



Burleigh Ranch

For More Information Contact: Bill Johnson & Associates Real Estate
420 East Main Bellville, Texas 77418
979-865-5969 or 281-463-3791 or 979-992-2636 www.bjre.com

Burleigh Ranch

Located 8 miles east of Bellville on FM 529, the Burleigh Ranch has much to offer its Proud Owner. One enters this ranch south of Burleigh from FM 331, a paved county road. The ranch road meanders to a secluded location with the main ranch home nestled in a grove of planted live oak and large native trees.

The property features a beautiful 2-story custom built main home constructed in 2005, with Hardiplank siding. The home has 3,644. sq. ft. of living area and features the large master bedroom downstairs, with a total of 4 bedrooms and 3-1/2 baths. The home has central heat and air, a large wrap around porch on 3 sides and a large family room with a fireplace. The home has lovely Brazilian Cherry wood flooring throughout the downstairs. The home overlooks a large back yard with a swimming pool, hot tub and a large fire pit. The oversized pool features a diving board and extensive paver stone deck area.

In addition, the beautiful home includes a 2 car attached garage with a large game room or a large office space or a 5th bedroom upstairs. The property also has a big 48' X 70' Red metal equipment barn on a concrete slab. The barn has 3,360. sq. ft. of covered area and additional space for horse stalls if desired. The property has a water well complete with a water softening system and Austin County Community Water is available.

The ranch property is sandy loam in nature with a lush cover of coastal and native grasses. There is a large 2 acre lake on the property. The back portion of the ranch is moderately wooded with nice native hardwood trees along the wet weather creek with excellent cover for deer.

All of the comforts afforded a ranch owner are here to be enjoyed with a 10 minute drive from the city limits of Bellville or a relaxing 45 minute drive to Houston (Fry Road) on FM 529.

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











Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

979-865-5969 • 979-992-2636 • kzapalac@bjre.com
420 East Main Street, Bellville • 424 Cedar St., New Ulm



Price:	\$1,295,000
Type:	Residential (Farm-Ranch)
Address:	5910 South FM 331
City/County:	Bellville, Austin County
Bed/Bath:	4 Bed, 3.5 Bath
Size/Acreage:	~3,644 Sq. Ft., ~69.59 Acres
ID No.:	102608
Status:	Active

PRICE WAS REDUCED ON 7-19-17 TO \$1,295,000. - - -

RECENT APPRAISAL ON 3-10-17 AT \$1,350,000. IS AVAILABLE UPON REQUEST - - -

Located 8 miles east of Bellville on FM 331, the Burleigh Ranch has much to offer. Entering from the south, the ranch road meanders to a secluded location with the main ranch home nestled in a grove of planted live oaks and native trees. The ranch features a beautiful 2 story custom built home constructed in 2005. The home has 3,644 square feet of living area and features the large master bedroom downstairs, with a total of 4 bedrooms and 3- 1/2 baths. The home has central heat heat and air, a large wrap around porch on 3 sides and a large family room with stone fireplace. The home has lovely Brazilian cherry wood flooring throughout the downstairs. This beautiful home overlooks a large back yard with a swimming pool, hot tub and a large fire pit. The oversized pool features a diving board and extensive paver stone deck area. In addition to the home there is a 2 car attached garage with a pare game room or large office space. This area could also be used as a 5th bedroom upstairs. There is also a large 48' X 70' metal equipment barn on a concrete slab. The barn has 3,360 square foot of covered and additional space for horse stalls if desired. The property has water well complete with a water softening system and Austin County Community Water is available.

The ranch property is sandy loam in nature with a lush cover of coastal and native grasses. There is a large 2 acre lake that offers a great spot for fishing. The back portion of the ranch is moderately wooded with nice native hardwood trees along the wet weather creek with excellent cover for deer.

All the comforts afforded a ranch owner are here to be enjoyed with a 10 minute drive from the city limits of Bellville or a relaxing 45 minute drive to Houston (Fry Road) on FM 529.

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Improvements	Land Features	Other
4 Bedrooms 3.5 Bathrooms Approx. 3644 Sq F Multi-level Floor Other Exterior Composition Roof Age Range: 5-20 Yrs Well Septic Formals Fireplace Garage/Carport CHA Barns Swimming Pool	Maint. Fees: \$0 Gravel Road Frontage Farm to Market Road Frontage Agricultural Lease Agricultural Exemption Minerals Conveyed: Negotiable 2+ Acre Lake Seasonal Creek Partially Wooded Sandy Soil Improved Pasture	School District: Bellville ISD Taxes: \$6,663.24 Financing Cash Conventional
Directions: From Bellville travel 8 miles down FM 529 south the FM 331. Turn right on FM 331 and travel approximately .5 miles. Property is located on the left at 5910 S FM 331.		

