



Drachenberg Road

46.0 ACRES

Beasley, Texas 77417



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- ** **NO RESTRICTIONS**
- ** **6.50 mi. East of East Bernard**
- ** **13.3 mi. West of Rosenberg**
- ** **Paved Road Frontage**



Drachenberg Road
46.0 ACRES
No Restrictions
Beasley, Texas 77417

"A Small Place In The Country"

Just made for the Buyer looking for a small farm operation in Fort Bend County. This 46 acres is an excellent tract for a long term investment. This 46 acres is leased for farming and has Ag. Use on the current taxes. The 46 acres is open cultivated farm land on approx. 44 acres currently in corn production. The remaining 2 acres is open native pasture along the seasonal creek. The property has about 888 feet of paved road frontage on Drachenberg Road.

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





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Bellville:
979-865-5969 office
979-865-5500 fax
www.bjre.com



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New Ulm:
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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

LOT OR ACREAGE LISTING

Location of Property: 4.0 mi. NW of Hwy. 59 Beasley, 7.5 mi. E of East Bernard, 2.9 mi. S of Hwy. 90A TXLS Listing #: 134218
Address of Property: **Drachenberg Road, Beasley, Tx. 77417** **Paved Rd Frontage 888.' Drachenberg Rd.**
County: Fort Bend Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: none Lot Size or Dimensions: 46.00 acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 46.00 acres (To Be Surveyed)
Price per Acre (or) \$7,500./acre (Appraised Value)
Total Listing Price: \$345,000.00
Terms of Sale: (Copy of Appraisal is Available)

Cash: ☒ YES ☐ NO
Seller-Finance: ☐ YES ☐ NO
Sell.-Fin. Terms:
Down Payment:
Note Period:
Interest Rate:
Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.
Balloon Note: ☐ YES ☐ NO
Number of Years:

Taxes 2021	Tr. #1 - #R142299	#2 - #R142300	Total
School:	\$178.54	\$14.90	\$193.44
Co. Gen Fd:	\$66.40	\$5.26	\$71.66
Drainage:	\$15.15	\$0.17	\$15.32
Ft.Bend ESD	\$2.20	\$1.20	\$3.40
Totals	\$262.29	\$21.53	\$283.82
TOTAL:			\$283.82

Agricultural Exemption: ☒ Yes ☐ No
School District: #1 Brazos - #2 Lamar I.S.D.

Minerals and Royalty:
Seller believes 50 % of Minerals *Minerals
to own: 50 % of Royalty *Royalty
Seller will NONE of Minerals Conveyed Minerals
Convey: NONE of Royalty Conveyed Royalty

Leases Affecting Property:

☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name: - Farming Lease

Lease Expiration Date: Annual Farming Lease

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: South Cross Energy Pipeline ROW

Roadway: Drachenberg Road ROW

Electric: Center Point Electric Company

Telephone: SW Bell Telephone

Water:

Other:

Improvements on Property:

Home: ☐ YES ☒ NO

Buildings:

Barns:

Others:

% Wooded: 90% farm land with 10% pasture along creek

Type Trees: No Trees

Fencing: Perimeter ☐ YES ☒ NO

Condition:

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: none

Sizes:

Creek(s): Name(s): Snake Creek

River(s): Name(s):

Water Well(s): How Many?

Year Drilled: Depth:

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

Centerpoint Electric Company

Gas Service Provider

Septic System(s): How Many?

