



Schmidt Road

Waller County, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

73.708 Acres
Cattle Ranch



Schmidt Road Waller County

If you are looking for a good clean cattle ranch with no residential improvements, you should take a look at this Waller County property. It consists of 73.708 acres of good soil and good grass. There is a small pond plus a water well. It also has electricity. The paved road leads to Hwy 359 at Monaville, just an hour from Houston. It is priced to sell, at \$16,500 per acre.



Details

Size: 73.708 Acres
Waller County
3 Miles from Monaville
Hempstead ISD
803' Road Frontage
0.1 Acre Pond
Water Well
Unrestricted
Mulberry Creek
Ag Exempted
Electricity – San Bernard Coop
Prime Cattle Ranch

LOT OR ACREAGE LISTING

Location of Property:	Waller County	Listing #:	134016
Address of Property:	Schmidt Road, Waller County, TX	Road Frontage:	Approx. 803 feet
County:	Waller	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	NONE	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Lot Size or Dimensions:	73.708 acres
	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Acres:	73.7080	Improvements on Property:	
Price per Acre (or)	\$16,500.00	Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Total Listing Price:	\$1,216,182.00	Buildings:	
Terms of Sale:		Barns:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Others:	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:		% Wooded:	15%
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Type Trees:	Oak, Cedar, Elm
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Number of Years:		Condition:	Goos
		Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
		Condition:	Fair
Property Taxes:	Year: 2021	Ponds:	Number of Ponds: ONE
School:	\$109.99	Sizes:	0.1 acre
County:	\$54.87	Creek(s):	Name(s): Mulberry Creek
ESD:	\$9.42		
FM Road:	\$2.76	River(s):	Name(s): NONE
Rd/Brg:	\$0.00		
TOTAL:	\$177.04	Water Well(s): How Many?	ONE
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Year Drilled:	
School District:	Hempstead	Depth:	
Minerals and Royalty:		Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Seller believes 50% *Minerals		Provider:	
to own: 50% *Royalty		Electric Service Provider (Name):	
Seller will NONE Minerals		San Bernard Electric Coop	
Convey: NONE Royalty		Gas Service Provider	NONE
Seller will convey all Surface control rights owned.			
Leases Affecting Property:		Septic System(s): How Many:	NONE
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year Installed:	
Lessee's Name:		Soil Type:	Sandy Loam
Lease Expiration Date:		Grass Type(s)	Native and Bermuda
		Flood Hazard Zone:	Yes Along Mulberry Creek
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Nearest Town to Property:	Monaville
Lessee's Name:		Distance:	Three miles
Lease Expiration Date:		Driving time from Houston	One hour
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Items specifically excluded from the sale:	
Easements Affecting Property:	Name(s):	All of Seller's personal property located on the subject premises	
Pipeline: Yes (Products line) Magellan		Additional Information:	
Roadway: NO			
Electric: Yes San Bernard Electric Coop			
Telephone: NO			
Water: NO			
Other: NONE			

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



Directions: Take FM 359 to Monaville and turn left on Raymond Ray Road, stay left where the road turns and go straight onto Schmidt Road and look for the Bill Johnson sign on the left.



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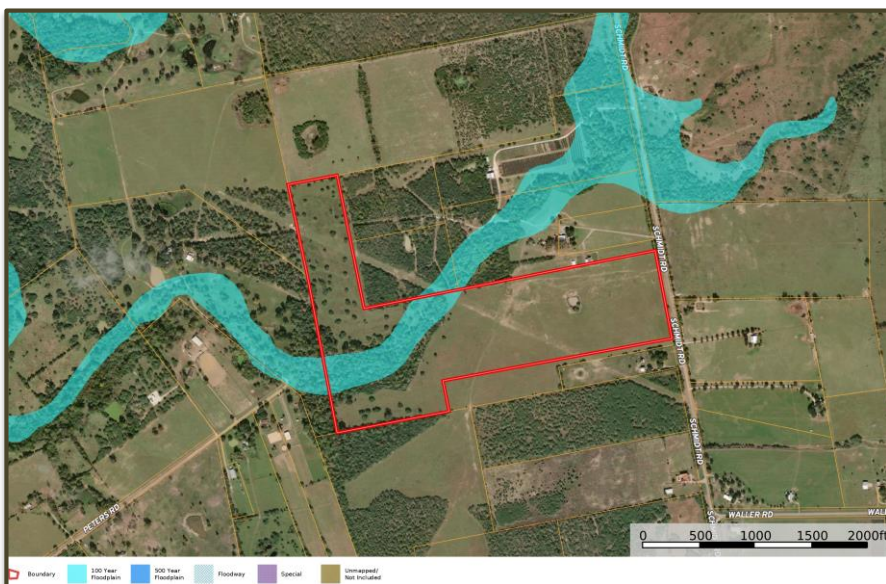
**Bill Johnson & Associates
Real Estate**

Since 1970

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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:
 - o 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
 - o 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