



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



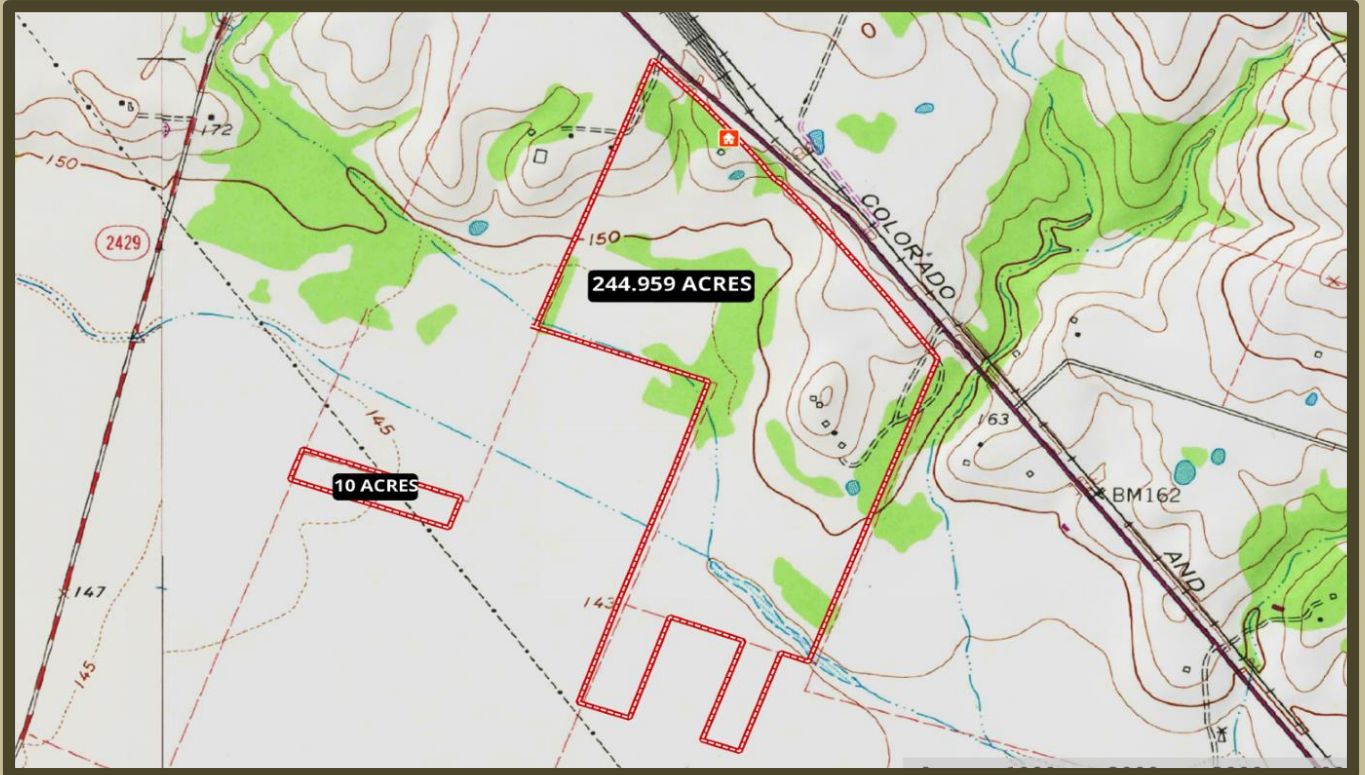
- *2 Tracts of land---
- *244.959 acres-Hwy 36S
- *and 10 acres-off Hay Rd
- *2 Ponds
- *Live Creek



Texas is Our Territory

**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.

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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
		For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Lot Size or Dimensions:	10 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

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

Number of Acres:	10.0000
Price per Acre (or)	\$9,250.00
Total Listing Price:	\$92,500.00
Terms of Sale:	
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:	

Improvements on Property:	
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Buildings:	
Barns:	
Others:	
% Wooded:	0%
Type Trees:	None
Fencing:	Perimeter <input type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	
Cross-Fencing:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	
Ponds:	Number of Ponds: None
Sizes:	
Creek(s):	Name(s): None
River(s):	Name(s): None

Property Taxes:	Year:	2016
School:		\$16.76
County:		\$5.27
Hospital:		\$0.80
FM Road:		\$1.07
SpRd/Brg:		\$0.89
TOTAL:		\$24.79

Water Well(s): How Many?	None
Year Drilled:	
Depth:	
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
Electric Service Provider (Name):	None
Gas Service Provider	None

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School District:	Bellville I.S.D.
Minerals and Royalty:	
Seller believes	100% *Minerals
to own:	100% *Royalty
Seller will	Negotiable Minerals
Convey:	Negotiable Royalty

Water Well(s): How Many?	None
Year Drilled:	
Depth:	
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
Electric Service Provider (Name):	None
Gas Service Provider	None

Leases Affecting Property:	
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:	
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Septic System(s): How Many:	
Year Installed:	
Soil Type:	
Grass Type(s)	
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	
Nearest Town to Property:	Bellville
Distance:	1.5 miles
Driving time from Houston	1 Hour

Easements Affecting Property:	Name(s):
Pipeline:	
Roadway:	
Electric:	Texas Power and Light
Telephone:	
Water:	
Other:	

Items specifically excluded from the sale:	
All of Sellers and Lessee's personal property located on said 10 Acres	
Additional Information:	

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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
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

Number of Acres:	244.9590
Price per Acre (or)	\$9,250.00
Total Listing Price:	\$2,265,787.50
Terms of Sale:	
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:	

Improvements on Property:	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	Home and cabin of little value
Barns:	
Others:	
% Wooded:	10%
Type Trees:	
Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	
Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	

Property Taxes:	Year:	2016
School:		\$707.23
County:		\$222.50
Hospital:		\$33.85
FM Road:		\$45.13
SpRd/Brg:		\$37.44
TOTAL:		\$1,046.15

Ponds:	Number of Ponds:	Two
Sizes:		
Creek(s):	Name(s):	Boggy Creek
River(s):	Name(s):	None

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School District:	Bellville I.S.D.
Minerals and Royalty:	
Seller believes	100% *Minerals
to own:	100% *Royalty
Seller will	Negotiable Minerals
Convey:	Negotiable Royalty

Water Well(s): How Many?	One
Year Drilled:	Unknown
Depth:	Unknown
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
Electric Service Provider (Name):	
Gas Service Provider	None

Leases Affecting Property:	
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:	
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Septic System(s): How Many:	One
Year Installed:	Unknown
Soil Type:	
Grass Type(s)	
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	
Nearest Town to Property:	Bellville
Distance:	1.5 miles
Driving time from Houston	1 Hour

Easements Affecting Property:	Name(s):
Pipeline:	
Roadway:	State of Texas
Electric:	San Bernard Electric Cooperative, Inc.
Telephone:	
Water:	
Other:	Texas Public Utilities

Items specifically excluded from the sale:	
All of Sellers and Lessee's personal property located on said 244.959 Acres	
Additional Information:	

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