

**\$301,275****Hilltop View in Industry - 8414 Bermuda St INDUSTRY, Austin County****ID: 48629****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@bjre.com

20+ acres in the City of Industry, Texas. Multiple building sites, panoramic vistas, lots of road frontage. West End Water Supply available. Owner will consider dividing.

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
Public Water	Approx. 20.09 Acres	Acreage
Well	Maint. Fees: \$0	Status: Active
Sewer	Paved Road Frontage	School District: Bellville
	County Road Frontage	Taxes: \$79.32
	Farm to Market Road	Tax ID: R05701
	Frontage	
	Agricultural Exemption	Financing
	Minerals Conveyed:	
	Negotiable	Cash
	Partially Wooded	Conventional
	Rolling	

Directions: From downtown Industry go north on FM 109 to intersection of FM 109 and Bermuda St. property on northeast corner of intersection.

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8414 Bermuda St



Bermuda St road frontage



pole barn fronting on Bermuda St



over 1600' frontage on FM 109



west to east view off FM 109



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979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

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Location of Property: .5 mile north of Industry on 109 and Bermuda 1653' on FM109
Address of Property: 8414 Bermuda St, Industry, Texas Road Frontage 332' on Bermuda St
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: Lot Size or Dimensions: 20.085 ac
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 20.0850
Price per Acre (or) \$15,000.00
Total Listing Price: \$301,275.00
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: 2007
School: \$ 55.04
County: \$ 15.26
FM/Rd/Br.: \$ 5.76
Hospital: \$ 3.26
City:
TOTAL: \$ 79.32

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

Minerals and Royalty:
Seller believes 100% *Minerals
to own: 100% *Royalty
Seller will negotiable Minerals
Convey: negotiable 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:
Roadway:
Electric:
Telephone:
Water: West End Water Supply Corp
Other:

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings:

Barns: 42x66 metal covered pole barn

Others:

Approx. % Wooded: 10%

Type Trees: various

Fencing: Perimeter ☒ YES ☐ NO

Condition: fair

Cross-Fencing: ☐ YES ☐ NO

Condition:

Ponds: Number of Ponds: none

Sizes:

Creek(s): Name(s): none

Mill Creek close by

River(s): Name(s): none

Water Well(s): How Many? 1

Year Drilled: unknown

Depth: unknown

Community Water Available: ☒ YES ☐ NO

Provider: West End Water Supply Corp.

Electric Service Provider (Name):

San Bernard Electric Coop

Gas Service Provider (Name):

Septic System(s): How Many: none

Year Installed:

Soil Type:

Grass Type(s): native

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

determined by survey.

Nearest Town to Property: Industry

Distance: .5 mile, lies within city limits

Driving time from Houston 1 hour

Items specifically excluded from the sale:

