



# 254.959 acres south of Bellville 36S frontage and off Hay Rd



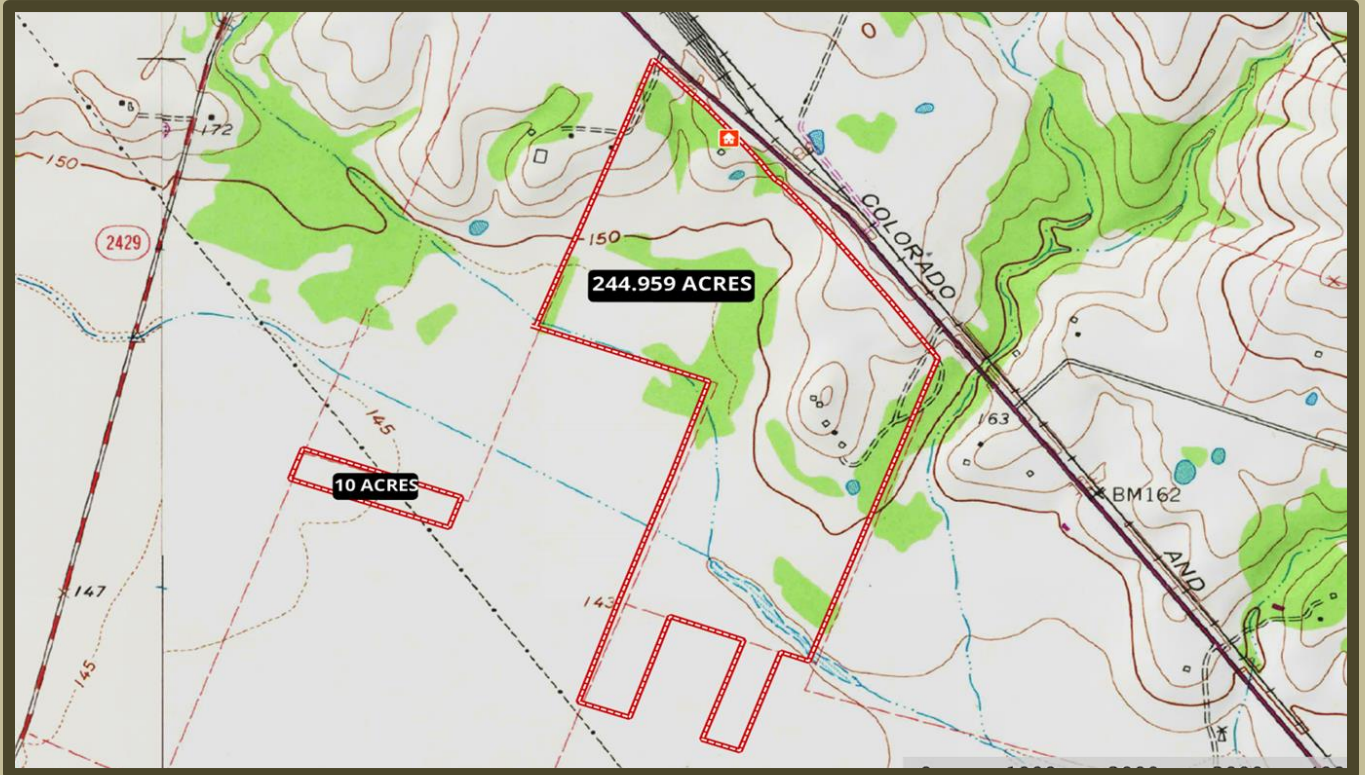
- \*2 Tracts of land---
- \*244.959 acres-Hwy 36S
- \*and 10 acres-off Hay Rd
- \*2 Ponds
- \*Live Creek



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**Bill Johnson & Associates  
Real Estate**

*Since 1970*



*Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.*

## 10 ACRES OFF HAY ROAD-BELLVILLE

Location of Property:	Hwy 36 S towards Sealy- turn right onto Hay Rd- property is on left	Listing #:	102136
Address of Property:	Off Hay Road, Bellville TX	Road Frontage:	Approx. 300 Feet
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" 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	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

