

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 ACREAGE LISTING

Location of Property:	98510 House Road, Brookshire		Listing #:	108823
Address of Property:	House Road, Brookshire, TX 77423		Road Frontage:	1315.48'
County:	Waller	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:			Lot Size or Dimensions:	29.55 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	
Number of Acres:		29.5500		
Price per Acre (or)		\$10,140.00		
Total Listing Price:		\$299,637.00		
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:		Year:	2018	
School:			\$345.18	
County:			\$145.84	
Hospital:			\$0.00	
FM Road:			\$8.10	
Rd/Brg:			\$0.00	
TOTAL:			\$521.42	
Agricultural Exemption:	☒ Yes ☐ No			
School District:	Royal			
Minerals and Royalty:				
Seller believes	7/12	*Minerals		
to own:	7/12	*Royalty		
Seller w ill	NONE	Minerals		
Convey:	NONE	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:	NONE			
Roadway:	NONE			
Electric:	NONE			
Telephone:	NONE			
Water:	NONE			
Other:	NONE			
Improvements on Property:				
Home:	☐ YES ☒ NO			
Buildings:	NONE			
Barns:	NONE			
Others:	NONE			
% Wooded:	10%			
Type Trees:	Elm, Hackberry, Oak			
Fencing:	Perimeter	☒ YES ☐ NO		
	Condition:	Fair		
	Cross-Fencing:	☒ YES ☐ NO		
	Condition:	Good		
Ponds:	Number of Ponds:	None		
Sizes:				
Creek(s):	Name(s):	Unnamed (Seasonal)		
River(s):	Name(s):	NONE		
Water Well(s): How Many? NONE				
Year Drilled:			Depth:	
Community Water Available:	☐ YES ☒ NO			
Provider:				
Electric Service Provider (Name):	Centerpoint			
Gas Service Provider	None			
Septic System(s): How Many: None				
Year Installed:				
Soil Type:	Clay			
Grass Type(s)	Jiggs Hay Meadow			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property:	Brookshire			
Distance:	Six Miles			
Driving time from Houston	30 mins			
Items specifically excluded from the sale: Any and all of Seller's personal property located on the subject tract.				
Property lies within the 100 yr flood plain.				

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



**Mostly flat, improved
pasture...**



**Frontage on gravel,
county road...**



**Partially wooded
with a
seasonal creek...**



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

**420 E. Main Street – Bellville
979-865-5969**

**424 Cedar Street – New Ulm
979-992-2636**

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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;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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

IABS 1-0 Date