Year Installed:

Soil Type: Gray Sandy Clay Loam

Grass Type(s): Native pasture

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey

Nearest Town to Property: Beasley 4.0 miles

Distance: East Bernard 7.5 miles - Rosenberg 13.3 miles

Driving time from Houston 35 minutes

www.HAR.com # 89350023

www.LandsofTexas.com # 12966797

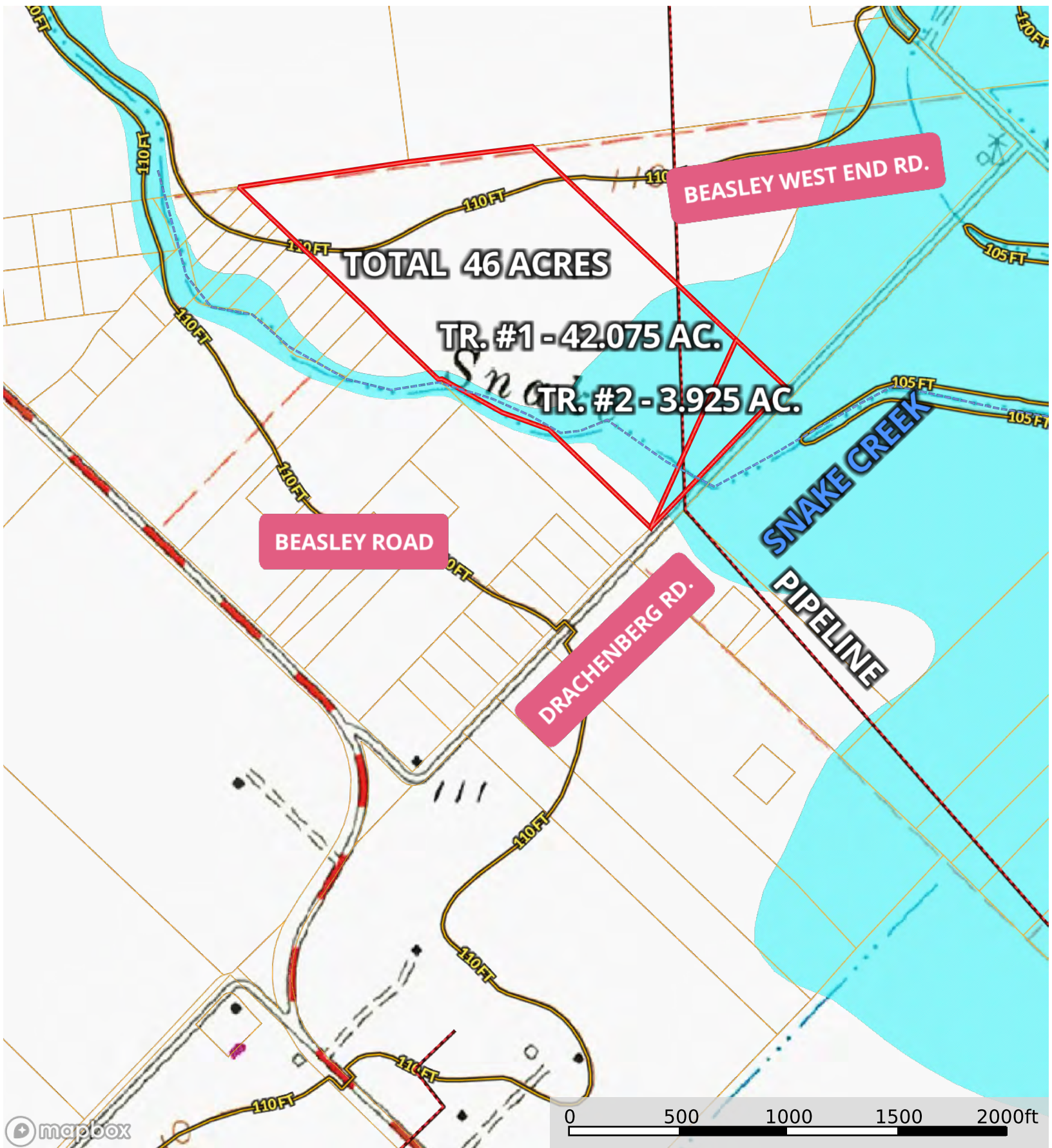
#1. Property Appraisal Dated 09-24-21 by Appraiser Michael L. Jones for \$7,500./ac. \$345,000. Total Copy available for Buyer or Agent upon request.

#2. Property has No Restrictions.

