



4784 Hwy 159 E.
Bellville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

Approximately 5% wooded and relatively flat in nature, this 46.408 acre tract is unimproved and offers +/- 316 feet of Hwy 159 E frontage. Property currently has an Ag exemption and is leased for grazing. According to Flood Hazard map the property lies outside of the Flood Hazard Zone.
Shown by appointment.



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LOT OR ACREAGE LISTING

Location of Property:		Bellville:From RRꝯng stay left @ Y on Hwy 159E 4 Mi to prop on Left		Listing #:		120432	
Address of Property:		4784 HWY 159 E. BELLVILLE 77418		Road Frontage:		APPROX 311.52 Ft	
County:	AUSTIN	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☒ YES ☐ NO		
Subdivision:	NONE		Lot Size or Dimensions:		46.408 AC		
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Ow ners' Assn.		☐ YES ☒ NO			
Number of Acres:		46.4080		Improvements on Property:			
Price per Acre (or)		\$12,500.00		Home:	☐ YES ☒ NO		
Total Listing Price:		\$580,100.00		Buildings:	NONE		
Terms of Sale:				Barns:	NONE		
	Cash:	☒ YES ☐ NO		Others:	NONE		
	Seller-Finance:	☐ YES ☒ NO					
	Sell.-Fin. Terms:						
	Down Payment:						
	Note Period:						
	Interest Rate:						
	Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		% Wooded:	5%		
	Balloon Note:	☐ YES ☐ NO		Type Trees:	VARIOUS		
	Number of Years:			Fencing:	Perimeter	☒ YES ☐ NO	
Property Taxes:		Year:	2019		Condition:		
School:			\$32.74		Cross-Fencing:	☐ YES ☒ NO	
County:			\$11.58		Condition:		
Hospital:			\$1.45	Ponds:	Number of Ponds:	NONE	
FM Road:			\$2.26	Sizes:			
Rd/Brg:			\$1.87	Creek(s):	Name(s):	NONE	
TOTAL:			\$49.90				
Agricultural Exemption:	☒ Yes ☐ No			River(s):	Name(s):	NONE	
School District:	Bellville ISD			Water Well(s): How Many?			
Minerals and Royalty:					NONE		
Seller believes	UNKNOWN	*Minerals		Year Drilled:		Depth:	
to own:	UNKNOWN	*Royalty		Community Water Available:	☐ YES ☒ NO		
Seller w ill	NEGOTIABLE	Minerals		Provider:			
Convey:	NEGOTIABLE	Royalty		Electric Service Provider (Name):	NONE		
Leases Affecting Property:				Gas Service Provider	NONE		
Oil and Gas Lease:	☐ Yes ☒ No			Septic System(s): How Many:	NONE		
Lessee's Name:				Year Installed:			
Lease Expiration Date:				Soil Type:			
				Grass Type(s)			
Surface Lease:	☒ Yes ☐ No			Flood Hazard Zone: See Seller's Disclosure or to be determined by survey			
Lessee's Name:	JOE ED LYNN-CATTLE			Nearest Town to Property:	BELLVILLE		
Lease Expiration Date:				Distance:	4 MILES		
Oil or Gas Locations:	☒ Yes ☐ No			Driving time from Houston	1 HOUR		
Easements Affecting Property:	Name(s):			Items specifically excluded from the sale:			
Pipeline:	TXU; OLD OCEAN FUEL CO; TXO			ALL OF SELLERS OR LESSEES PERSONAL PROPERTY LOCATED ON SAID 46.408 ACRES			
Roadway:	STATE OF TEXAS			Additional Information:			
Electric:	SAN BERNARD ELECTRIC CO-OP						
Telephone:	NONE KNOWN						
Water:	AUSTIN CO. WATER SUPPLY						
Other:	BOUNDARY LINE AGREEMENTS						

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 Primary Assumed Business Name	License No.	Email	Phone
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

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