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New Ulm:
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LOT OR ACREAGE LISTING

Location of Property:	Approx. 0.4 Mile South of FM 529 on FM 331, south of Burleigh, Tx.		Listing # 102608
Address of Property:	5910 South FM 331, Bellville, Texas 77418		Road Frontage 715
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:	Lot Size or Dimensions: 69.592		
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:	69.592		
Price per Acre (or)			
Total Listing Price:	\$1,295,000.00		
Terms of Sale:			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Barns:	48' X 70' = 3,360. sq. ft.
Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Others:	Two small sheds
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:	Approx. % Wooded: 25%		
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Type Trees:	Oak and Pecan
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: Good		
	Cross-Fencing: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:		
Property Taxes:	R63608 & R05820 2016	Ponds:	Number of Ponds: 1 pond
School: \$	4,450.85	Sizes:	2 acre
County: \$	1,479.53	Creek(s):	Name(s): none
FM/Rd/Br.: \$	549.05	River(s):	Name(s): none
Hospital: \$	183.81		
City: \$	-		
TOTAL: \$	6,663.24	Water Well(s): How Many?	One (1)
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Year Drilled:	2005
School District:	Bellville	Depth:	170'
Minerals and Royalty:	I.S.D.	Community Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller believes	All Minerals & Surface Control	Provider:	Austin County Water Supply Corporation
to own:	Approx. 50% and Exec. Leasing Rights	Electric Service Provider (Name):	
Seller will	Any Owned	Houston Lighting & Power	
Convey:	Any Owned	Gas Service Provider (Name):	
		Bellville Butane	
* Current title commitment to reflect mineral and royalty reservations *		Septic System(s): How Many:	One (1)
Leases Affecting Property:		Year Installed:	2005
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Soil Type:	Sandy Loam
Lessee's Name:		Grass Type(s):	Coastal Bermuda and Native Bermuda
Lease Expiration Date:		Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey.
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Nearest Town to Property:	Burleigh - 0.4 miles
Lessee's Name:		Distance:	Bellville - 8 miles; IH-10 is 11 Miles at Sealy
Lease Expiration Date:		Driving time from Houston	45 minutes Fry Rd FM 529
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Items specifically excluded from the sale:	All personal items in home and barn
Easements Affecting Property:	Name(s):	Additional Information:	
Pipeline:			
Roadway:			
Electric:	H. L. & P. Service Line		
Telephone:	Southwestern Bell Telephone Company		
Water:	Austin County Water Supply Corporation		

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HOME LISTING

Address of Home: 5910 South FM 331, Bellville, Texas 77418 Listing # 102608
Location of Home: 0.4 mile south of FM 529 on FM 331, south of Burleigh, Texas
County or Region: Austin For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: Property Size: 69.592
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO
Listing Price: \$1,295,000.00
Terms of Sale
Cash: ☒ YES ☐ NO
Seller-Finance: ☐ YES ☒ NO
Sell.-Fin. Terms:
Down Payment:
Note Period:
Interest Rate:
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
Balloon Note: ☐ YES ☐ NO
Number of Years:

Size and Construction:

Year Home was Built: 2005
Lead Based Paint Addendum Required if prior to 1978: ☐ YES
Bedrooms: 4 Bath: 3.5
Size of Home (Approx.) 3,644 living area as per owner
4,686 Total
Foundation: ☒ Slat ☐ Pier/Beam ☐ Other
Roof Type: Metal Year Installed: 2005
Exterior Construction: Hardiplank

Room Measurements: APPROXIMATE SIZE:

Rec. Room: 21' 0" X 17' 0" (finished upstairs over garage)
DinLivFoyRm 14' 0" X 32' 4" Brazilian Cherry Wood Flooring
Kitchen: 13' 0" X 12' 0" Brazilian Cherry Wood Flooring
Family Room: 14' 4" X 19' 8" Brazilian Cherry Wood Flooring
Utility Room: 8' 0" X 11' 0"
Bath: 5' 0" X 13' 0" ☒ Tub ☐ Shower
Bath: 5' 6" X 13' 0" ☒ Tub ☐ Shower
Mstr Bath: 13' 0" X 10' 0" ☒ Tub ☒ Shower
Mstr Bdrm: 15' 4" X 21' 0" Brazilian Cherry Wood Flooring
Bedroom #2: 13' 0" X 14' 0" Wood Flooring
Bedroom #3: 13' 0" X 13' 2" Wood Flooring
Bedroom #4: 11' 0" X 13' 2" Wood Flooring
Breakfast: 10' 6" X 13' 10" Brazilian Cherry Wood Flooring
Garage: ☒ Carport: ☐ No. of Cars: 2 car
Size: 21' X 22' 8" ☒ Attached ☐ Detached