#3. Property has front portion in flood plain by creek.

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

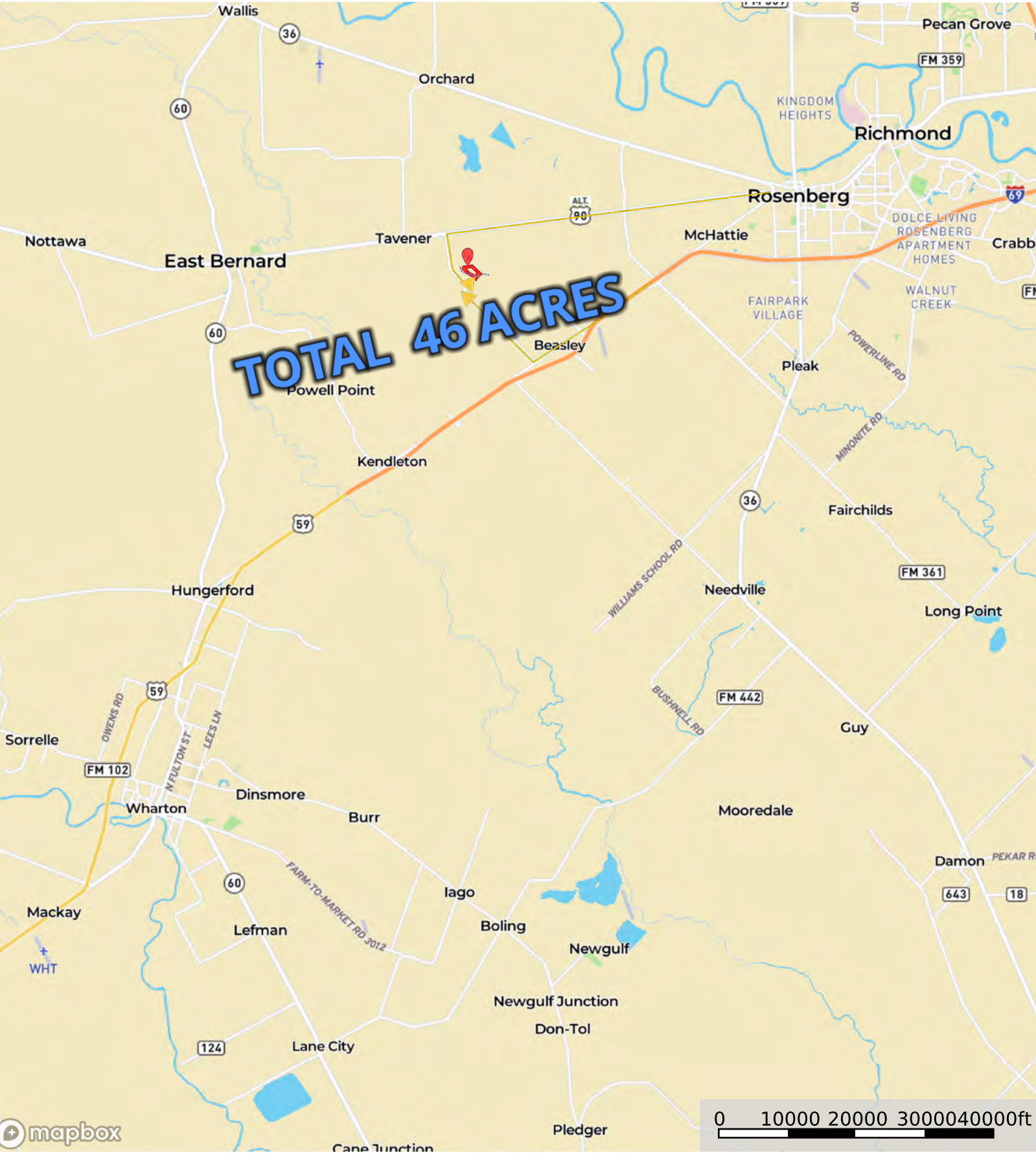




mapbox

100 Year Floodplain
500 Year Floodplain

Beasley #3
Fort Bend County, Texas, 46 AC +/-





Directions From Rosenberg:

