



THE FARM ON FM 1456

Bellville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

If you are looking for a versatile tract of land look no further. This unrestricted 30 acre farm is located 9 miles from Bellville off of FM 1456. The property has beautiful views and open spaces perfect for your next home or weekend getaway. This tract also offers approximately 460 ft of road frontage. Public water is available. Property currently has an ag exemption. An additional 11 acres are available. This tract has electricity and water well.



FM 1456
Bellville, Texas

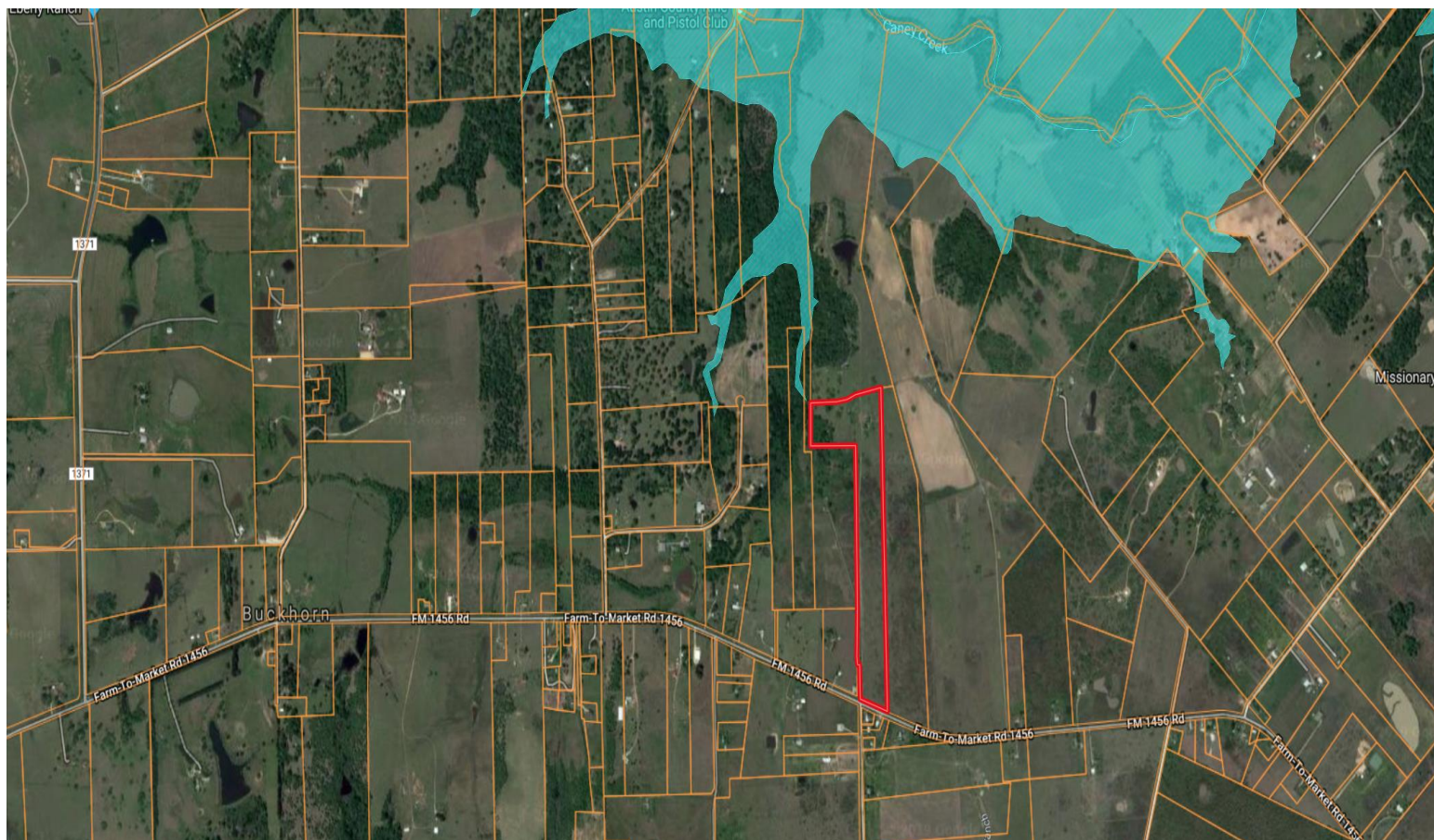


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LOT OR ACREAGE LISTING

Location of Property:		Corner of Blackburn Lane & FM 1456		Listing #:		121742	
Address of Property:		FM 1456, Bellville TX 77418		Road Frontage:		460 ft per survey	
County:	Austin County	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☒ YES ☐ NO		
Subdivision:	No		Lot Size or Dimensions:		30 acres(to be surveyed)		
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO			
Number of Acres:		approx 30 acres		Improvements on Property:			
Price per Acre (or)		\$14,650.00		Home:	☐ YES ☒ NO		
Total Listing Price:		\$439,500.00		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:			% Wooded:	5%		
	Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		Type Trees:	Variety		
	Balloon Note:	☐ YES ☐ NO		Fencing:	Perimeter	☒ YES ☐ NO	
	Number of Years:				Condition:	fair	
					Cross-Fencing:	☒ YES ☐ NO	
					Condition:	fair	
Property Taxes:	Year:	2019		Ponds:	Number of Ponds:	none	
School:		\$81.24		Sizes:			
County:		\$25.77		Creek(s):	Name(s):	none	
Hospital:		\$3.54					
FM Road:		\$5.23		River(s):	Name(s):	none	
Rd/Brg:		\$4.33					
TOTAL:		\$120.11		Water Well(s): How Many?	none		
Agricultural Exemption:	☒ Yes ☐ No			Year Drilled:	unknown	Depth:	