Porches:

Front: Size: 8' 0" X 41' 4" ☒ Covered
Side: Size: 8' 0" X 59' 4" ☒ Covered
Back: Size: 10' 0" X 28' 0" ☒ Covered
Pool Deck: ☐ Covered
Fenced Yard:
Outside Storage: ☒ Yes ☐ No Size:
Construction: Metal Barn 48' X 70'
TV Antenna ☐ Dish ☒ Cable ☐

Home Features

☒ Ceiling Fans No. 5
☒ Dishwasher
☒ Garbage Disposal
☒ Microwave (Built-In)
Kitchen Range (Built-In) ☐ Gas ☒ Electric
☒ Other

Items Specifically Excluded from The Sale: LIST:

All personal items in home and barn

Heat and Air:

☒ Central Heat Gas ☒ Electric ☐
☒ Central Air Gas ☐ Electric ☒
☒ Other:
☒ Fireplace(s)
☒ Wood Stove
Water Heater(s): ☒ Gas ☐ Electric

Utilities:

Electricity Provider: Houston Lighting & Power
Gas Provider: Propane
Sewer Provider: Private Septic
Water Provider: Private Well
Water Well: ☒ YES ☐ NO Depth: 170'
Year Drilled: 2005
Average Utility Bill: Monthly: \$ 357./month electric
\$144./month propane

Taxes:

R63608 & R05820 - 2016 Year
School: \$4,450.85
County: \$1,479.53
FM/Rd/Br: \$549.05
Hospital: \$183.81
City: \$0.00
Taxes: \$6,663.24
School District: Bellville ISD

Additional Information:

Swimming Pool Size 22' X 42' X 8'
Metal Barn Size 48' X 70' = 3,360. sq. ft.

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

Martin- Cost of Improvements on 69.6486 acres
5910 South FM 331, Bellville, Texas

4/7/17

#8 Cray Martin List of Equipment 4-6-17

Item #	Date	Cost	Total Cost of All Improvements
#1	2005	\$20,000	Construction of road
#2	2005	\$10,000	Cost of Septic and Water Well
#3	2005	\$5,000	Construction of Irrigation System
#4	2005	\$13,000	Cost of 13 transplanted Oak Trees
#5	2005	\$1,500	Cost of Wiring Home for Generator
#6	2006	\$65,000	Construction of Red Barn
#7	2009	\$65,000	Construction of Pool (22' X 42') Depth (3.5' to 8.0')
#8	2012	\$10,000	Construction of Tank
TOTAL		\$189,500	Martin - Total Cost of All Improvements to date on 66.6486 acres at 5910 South FM 331, Bellville, Texas
Item #	Date	Cost	
#1			
#2			
#3			
#4			
#5			
#6			
#7			
#8			
TOTAL		\$0	

SUMMARY APPRAISAL REPORT OF
THE PROPERTY LOCATED AT

5910 S. FM 331
BELLVILLE, TX 77418

69.6486 AC.

as of

MARCH 10, 2017

03-10-17

1,350,000.

for

CRAY/ANN MARTIN
5910 S. FM 331
BELLVILLE, TEXAS
77418

by

Appraisal Services
P.O. BOX 1232
BRENHAM 77834

A COMPLETE COPY OF APPRAISAL
IS AVAILABLE UPON REQUEST

Appraisal Services

P.O. BOX 1232
BRENHAM 77834
(979) 836-5599

March 17, 2017

03-17-17

CRAY/ANN MARTIN
5910 S. FM 331
BELLVILLE, TEXAS
77418

Property -

5910 S. FM 331
BELLVILLE, TX 77418

Borrower -

CRAY/ANN MARTIN

File No. -

201716

Case No. -

Dear MARTIN:

In accordance with your request, I have prepared an appraisal of the real property located at 5910 S. FM 331, BELLVILLE, TX.

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

Enclosed, please find the report which describes certain data gathered during our 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.

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 that the market value, as of MARCH 10, 2017 is :

\$1,350,000


1,350,000.