1. Go West on Hwy. 90A about 10.4 miles to Beasley Road and turn South (left) on Beasley Road.
2. Go South on Beasley Road about 2.5 miles to Drachenberg Road.
3. Turn East (left) on Drachenberg Road and go about 0.4 miles.
4. The property is located on the North side of the road, (left) side of Drachenberg Road. Look for a BJRE "For Sale" sign on the property.



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

420 East Main Street
Bellville, Texas 77418-0294
(979) 865-5969
Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950
(979) 992-2636

www.bjre.com



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/	License No.	Email	Phone
Associate			
 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

IABS

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

Phone: (979)865-5966 Fax:
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ML Jones & Associates
2414 Hancock
El Campo, TX
77437

DEAR ASSIGNS,

Richard Fagert
1996 Sally Gail
Sealy, TX 77474

Re: Property: Drachenberg Rd
Beasley, TX 77417
Borrower: Richard Fagert
File No.: 2109022

Drachenberg Road, Beasley

46 Acres @ \$7,500./acre

\$345,000.

Appraisal 09-24-21

Per your request, I have prepared land appraisal only report of the above referenced property.

The purpose of this appraisal is to provide an opinion of market value of the property described.

Enclosed, please find the summary appraisal which describes certain data gathered using investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report. This report is signed with a digital electronic signature. It is password protected.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data led the appraiser to the conclusion of the opinion of market value.

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. Please let me know if I may be of further assistance.

Respectfully submitted,



Michael Jones

Complete Copy of Appraisal

Available Upon Request

ML Jones & Associates

LAND APPRAISAL REPORT

File No. 2109022

SUBJECT

Borrower Richard FagertCensus Tract 6758.00Map Reference 26420

Property Address Drachenberg Rd

City BeasleyCounty Fort BendState TXZip Code 77417

Legal Description Tract D, SA And MG Survey, A-327, SN Cross Survey, A-399

Sale Price \$ N/ADate of Sale N/ALoan Term N/A yrs. Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD

Actual Real Estate Taxes \$ N/A (yr) Loan charges to be paid by seller \$ N/AOther sales concessions N/A

Lender/Client Richard FagertAddress 1996 Sally Gail, Sealy, TX 77474

Occupant VacantAppraiser Michael JonesInstructions to Appraiser N/A

NEIGHBORHOOD

☐ Urban☒ Suburban☐ Rural

☐ Over 75%☒ 25% to 75%☐ Under 25%

☐ Fully Dev.☐ Rapid☒ Steady☐ Slow

☐ Increasing☒ Stable☐ Declining

☐ Shortage☒ In Balance☐ Oversupply

☒ Under 3 Mos.☐ 4-6 Mos.☐ Over 6 Mos.

Employment Stability☐ Good☒ Avg.☐ Fair☐ Poor

Convenience to Employment☐☒☐☐

Convenience to Shopping☐☒☐☐

Convenience to Schools☐☒☐☐

Adequacy of Public Transportation☐☒☐☐

Recreational Facilities☐☒☐☐

Adequacy of Utilities☐☒☐☐

Property Compatibility☐☒☐☐

Protection from Detrimental Conditions☐☒☐☐

Police and Fire Protection☐☒☐☐

General Appearance of Properties☐☒☐☐

Appeal to Market☐☒☐☐

Present 55 % One-Unit 5 % 2-4 Unit % Apts. 10 % Condo 10 % Commercial

Land Use % Industrial 15 % Vacant 5 %

Change in Present Land Use ☒ Not Likely☐ Likely (*)☐ Taking Place (*)

Predominant Occupancy ☒ Owner☐ Tenant % Vacant

One-Unit Price Range \$ 145,000 to \$ 450,000Predominant Value \$ 250,000

One-Unit Age Range NEW yrs. to 118 yrs. Predominant Age 3 yrs.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)The "other" in present land use % is vacant/undeveloped land.***see attached addendum***

SITE

Dimensions Rely on Survey = 46 ac☐ Corner Lot

Zoning Classification NonePresent Improvements ☐ Do☐ Do NotConform to Zoning Regulations

Highest and Best Use ☒ Present Use☐ Other (specify)

☒ Public

☒ Gas

☐ Water

☐ San. Sewer

Other (Describe)

Well

Septic

Underground Elect. & Tel.