\*\*PROPERTY MUST BE SOLD WITH 244.959 ACRES \*\* CANNOT BE SOLD AS 10 ACRES ONLY

<b>Number of Acres:</b>	10.0000	<b>Improvements on Property:</b>	
<b>Price per Acre (or)</b>	<b>\$10,000.00</b>	Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Total Listing Price:</b>	<b>\$100,000.00</b>	Buildings:	
<b>Terms of Sale:</b>		Barns:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Others:	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	% Wooded:	0%
Sell.-Fin. Terms:		Type Trees:	None
Down Payment:		<b>Fencing:</b>	Perimeter <input type="checkbox"/> YES <input type="checkbox"/> NO
Note Period:			Condition: <input type="checkbox"/> YES <input type="checkbox"/> NO
Interest Rate:			Cross-Fencing: <input type="checkbox"/> YES <input type="checkbox"/> NO
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.			Condition: <input type="checkbox"/> YES <input type="checkbox"/> NO
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		<b>Ponds:</b>	Number of Ponds: None
Number of Years:		Sizes:	
		<b>Creek(s):</b>	Name(s): None
<b>Property Taxes:</b>	Year: 2016	<b>River(s):</b>	Name(s): None
School:	\$16.76	<b>Water Well(s): How Many?</b>	None
County:	\$5.27	Year Drilled:	
Hospital:	\$0.80	Depth:	
FM Road:	\$1.07	<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SpRd/Brg:	\$0.89	Provider:	
TOTAL:	\$24.79	<b>Electric Service Provider (Name):</b>	None
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Gas Service Provider</b>	None
<b>School District:</b>	Bellville	<b>Septic System(s): How Many:</b>	
<b>Minerals and Royalty:</b>	I.S.D.	Year Installed:	
Seller believes	100% *Minerals	<b>Soil Type:</b>	
to own:	100% *Royalty	<b>Grass Type(s):</b>	
Seller will	Negotiable Minerals	<b>Flood Hazard Zone: See Seller's Disclosure or to be</b>	<b>determined by survey</b>
Convey:	Negotiable Royalty	<b>Nearest Town to Property:</b>	Bellville
		Distance:	1.5 miles
<b>Leases Affecting Property:</b>		Driving time from Houston:	1 Hour
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Items specifically excluded from the sale:</b>	All of Sellers and Lessee's personal property located on said 10 Acres
Lessee's Name:		<b>Additional Information:</b>	
Lease Expiration Date:			
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Lessee's Name:			
Lease Expiration Date:			
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Easements Affecting Property:</b>	Name(s):		
Pipeline:			
Roadway:			
Electric:	Texas Power and Light		
Telephone:			
Water:			
Other:			

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

## 244.959 ACRES-HIGHWAY 36S BELLVILLE

Location of Property:		Hwy 36 S towards Sealy- Property is on the right 1 mile from town		Listing #:	102122
Address of Property:		11651 Hwy 36, Bellville TX 77418		Road Frontage:	Approx 3764 feet
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:	None		Lot Size or Dimensions: 244.959 Acres		
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	
<b>Number of Acres:</b>			<b>244.9590</b>		
<b>Price per Acre (or)</b>			<b>\$10,000.00</b>		
<b>Total Listing Price:</b>			<b>\$2,449,590.00</b>		
<b>Terms of Sale:</b>					
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" 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"/> Ann.		
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO			
		Number of Years:			
<b>Property Taxes:</b>					
Year:		<b>2016</b>			
School:	\$707.23				
County:	\$222.50				
Hospital:	\$33.85				
FM Road:	\$45.13				
SpRd/Brg:	\$37.44				
TOTAL:	\$1,046.15				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
<b>School District:</b>	Bellville	I.S.D.			
<b>Minerals and Royalty:</b>					
Seller believes	100%	*Minerals			
to own:	100%	*Royalty			
Seller will	Negotiable	Minerals			
Convey:	Negotiable	Royalty			
<b>Leases Affecting Property:</b>					
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:					
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
<b>Easements Affecting Property:</b>					
Pipeline:					
Roadway:	State of Texas				
Electric:	San Bernard Electric Cooperative, Inc.				
Telephone:					
Water:					
Other:	Texas Public Utilities				
<b>Improvements on Property:</b>					
Home:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Buildings:	Home and cabin of little value				
Barns:					
Others:					
% Wooded:	10%				
Type Trees:					
<b>Fencing:</b>	Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
	Condition:				
	Cross-Fencing:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
	Condition:				
<b>Ponds:</b>	Number of Ponds:	Two			
	Sizes:				
<b>Creek(s):</b>	Name(s):	Boggy Creek			
<b>River(s):</b>	Name(s):	None			
<b>Water Well(s): How Many?</b>					
	One				
Year Drilled:	Unknown		Depth:	Unknown	
<b>Community Water Available:</b>					
	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Provider:					
<b>Electric Service Provider (Name):</b>					
<b>Gas Service Provider</b>					
None					
<b>Septic System(s): How Many?</b>					
One					
Year Installed:	Unknown				
<b>Soil Type:</b>					
<b>Grass Type(s):</b>					
<b>Flood Hazard Zone: See Seller's Disclosure or to be</b>					
<b>determined by survey</b>					
<b>Nearest Town to Property:</b>					
Bellville					
Distance:	1.5 miles				
Driving time from Houston:	1 Hour				
<b>Items specifically excluded from the sale:</b>					
All of Sellers and Lessee's personal property located on said 244.959 Acres					
<b>Additional Information:</b>					

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