all sellers personal property

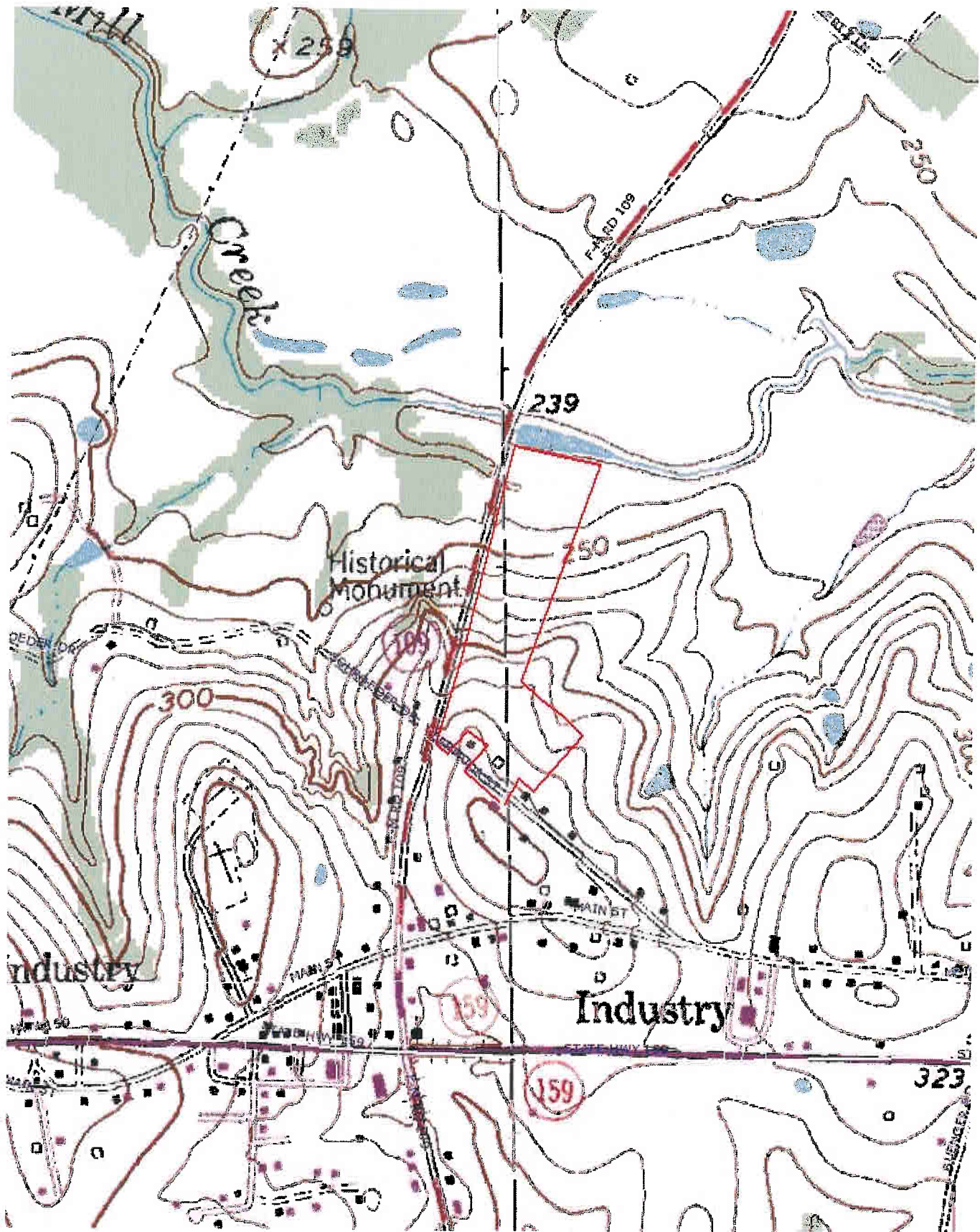
Additional Information:

Sellers will consider dividing property

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Soil Map—Austin and Waller Counties, Texas
(Hall, et al, 20.085ac Industry Texas)