OFF SITE IMPROVEMENTS

Street Access ☒ Public☐ Private

Surface Asphalt

Maintenance ☒ Public☐ Private

☒ Storm Sewer☐ Curb/Gutter

☐ Sidewalk☐ Street Lights

Topo LEVEL

Size TYPICAL

Shape Irregular

View RESIDENTIAL

Drainage AVERAGE

Is the property located in a FEMA Special Flood Hazard Area? ☒ Yes☐ No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)THE SUBJECT IS LOCATED ON A TYPICAL SIZE SITE FOR THE AREA. NO APPARENT ADVERSE EASEMENTS OR ENCROACHMENTS WERE NOTED. SEE FLOOD MAP FOR FINAL FLOOD DETERMINATION.

MARKET DATA ANALYSIS

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	Drachenberg Rd Beasley, TX 77417	Koym Rd & Tavener Rd Beasley, TX 77417	Beasley West End Rd Beasley, TX 77417	Tavener Rd Beasley, TX 77417			
Proximity to Subject		3.49 miles W	1.94 miles SE	4.21 miles SW			
Sales Price	\$ N/A	\$ 7,530	\$ 7,885	\$ 7,000			
Price \$/ac	\$	\$ 187,500	\$ 549,900	\$ 368,538			
Data Source(s)	INSPECTION/TAX	Mls#38778409	Mls#12674276	Mls#20694738			
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	N/A	04/2020	+230	06/2021		6/22/20	+210
Location	Beasley	Beasley		Beasley		Beasley	
Site/View	46 ac	24.9 ac	-380	69.74 ac		52.65 ac	0
View	Ag/Res	Ag/Res		Ag/Res		Ag/Res	
Sales or Financing Concessions	NONE	NONE		NONE		NONE	
Net Adj. (Total)		☐ + ☒ - \$ -150		☐ + ☐ - \$ 0		☒ + ☐ - \$ 210	
Indicated Value of Subject		\$ 7,380		\$ 7,885		\$ 7,210	

Comments on Market DataTHE SALES INDICATE AN ADJUSTED PRICE RANGE FROM 7,00 to \$7,885 PER ACRE. WE HAVE RECONCILED A VALUE OF \$7,500 PER ACRE, OR \$345,000.

Appraised Value \$345,000.

RECONCILIATION

Comments and Conditions of Appraisal***SEE ATTACHED ADDENDUM***

Final ReconciliationTHE MARKET APPROACH IS THE ONLY APPLICABLE APPROACH TO VALUE. THE SALE PRICE APPEARS REASONABLE.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 9/24/2021 TO BE \$ 345,000

Appraiser Michael Jones

Date of Signature and Report 09/30/2021

Title

State Certification # TX-1327390-GST TX

Or State License #ST

Expiration Date of State Certification or License 12/31/2021

Date of Inspection (if applicable)

Supervisory Appraiser (if applicable)

Date of Signature

Title

State Certification #ST

Or State License #ST

Expiration Date of State Certification or License

☐ Did☐ Did Not Inspect Property Date of Inspection

Form LAND - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

08/11

Supplemental Addendum

File No. 2109022

Borrower	Richard Fagert					
Property Address	Drachenberg Rd					
City	Beasley	County	Fort Bend	State	TX	Zip Code 77417
Lender/Client	Richard Fagert					

• **Land : Market Data**

ALL SALES UTILIZED ARE AMONG THE MOST RECENT AND SIMILAR AVAILABLE. ALL SALES ARE FROM THE SUBJECT'S MARKET AREA. DATES IN THE MARKET GRID ARE CLOSED DATES. THE SALES UTILIZED ARE ARE AMONG THE MOST RECENT/SIMILAR KNOWN SALES AVAILABLE FROM THE SUBJECT'S IMMEDIATE MARKET AREA. NO LOCATION ADJUSTMENTS ARE WARRANTED.

