Hempstead, Texas

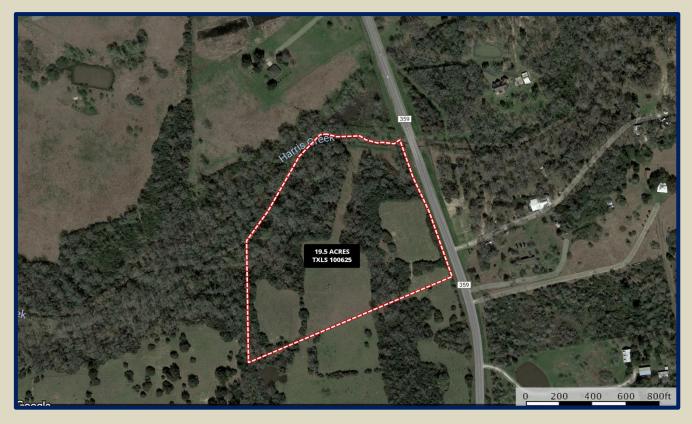






13309 Hwy 359 Hempstead, TX. Waller County





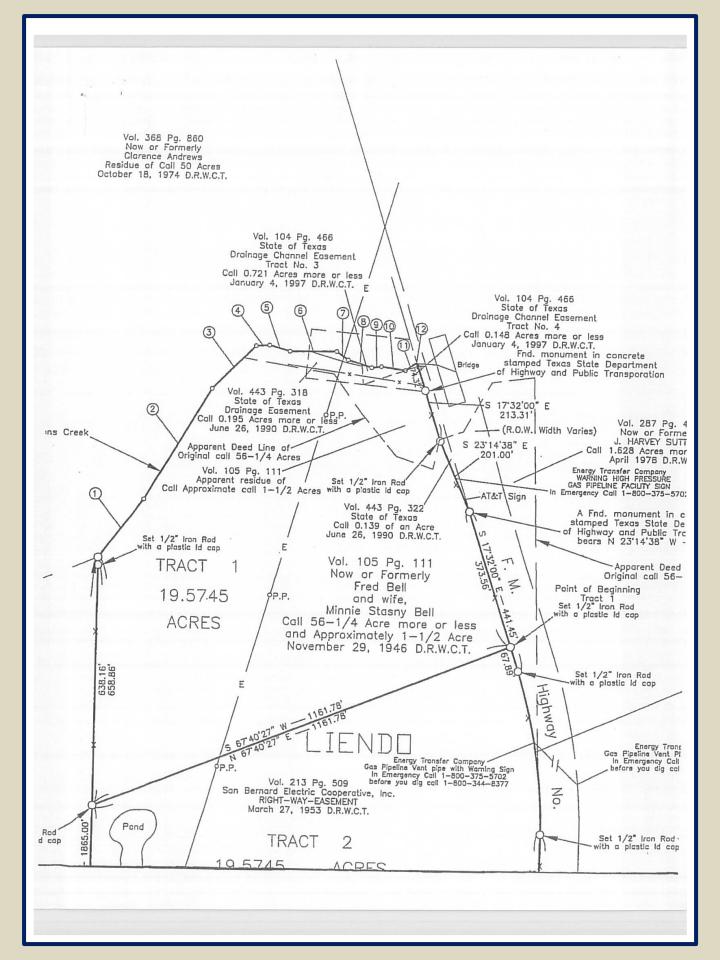
This nearly 20-Acre tract is within 35 minutes of Houston, close enough for an easy commute or a good location for a weekend home. 60% wooded with an abundance of deer, this property has rich sandy soil and some good grassed openings for grazing and hay.

