# WALLER COUNTY

This 29.55 acres lies within an territory that is heavily agricultural. Grass farms, polo fields, and tree farms are all predominant in this area. This tract would make an excellent truck gardening farm. To be used for residential purposes, any home would need to be set above the flood plain elevation being the property is subject to flooding. Houston is a quick 30 minutes away.

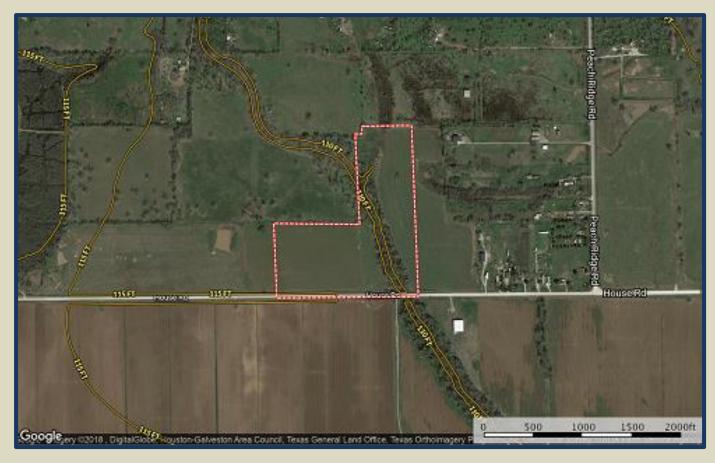
Bill Johnson and Associates Real Estate Company will co-broker if buyer is accompanied by his or her agent at all property showings.

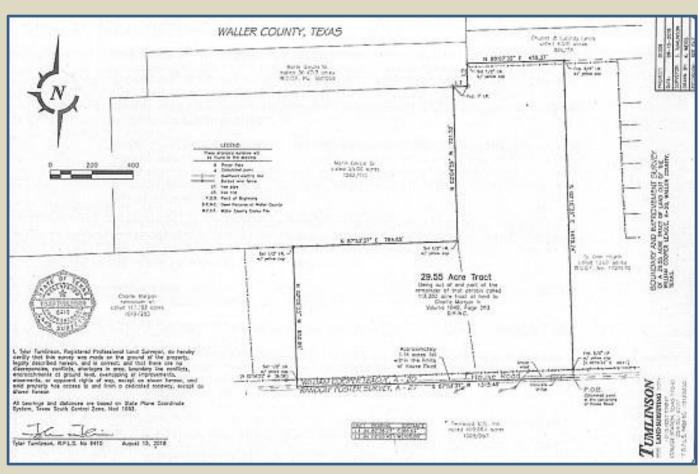
# 98510 HOUSE ROAD - BROOKSHIRE, TEXAS



From Houston, take I-10 through Brookshire to the Peach Ridge Road Exit. Continue south on Reach Ridge Road until it dead ends into House Road. Turn right onto House Road and look for the Bill Johnson sign.

			LOT	OR ACRE	EAGE LIST	ING		
Location of Property:		98510 House Road, Brookshire					Listing #:	108823
		House Road, Brookshire, TX 77423				Road Frontage:		1315.48
County:	. ,	Waller	•	Paved Road:	YES V NC	For Sale Sign on Prope		
Subdivision:						Size or Dimensions:		
Subdivision	Restricted:	YES	<b>▼</b> NO	Mandatory I	Membership in Pr	roperty Owners' Assn.	☐ YES	<b>▼</b> NO
Number of	Acres:	29.5500			Improveme	nts on Property:		
Price per Acre (or)		\$10,140.00			Home:	☐ YES 🔽 NO		
Total Listing Price:		\$299,637.00			Buildings:	NONE		
Terms of S		<del>+</del> 200,00111						
	Cash:		<b>▼</b> YES	□NO	Barns:	NONE		
	Seller-Finance	:	YES	▼ NO				
SellFin. Ter		ms:			Others:	NONE		
	Down Paym							
	Note Period							
	Interest Rat	te:			% Wooded:	10%		
	Payment M	ode: Mo.	Qt. S.A.	. Ann.	Type Trees:	Elm, Hackberry, O	ak	
	Balloon Not	e: YES	□ NO		Fencing:	Perimeter	✓ YES	□ NO
		Nu	mber of Years:			Condition:	Fair	
						Cross-Fencing:	✓ YES	□ NO
<b>Property T</b>	axes:	Year:		2018		Condition:	Good	
School:				\$345.18	Ponds:	Number of Ponds:	None	
County:				\$145.84	Sizes	:		
Hospital:	\$0.00			Creek(s):	Name(s):	Unnamed	(Seaonal)	
FM Road:	\$8.10							
Rd/Brg:				\$0.00	River(s):	Name(s):	NONE	
TOTAL:				\$521.42				
	Exemption:	<b>✓</b> Yes	☐ No			(s): How Many?	NONE	
School Dis		Royal			Year Drilled		Depth:	
	nd Royalty:			1		Water Available:	YES	<b>✓</b> NO
Seller believes	7/12			*Minerals	Provider			la
to own:	7/12			*Royalty	Electric Ser	<u>vice Provider (Nan</u>	<u>1e):</u>	Centerpoint
Seller will	NONE		Minerals			l N I		
Convey:	NONE			Royalty	Gas Service	<u>e Provider</u>		None
Lagge Aff	aatina Dran	- m4			Camtia Cuat	am/a). Haw Many	None	
	ecting Propease: Yes	erty:	<b>▼</b> No		Year Installed:	em(s): How Many:	inone	
			₩ INO		Soil Type:			
Lessee's Name: Lease Expiration Date:						Jiggs Hay Meadow		
Lease Expirat	on Date.				-	I Zone: See Seller's [		or to be
Surface Leas	e: Yes		<b>✓</b> No		11000 Hazaro	1 Zone. Gee Gener 3 L		rmined by survey
Lessee's Nam			<b>₩</b> NO		Nearest To	wn to Property:	Brookshire	
Lease Expirat					Distance:	Six Miles	Diooksiiic	•
Oil or Gas			Yes	<b>✓</b> No	Driving time fro		30 mins	
	Affecting F	roperty:	Name(s):			ically excluded from 1		Any and all of
Pipeline:	NONE	<u></u>			1	onal property located		
Roadway:	NONE				Tours para	proposition		-,
Electric:					Property lies within the 100 yr flood plain.			
Telephone:								
Water:	NONE							
Other:	NONE							
O					••			
	JOHNSON	AND ASS	<b>SOCIATES R</b>	EAL ESTA	TE COMPA	NY WILL CO-BR	OKER IF	BUYER IS







Mostly flat, improved pasture...



Frontage on gravel, county road...



Partially wooded with a seasonal creek...



420 E. Main Street – Bellville 979-865-5969 424 Cedar Street – New Ulm 979-992-2636 kzapalac@bjre.com



## **Information About Brokerage Services**

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

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Donald Edwin Cornett	476557	doncornett@bjre.com	(713)703-6741
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

### Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov