

# LAND FOR SALE

## Ferry Road – Bellville – Austin County

This approximate 34.86 acre property is located near the Burleigh Community on Ferry Road off of FM 529. The property is generally flat in nature. The property is primarily open with scattered trees and native grasses. Many native pecan trees are scattered throughout this property. There are two small ponds and one old tin barn on the property. Electricity is available. Minerals are negotiable. Could be combined with the 15 acre property to create 49.86 acres.

**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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Bellville Office  
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## LOT OR ACREAGE LISTING

Location of Property: Off FM 529 on Ferry Road Listing #: 102278  
Address of Property: Ferry Rd, Bellville TX 77418 Road Frontage: Approx. 1352 ft.  
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: None Lot Size or Dimensions: 34.86  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 34.8600  
**Price per Acre (or)** \$8,250.00  
**Total Listing Price:** \$287,595.00  
**Terms of Sale:**

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: \_\_\_\_\_

**Property Taxes:** Year: 2018  
School: \$131.30  
County: \$41.64  
Hospital: \$5.72  
FM Road: \$8.45  
SpRd/Brg: \$7.00  
TOTAL: \$194.12

Agricultural Exemption: ☒ Yes ☐ No  
**School District:** Bellville I.S.D.

**Minerals and Royalty:**  
Seller believes 100% \*Minerals  
to own: 100% \*Royalty  
Seller will 50% Minerals  
Convey: 50% Royalty

### Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name: \_\_\_\_\_

Lease Expiration Date: \_\_\_\_\_

Surface Lease: ☐ Yes ☒ No

Lessee's Name: \_\_\_\_\_

Lease Expiration Date: \_\_\_\_\_

**Oil or Gas Locations:** ☐ Yes ☒ No

**Easements Affecting Property:** Name(s): \_\_\_\_\_

Pipeline: None

Roadway: None

Electric: San Bernard Electric Co-Operative, Inc.

Telephone: None

Water: None

Other: None

### Improvements on Property:

Home: ☐ YES ☒ NO

Buildings: \_\_\_\_\_

Barns: One old tin barn

Others: \_\_\_\_\_

% Wooded: 25% +/-

Type Trees: Oak and Pecan

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Poor

Cross-Fencing: ☐ YES ☒ NO

Condition: \_\_\_\_\_

**Ponds:** Number of Ponds: One

Sizes: 1/4 acre +/-

**Creek(s):** Name(s): None

**River(s):** Name(s): None

**Water Well(s): How Many?** None

Year Drilled: \_\_\_\_\_ Depth: \_\_\_\_\_

**Community Water Available:** ☐ YES ☒ NO

Provider: \_\_\_\_\_

**Electric Service Provider (Name):** \_\_\_\_\_

San Bernard Electric Co-Operative, Inc.

**Gas Service Provider** \_\_\_\_\_

Private

**Septic System(s): How Many:** None

Year Installed: \_\_\_\_\_

**Soil Type:** Clayish Loam

**Grass Type(s)** Native

**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey

**Nearest Town to Property:** Bellville

Distance: 8 miles

Driving time from Houston 45 minutes

**Items specifically excluded from the sale:** All of Sellers  
personal property located on said 34.86 acres

**Additional Information:** \_\_\_\_\_

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ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