Natural Resources
Conservation Service

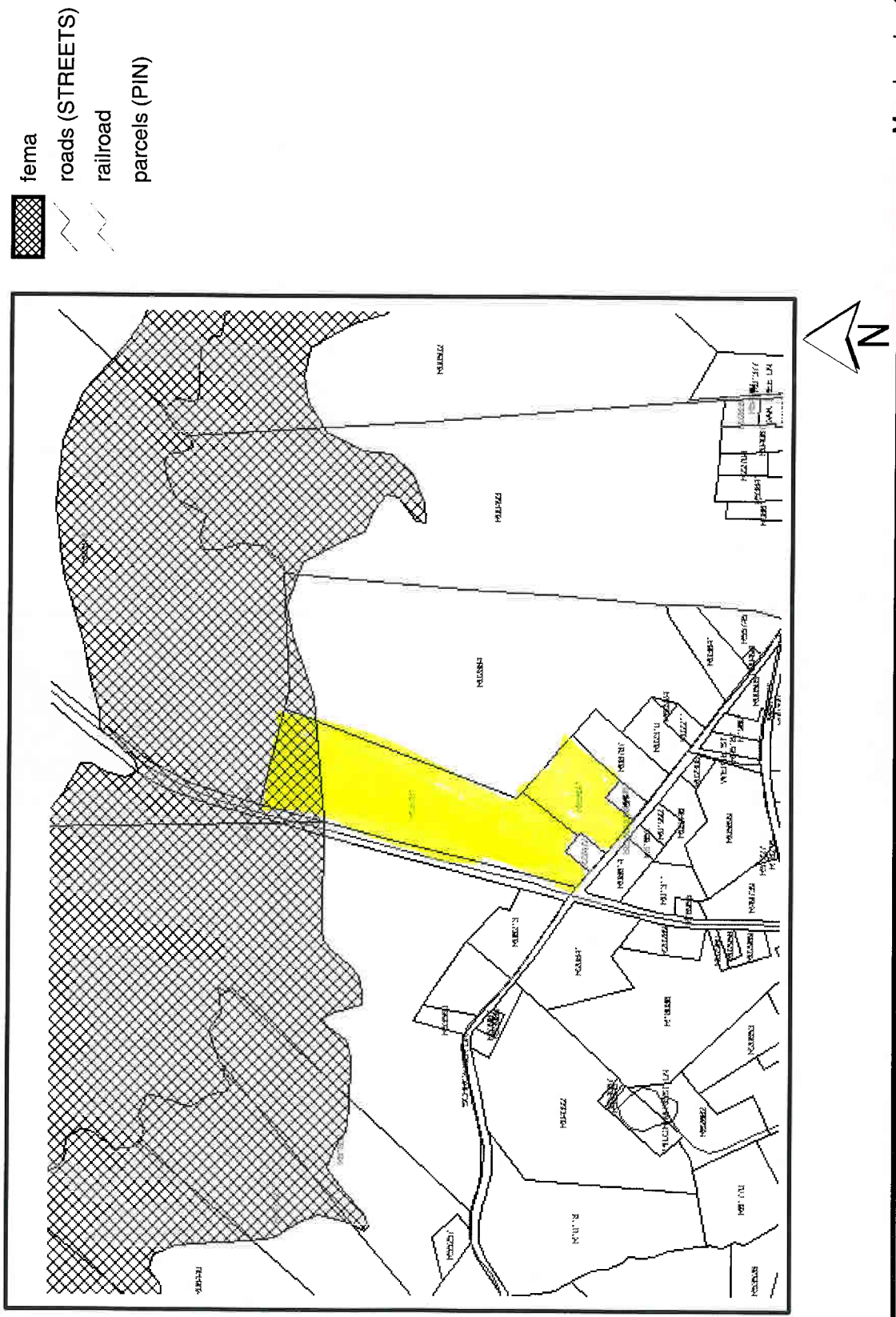
Web Soil Survey 2.0
National Cooperative Soil Survey