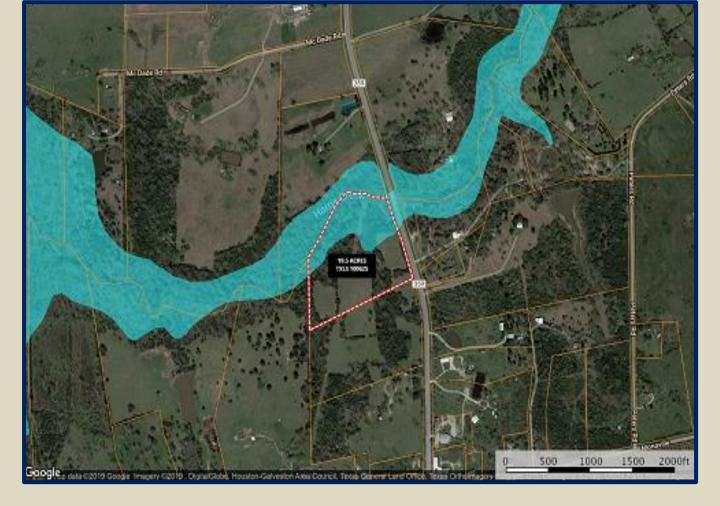


NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING
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Location of	Property:	Monaville,	тх					Listing #:	100625		
Address of Property: County:		13309 Hwy	ad, TX		Road Frontage:				862 ft.		
		Waller		Paved Road:			For Sale Sign on Prope				
Subdivision:		None				Lot S	Size or Dimensions:	19.57 acre	S		
Subdivision Restricted:		YES	YES NO Mandatory Membership in Property Owners' Assn. YES NO								
Number of	Acres:	19.5700			Improv	emer	<u>nts on Property:</u>				
Price per Acre (or)		\$11,241.70			Home: YES V NO						
Total Listing Price:		\$220,000.00			Building	IS:	NONE				
Terms of S											
	Cash:		YES		Barns:		NONE				
	Seller-Finance	ð:	YES	NO NO							
	SellFin. Ter	rms:			Others:		N ONE				
	Down Paym	ient:									
	Note Period										
	Interest Rate				% Wood		60%				
	Payment M		Qt. Ann	n.	Type Tre			-	rys		
	Balloon Note				Fencing	<u>g:</u>	Perimeter	VES	NO		
		Nur	mber of Years:				Condition:	Needs Rep			
							Cross-Fencing:	YES	NO 🗹		
Property Ta	axes:	Year:		2018			Condition:				
School:					Ponds:		Number of Ponds:	NONE			
County:				\$9.61		izes:	-	- Oreal			
FM Rd:				\$0.48	Creek(s	<u>s):</u>	Name(s):	Iron Creek			
ESD:				\$1.46							
TOTAL				¢04.04	River(s)	<u>):</u>	Name(s):	NONE			
TOTAL:	Everation			\$31.84	Mator		(a) Haw Many2	NONE			
School Dis	Exemption:	Yes Hempstead	No 🗌 No	I.S.D.	Water Well(s): How Many? NONE   Year Drilled: Depth:						
	nd Royalty:		1	1.3.0.			Water Available:		NO		
Seller believes				*Minerals		vider:					
	unknown			*Royalty			vice Provider (Nar	ne):			
Seller will	unitro tt			Minerals			Electric Coop.	пор			
Convey:				Royalty		Gas Service Provider					
					NONE						
Leases Aff	ecting Prop	erty:				Septic System(s): How Many: NONE					
	ease: Yes		No No			Year Installed:					
Lessee's Nam	ne:				Soil Ty	pe:	sand				
Lease Expirati	ion Date:				Grass Ty						
					Flood Ha	azard	Zone: See Seller's	Disclosure o	or to be		
Surface Leas			No						rmined by	<u>survey</u>	
Lessee's Nam							vn to Property:	Monaville			
Lease Expirat							1/4 mile				
Oil or Gas			Yes	No No	-		m Houston	45 minutes			
	s Affecting P	roperty:	Name(s):		<u>Items sr</u>	Decitio	cally excluded from	the sale:	NONE		
Pipeline:											
Roadway: Electric:		d (Ligh Ling			Additio	2011	formation				
Telephone:				Additional Information: Enter through the new gate at the Bill Johnson Real Estate s							
· · · · · · · · · · · · · · · · · · ·	NONE				Enterth	Tougi	T the new yate at th			Sidle 3	
Other:		ade easeme	ents near Iron Ci	rook							
1		- V							DIIVER	IC	
DILL	BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.										
	ALLU	INPANEL	<b>J BT HIS UR</b>		INTAT/	ALL	PROPERT 5 TO	UVVINGS.			









# **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
  - 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			
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/	Fenant/Seller/Landlord Initials	Date	
Regulated by the Texas Real Estate Comm	nission	Information availabl	e at www.trec.texas.gov IABS 1-0 Date
Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418 Kimberly Zapalac Produced with zipFon	m® by zipLogix 18070 Fifteen Mile Road, Fra	Phone: (979)865-5966 Fax: ser, Michigan 48026 www.zipLogix.com	IABS