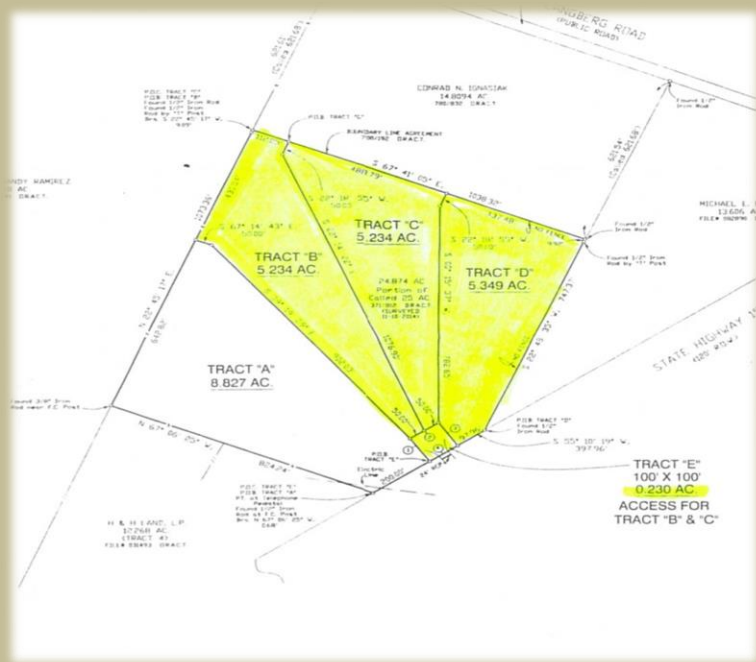




Residential/Commercial



**HWY 159 E
BELLVILLE, TX**

**Austin County
16.047 Acres
Hwy 159 E Frontage**



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970



This 16.047 acre property is located approximately 6.5 miles from downtown Bellville off of Hwy 159 East. This property has 197 foot of Hwy 159 frontage. Great development acreage for commercial use, single family home site or a cattle, horse, farm, ranch property in a location where you can enjoy the perks of country life while only minutes away from Bellville, Brenham and Hempstead. Property is already surveyed into 3 separate tracts and is prime for Commercial Development!

Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.



LOT OR ACREAGE LISTING

Location of Property:		From Belville: 159 E 5 miles to property on the left at the BJRE sign				Listing #:		101281	
Address of Property:		Hwy 159E Belville, 77418 , Tract B, C, D, E				Road Frontage:		197 feet	
County:	Austin	Paved Road	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Subdivision:	None				Lot Size or Dimensions: 16.0470 Acres				
Subdivision Restricted:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO				
Number of Acres:		16.0470				Improvements on Property:			
Price per Acre (or)		12,950.00 an acre				Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Barndominium	
Total Listing Price:		\$207,808.65				Buildings:	None		
Terms of Sale:						Barns:	None		
	Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			Others:	None		
	Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO						
	Sell.-Fin. Terms:					% Wooded:	Completely open		
	Down Payment:					Type Trees:	None		
	Note Period:					Fencing:	Perimeter	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Interest Rate:						Condition:		
	Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.						Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO						Condition:		
	Number of Years:					Ponds:	Number of Ponds:	0	
Property Taxes:		Year:					Sizes:		
School:					Creek(s):	Name(s):	0		
County:					River(s):	Name(s):	0		
FM Rd:					Water Well(s): How Many?	0			
ESD:					Year Drilled:			Depth:	
TOTAL:	To be determined				Community Water Available:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Agricultural Exemption:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			Provider:	Austin County Water Supply			
School District:	Belville		I. S. D.		Electric Service Provider (Name):	San Bernard Electric			
Minerals and Royalty:					Gas Service Provider	None			
Seller believes	100%			*Minerals					
to own:	100%			*Royalty					
Seller will	0%			Minerals					
Convey:	0%			Royalty					
Leases Affecting Property:						Septic System(s): How Many:	0		
Oil and Gas Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			Year Installed:				
Lessee's Name:					Soil Type:	Clayish Loam			
Lease Expiration Date:					Grass Type(s):	Native			
Surface Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Lessee's Name:					Nearest Town to Property:	Belville/Hempstead			
Lease Expiration Date:					Distance:	6.5 miles to Belville; 7 miles to Hempstead			
Oil or Gas Locations:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			Driving time from Houston	1 hour			
Easements Affecting Property:	Name(s):				Items specifically excluded from the sale:	All personal property located on said 16.0470 acres			
Pipeline:	None				Additional Information:				
Roadway:	None								
Electric:	None								
Telephone:	None								
Water:	None								
Other:									

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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Bellville, Tx. 77418
979-865-5969



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