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

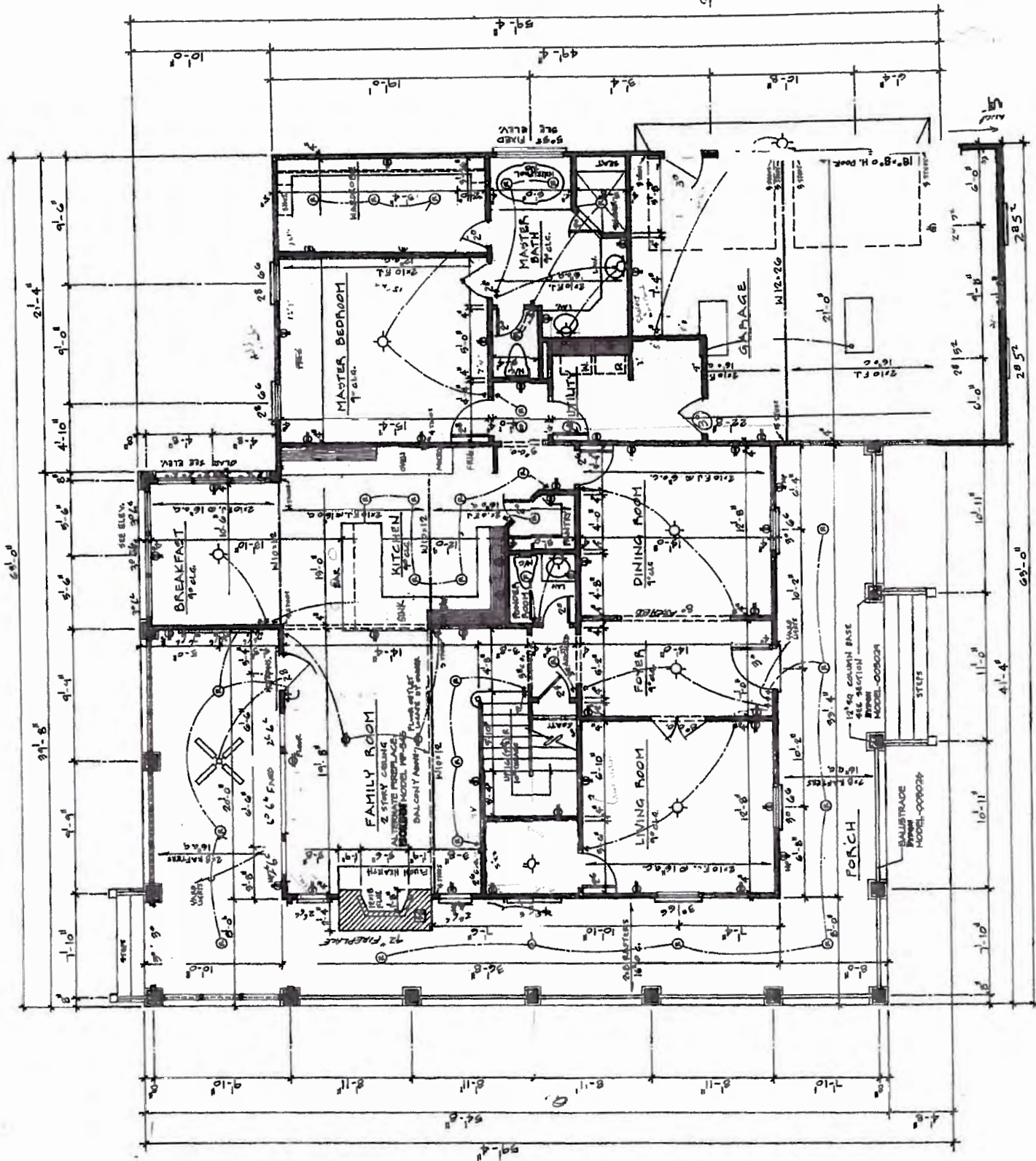
It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Appraisal Services


KATHY McKINNEY
TX Certification #TX 1321159-G

TX Certification #TX 1321159-G



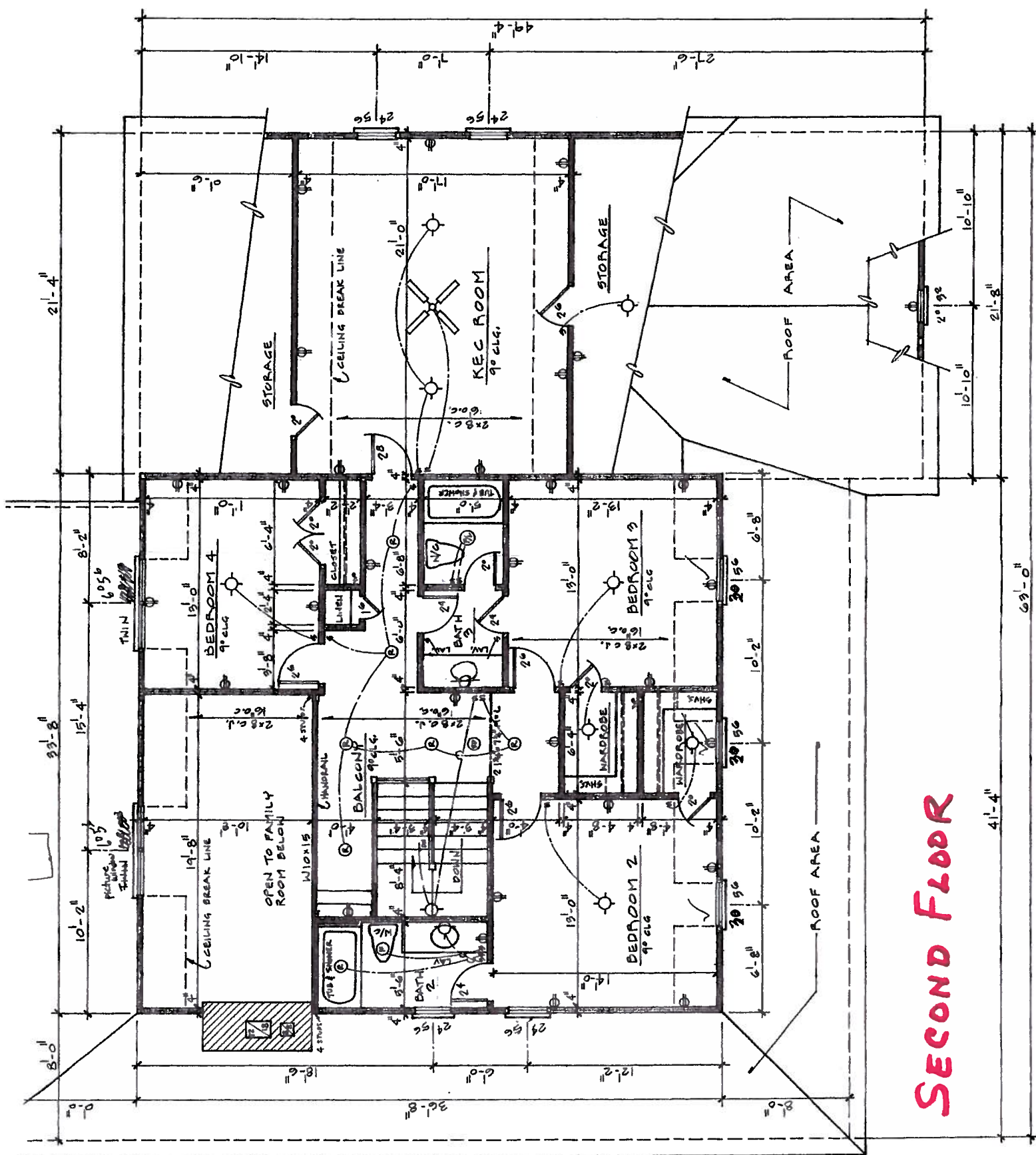
ALTERNATE WINDOW NOTE:
QUANTITY AS APPLICABLE TO
CONSTRUCTION. DIMENSIONS
DO NOT REFLECT THOSE OF BOARDS
AND MAY NEED TO BE MODIFIED AS
NECESSARY TO ACCOMMODATE THE
MODEL SELECTED.

GENERAL NOTES:

1. ALL HEADERS ARE 2-210'S W/1/2" PLYWOOD
SPACER UNLESS OTHERWISE NOTED.
2. ALL WALLS ABOVE PARALLEL TO JOIST SYSTEM
TO HAVE DOUBLE JOIST STUDS.
3. ALL BEAMS UNLESS NOTED MAY BE SUBSTITUTED
WITH OTHER CHANNEL, I-BEAM, OR WIDE FLANGE
4. ALL BEAMS MUST HAVE SADDLE BEARING TO
FOUNDATION.

FIRST FLOOR	1913 SQ. FT.
SECOND FLOOR	1977 SQ. FT.
TOTAL	3890 SQ. FT.
REC. ROOM	977 SQ. FT.
GARAGE	495 SQ. FT.
COVERED PORCH	619 SQ. FT.
SCREEN PORCH	283 SQ. FT.