SALES HAVE BEEN ADJUSTED FOR SIZE DIFFERENCES AND DATE OF SALE.

COMPS ERE GIVEN EQUAL WEIGHT. THE FINAL ESTIMATE IS BASED ON 1-3 MONTHS MARKETING TIME.

• **Land : Conditions of Appraisal**

THIS IS A SUMMARY APPRAISAL. REASONABLE EXPOSURE TIME IS +/-30-90 DAYS. NO OTHER SALES OR LISTING HISTORY IS NOTED FOR THE PAST 36 MONTHS PER MLS/TAX. THE SUBJECT IS WITHIN THE 100-YEAR FLOOD PLAIN. SEE SURVEY FOR FINAL FLOOD DETERMINATION.

IT SHOULD BE NOTED THAT THE HIGHEST AND BEST USE AS VACANT LAND IS FOR RESIDENTIAL OR AGRICULTURAL USE.

COVID-19 NOTE:

The World Health Organization (WHO) on March 11, 2020 declared COVID-19 a pandemic. This is a fluid situation with daily economic reports and strategies being developed by federal, state and local government officials. Due to uncertainty and unknown factors, the effects of the novel coronavirus, COVID-19 cannot be measured. The economic environment may change as this pandemic continues to evolve that may have an impact on the value conclusions within this appraisal report. For this reason, the opinions and conclusions drawn may be subject to a margin of error. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the impact on the value of the subject property to this unforeseen event, subsequent to the effective date of the appraisal.

APPRaiser's Certification: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Drachenberg Rd, Beasley, TX 77417

APPRaiser:	SUPERVISORY APPRAISER (only if required):
Signature: 	Signature: _____
Name: Michael Jones	Name: _____
Date Signed: 09/30/2021	Date Signed: _____
State Certification #: TX-1327390-G	State Certification #: _____
or State License #: _____	or State License #: _____
State: TX	State: _____
Expiration Date of Certification or License: 12/31/2021	Expiration Date of Certification or License: _____
	☐ Did ☐ Did Not Inspect Property

Subject Photo Page

Borrower	Richard Fagert					
Property Address	Drachenberg Rd					
City	Beasley	County	Fort Bend	State	TX	Zip Code 77417
Lender/Client	Richard Fagert					



Subject

Drachenberg Rd
Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Beasley
View 46 ac
Site
Quality
Age



Comparable Photo Page

Borrower	Richard Fagert					
Property Address	Drachenberg Rd					
City	Beasley	County	Fort Bend	State	TX	Zip Code 77417
Lender/Client	Richard Fagert					



Comparable 1

Koym Rd & Tavener Rd
Prox. to Subject 3.49 miles W
Sale Price 7,530
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Beasley
View 24.9 ac
Site
Quality
Age



Comparable 2

Beasley West End Rd
Prox. to Subject 1.94 miles SE
Sale Price 7,885
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Beasley
View 69.74 ac
Site
Quality
Age



