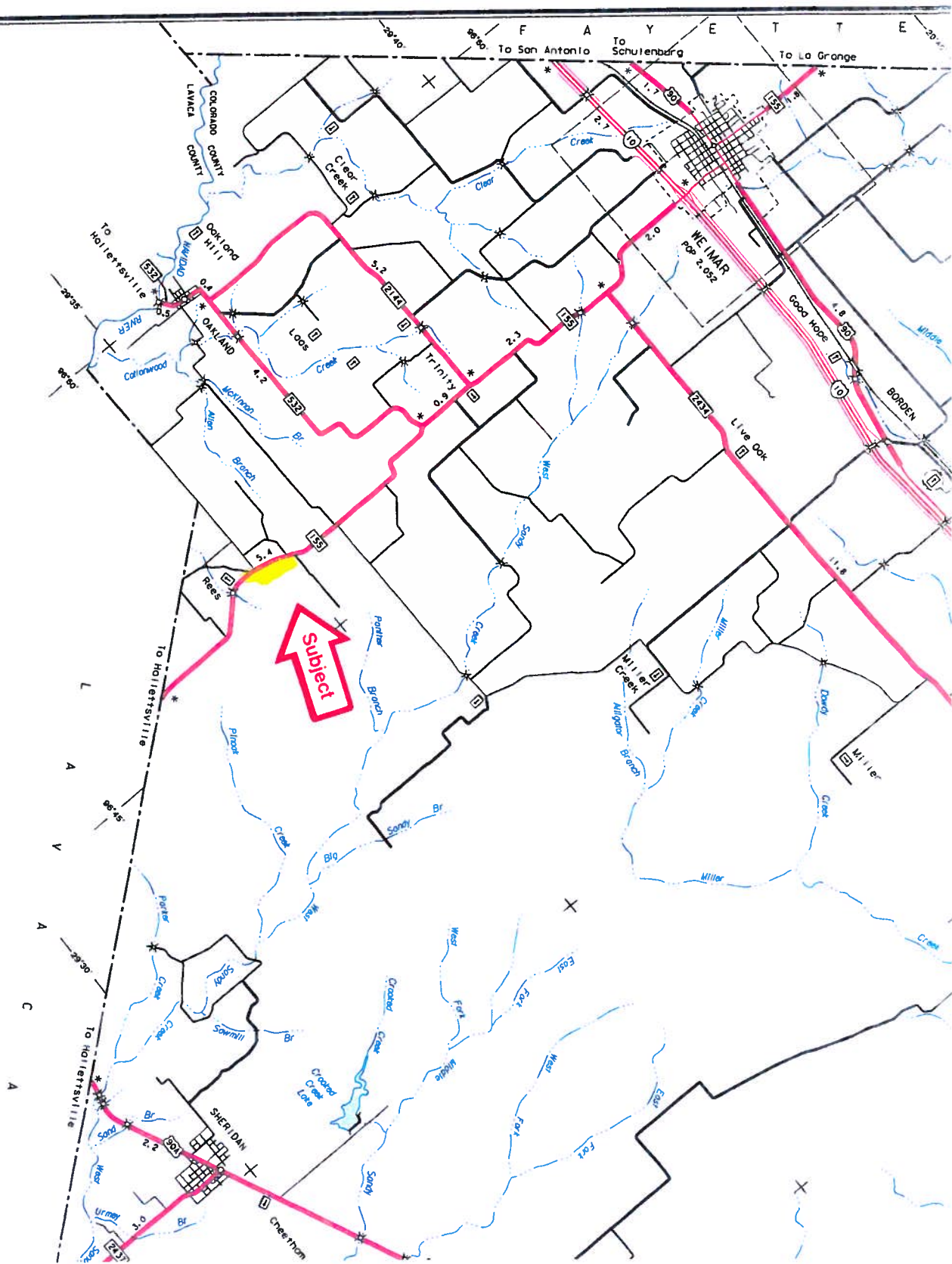
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program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



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 GOLF COURSE



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 512-465-3960.



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TREC No. OP-K

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Bill Johnson and Associates Re

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