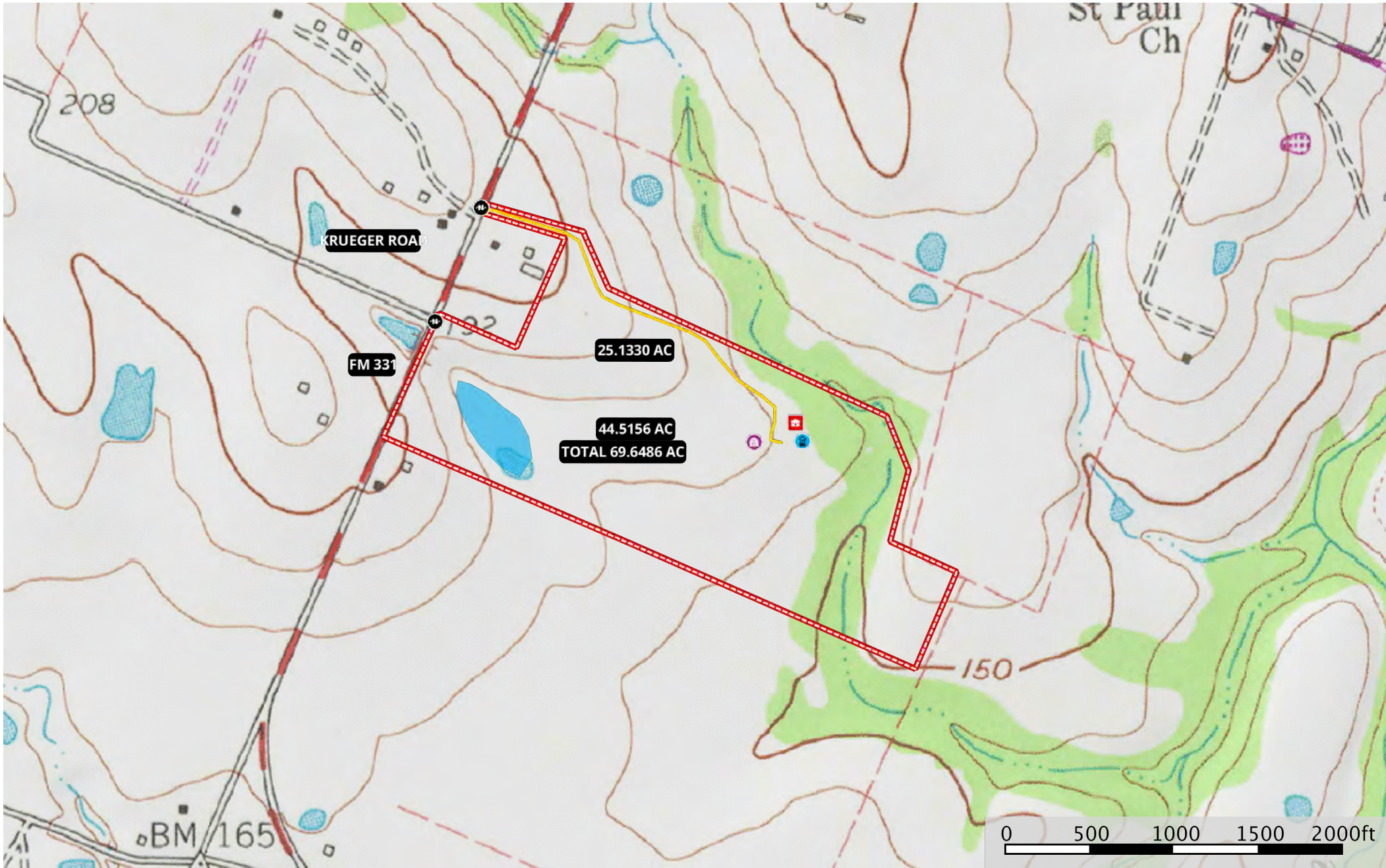
FIRST FLOOR PLAN





- Main House
- Barn
- Gate
- Well
- Primary Road
- Boundary
- Pond / Tank

Cray Martin
Austin County, Texas, 69.6486 AC +/-



- Main House
- Barn
- Gate
- Well
- Primary Road
- Boundary
- Pond / Tank

R63608 & R05820 Martin 69.6486 ac.