School District:	Bellville ISD			Community Water Available:	☒ YES ☐ NO		
Minerals and Royalty:				Provider:	Austin County Water		
Seller believes	100%	*Minerals		Electric Service Provider (Name):			
to own:	100%	*Royalty		San Bernard			
Seller w ill	negotiable	Minerals		Gas Service Provider			
Convey:	negotiable	Royalty					
Leases Affecting Property:				Septic System(s): How Many:	none		
Oil and Gas Lease:	☐ Yes ☒ No			Year Installed:	none		
Lessee's Name:	No			Soil Type:	Sandy Loam		
Lease Expiration Date:				Grass Type(s)	native, coastal		
				Flood Hazard Zone: See Seller's Disclosure or to be	determined by survey		
Surface Lease:	☐ Yes ☒ No			Nearest Town to Property:	Bellville		
Lessee's Name:				Distance:	9 miles		
Lease Expiration Date:				Driving time from Houston	1 hour		
Oil or Gas Locations:	☐ Yes ☒ No			Items specifically excluded from the sale:			
Easements Affecting Property:	Name(s):			any of sellers personal property			
Pipeline:							
Roadway:				Additional Information:			
Electric:	San Bernard			Will sell the entire 41 aces.			
Telephone:				The additional 11 acres in the back has water and electricity			
Water:				easement is located along the left boundary			
Other:	See survey						

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

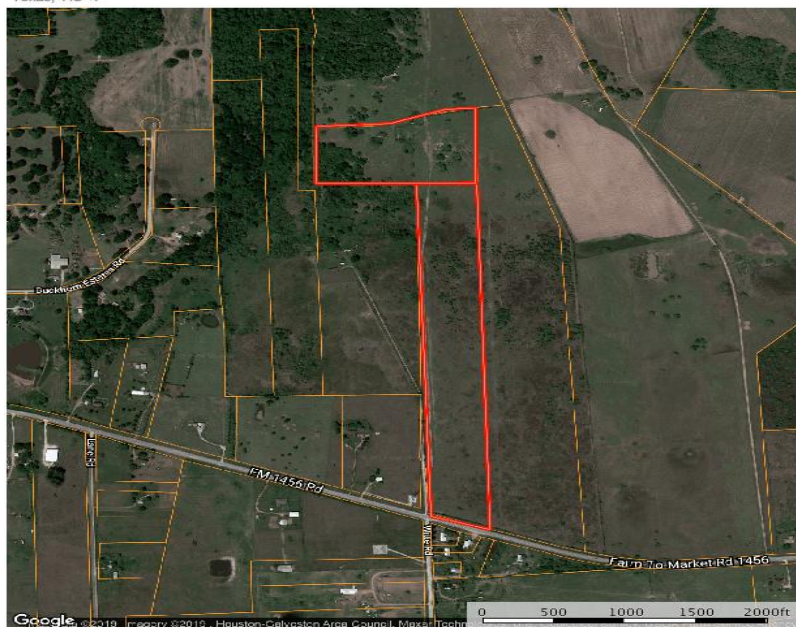


Directions from Bellville:

Travel FM 1456 approximately 9 miles.

Property is located on the corner of Blackburn Lane and 1456. Look for the Bill Johnson and Associates Real Estate sign.

smith fm 1456
Texas, AC +/-



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**Bill Johnson & Associates
Real Estate**

Since 1970

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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
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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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