

Hilltop Views

Loop 497 Kenney, Texas



Approximately 38 gorgeous acres located on a hilltop in the quaint town of Kenney. This property offers several premier building sites with panoramic views of Austin County, beautiful trees, rolling terrain, and a pond that could be redone into a lake for a view off of a future back porch! Just down the road from the famous Kenney Store! A short drive to Brenham or Bellville and only a little over an hour out of Houston.

Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636



View from front of property

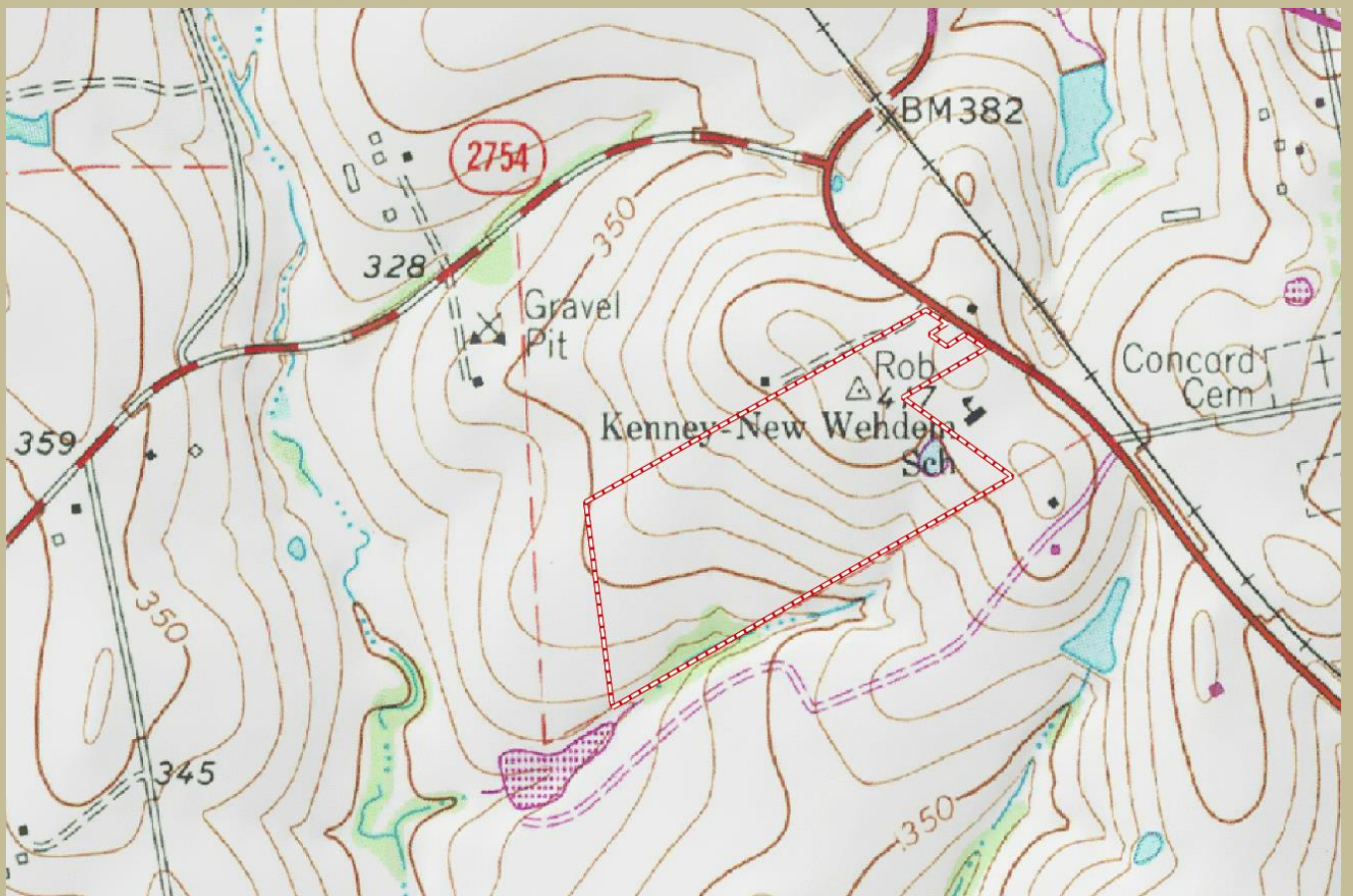


View from back of property

LOT OR ACREAGE LISTING

Location of Property:	Loop 497 Kenney, Texas		Approx. 8 miles from Bellville	Listing #:	105425
Address of Property:	S Loop 497, Kenney TX 77452		Road Frontage:	Approx. 200'	
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:	N/A		Lot Size or Dimensions: 38.728 AC		
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:			38.7280		
Price per Acre (or)			\$14,500.00		
Total Listing Price:			\$561,556.00		
Terms of Sale:					
	Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
	Sell.-Fin. Terms:				
	Down Payment:				
	Note Period:				
	Interest Rate:				
	Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			
	Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
	Number of Years:				
Property Taxes:			Year: 2019		
School:		\$29.28			
County:		\$9.29			
Hospital:		\$1.27			
FM Road:		\$1.88			
Rd/Brg:		\$1.56			
TOTAL:		\$43.29			
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Bellville				
Minerals and Royalty:					
Seller believes	unknown	*Minerals			
to own:	unknown	*Royalty			
Seller will	negotiable	Minerals			
Convey:	negotiable	Royalty			
Leases Affecting Property:					
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Easements Affecting Property:			Name(s):		
Pipeline:	none known				
Roadway:	none known				
Electric:	San Bernard Electric				
Telephone:	ATT Telephone				
Water:	Austin County Water Supply				
Other:					
Improvements on Property:					
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Buildings:					
Barns:					
Others:					
% Wooded:	30%				
Type Trees:	cedar, oaks				
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:				
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:				
Ponds:	Number of Ponds: 1				
	Sizes:	approximately 1/4 acre			
Creek(s):	Name(s):				
River(s):	Name(s):				
Water Well(s): How Many?			none		
	Year Drilled:		Depth:		
Community Water Available:			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Provider:		Austin County Water Supply		
Electric Service Provider:					
Bluebonnet Electric					
Gas Service Provider:					
Fayetteville or Bellville Butane					
Septic System(s): How Many:			1		
Year Installed:	1998				
Soil Type:	sand				
Grass Type:	coastal				
Flood Hazard Zone: See Seller's Disclosure or to be			determined by survey		
Nearest Town to Property:			Bellville		
	Distance:		Approx. 8 miles		
	Driving time from Houston		Approx. 1 hour		
Items specifically excluded from the sale:					
all seller's personal property					
Additional Information:					

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





11/2/2015

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.

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/ Associate	License No.	Email	Phone
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

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418
Kimberly Zapalac

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