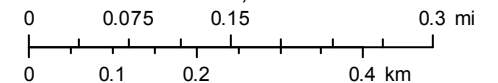


April 5, 2017

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

- Parcels
- Abstracts
- Lot Lines

1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

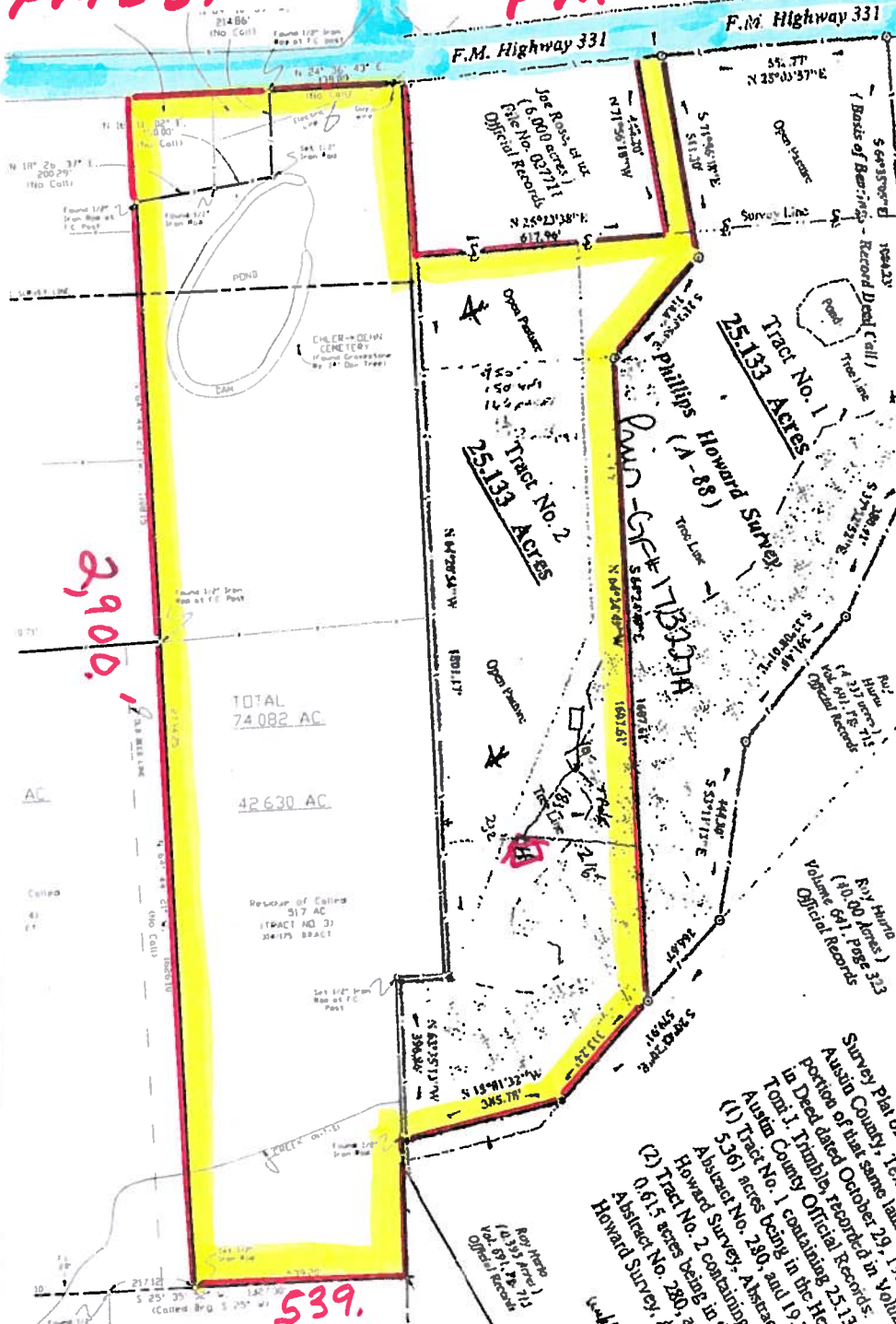
Austin County Appraisal District & BIS Consulting - www.bisconsultants.com