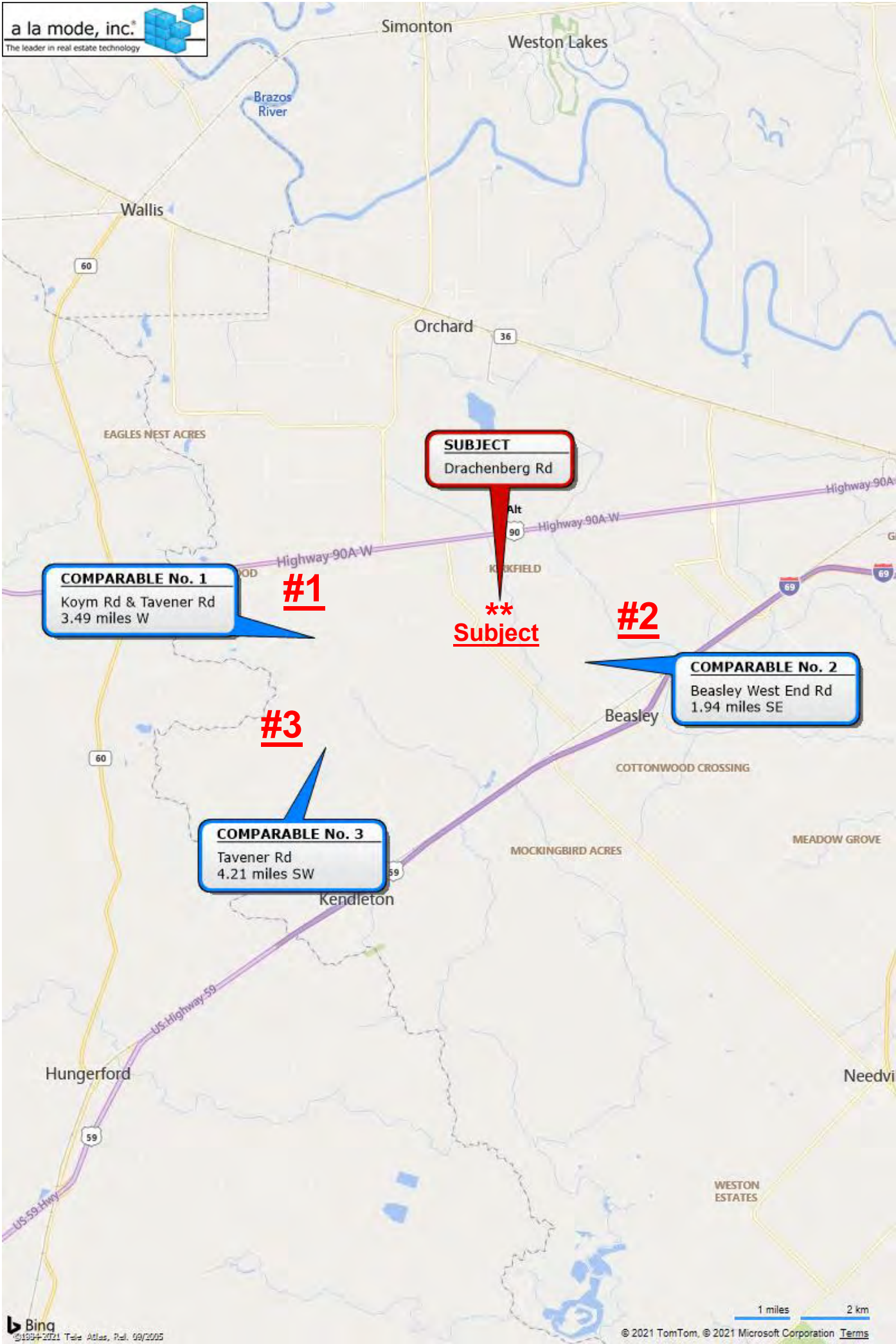
Comparable 3

Tavener Rd
Prox. to Subject 4.21 miles SW
Sale Price 7,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Beasley
View 52.65 ac
Site
Quality
Age

Location Map

Borrower	Richard Fagert				
Property Address	Drachenberg Rd				
City	Beasley	County	Fort Bend	State	TX Zip Code 77417
Lender/Client	Richard Fagert				

COMPARABLE SALES (3)



Flood Map

Borrower	Richard Fagert				
Property Address	Drachenberg Rd				
City	Beasley	County	Fort Bend	State	TX Zip Code 77417
Lender/Client	Richard Fagert				