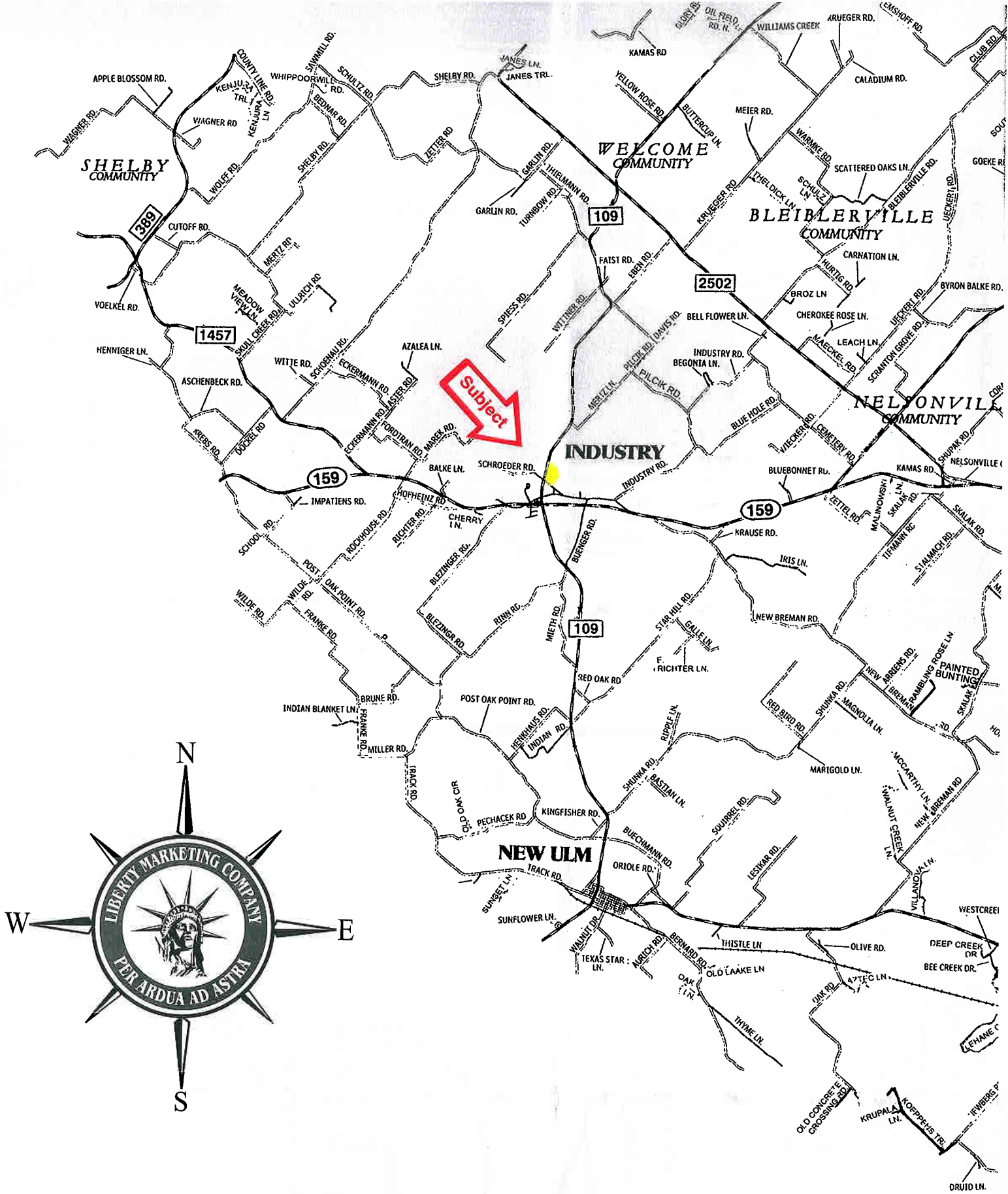
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Map Unit Legend

Austin and Waller Counties, Texas (TX600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaC	Carbengle clay loam, 3 to 5 percent slopes	1.0	4.2%
CaD	Carbengle clay loam, 5 to 8 percent slopes	5.7	24.8%
CuD	Cuero loam, 5 to 8 percent slopes	0.4	1.8%
KnC	Knolle loamy sand, 1 to 5 percent slopes	2.5	10.7%
ReF	Renish clay loam, 5 to 20 percent slopes	8.6	37.2%
Tr	Trinity clay, frequently flooded	4.9	21.4%
Totals for Area of Interest (AOI)		23.1	100.0%

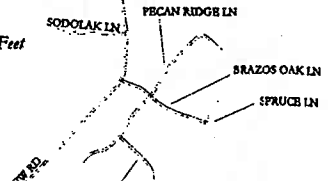
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BRAZOS COUNTRY SUBDIVISIONS

500 0 500 1000 1500 2000 2500 Feet



PINEY CREEK & HICKORY CREEKS



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 512-465-3980.



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TREC No. OP-K

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Bill Johnson and Associates Re

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