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FM 331

← KRUEGER ROAD

FM 331

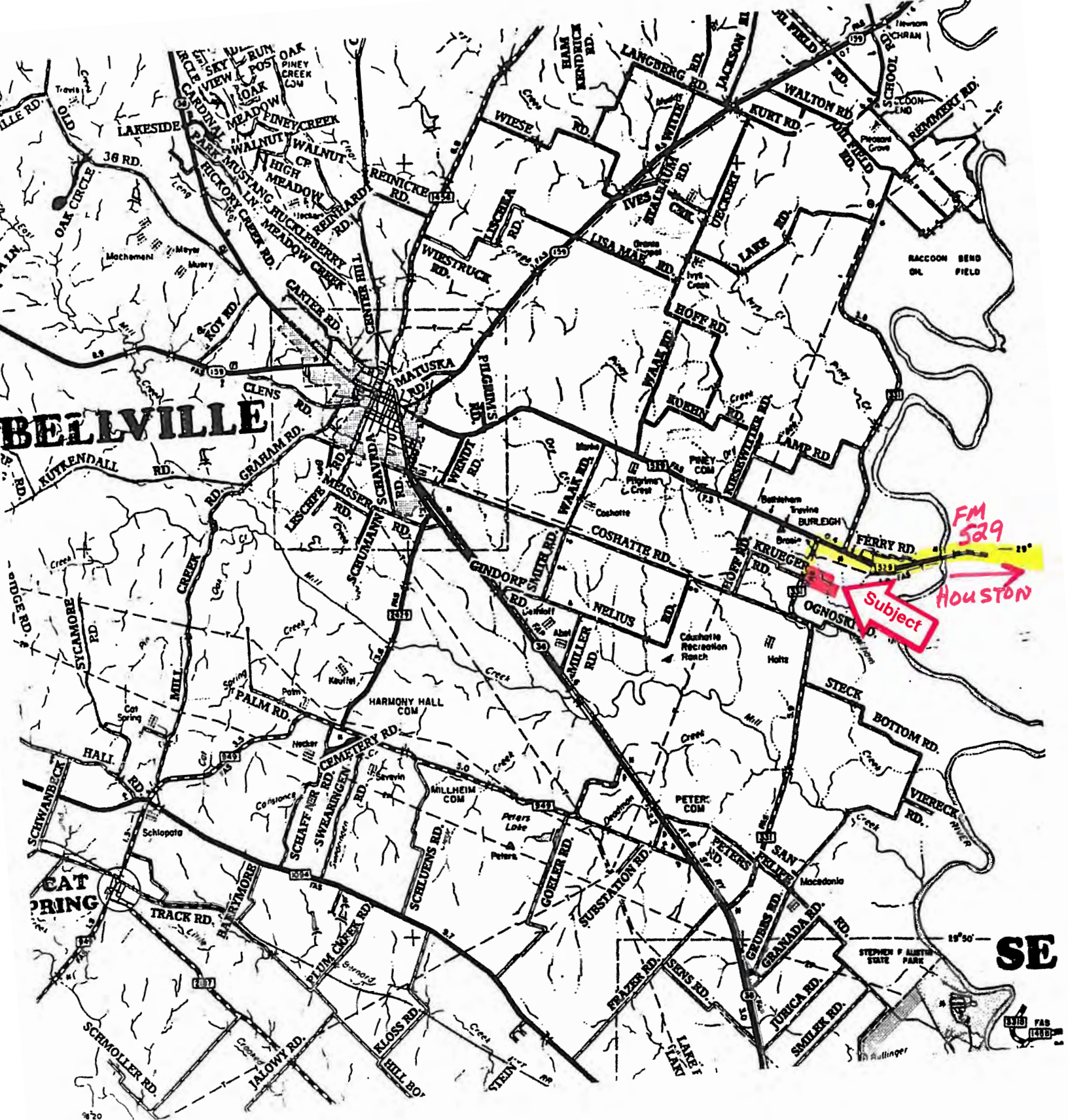


AUSTIN COUNTY SURVEY
HENRY P. ROFFE SURVEY
PHILLIPS HOWARD SURVEY

Scale 1" = 300'
September 16, 2004

NOTES
(1) Both tracts are shown to be outside the flood hazard areas according to FEMA No. 4801SC050 C, effective date January 11, 1990.
(2) Property descriptions to accompany this plat.

Survey Plat of the following tracts of land situated in Austin County, Texas and each tract being a part or portion of that same land described as 56,228 acres in Deed dated October 29, 1993 from Nita L. Hill to Austin County Official Records, Volume 691, Page 725, Tract No. 1, containing 25.133 acres in the Phillips Survey, Abstract No. 188, and 19,772 acres in the Phillips Survey, Abstract No. 280, and 19,772 acres in the Phillips Survey, Abstract No. 188, and 19,772 acres in the Phillips Survey, Abstract No. 280, and 19,772 acres in the Phillips Survey, Abstract No. 188, and 19,772 acres in the Phillips Survey, Abstract No. 280, and 19,772 acres in the Phillips Survey, Abstract No. 188.



BELLVILLE

FM 529

Houston

Subject

SE

1975 FEB 14 1975



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

<u>BJRE Holdings L.L.C.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004851</u> License No.	<u>kzapalac@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Designated Broker of Firm	<u>0127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>0127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>Clifton Mahon</u> Sales Agent/Associate's Name	<u>0449894</u> License No.	<u>cmahon3@industryinet.com</u> Email	<u>(979) 885-8577</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

Bill Johnson P.O. Box 165Bellville, TX 77418
Ernest Mahon

Phone: 979.865.5429

Fax:.

IABS 1-0
Farm & Ranch

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