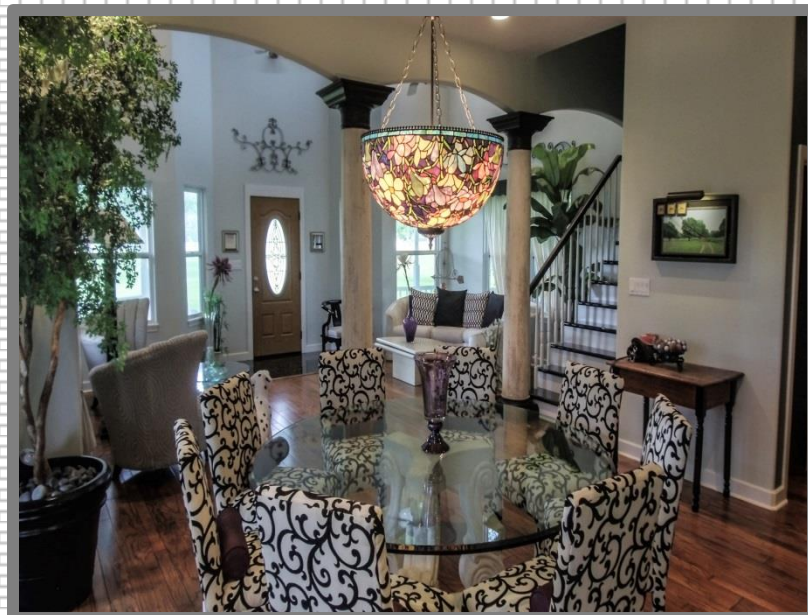




*12610 Roesler Road
Needville TX*



- *30.854 Acres**
- *3199 feet of living space**
- *Built in 2002**
- *GREAT LOCATION**
- *3 bedroom/2.5 bath**



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Since 1970







This spacious home is loaded with Southern Charm and is the facade is patterned after a historic home that once occupied this site. Built in 2002, it is in impeccable condition and ready for occupancy by its new owners. This spacious property is divided into well maintained yard, a hay meadow and a section for row crops, currently millet. Many large oak and pecan trees provide shade for enjoying the large yard.



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 HEREIN.

LOT OR ACREAGE LISTING

Location of Property: South of Needville in Fort Bend County Listing #: 103757
Address of Property: 12610 Roesler Road, Needville, 77461 Road Frontage: 583.49'
County: Fort Bend Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: N/A Lot Size or Dimensions: 30.854 acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 30.8540

Price per Acre (or)

Total Listing Price: \$675,000.00

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:

Property Taxes: Year: 2016

School: \$3,785.20

County \$829.46

Jr. College \$467.90

Drainage \$28.98

Rd/Brg:

TOTAL: \$5,111.54

Agricultural Exemption: ☒ Yes ☐ No

School District: Needville ISD

Minerals and Royalty:

Seller believes 100% *Minerals

to own: 100% *Royalty

Seller will Negotiate Minerals

Convey: Negotiate Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Horah Farms

Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline:

Roadway:

Electric: Reliant

Telephone: Yes

Water:

Other:

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings:

Barns: Old wood barn

Others: Carriage House, Well House, Workshop

% Wooded: 20%

Type Trees: Liveoaks, Pecans

Fencing: Perimeter ☒ YES ☐ NO
White vinyl rail fencing

Cross-Fencing: ☒ YES ☐ NO

Barbed wire

Ponds: Number of Ponds: NONE

Sizes:

Creek(s): Name(s): NONE

River(s): Name(s): NONE

Water Well(s): How Many? ONE

Year Drilled: 2002 Depth: 160'

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name): Reliant Energy

Gas Service Provider Private

Septic System(s): How Many? ONE

Year Installed: 2002

Soil Type: Sandy Loam and Gumbo

Grass Type(s): St. Augustine and Native

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

determined by survey

Nearest Town to Property: Needville

Distance: 4 miles

Driving time from Houston 40 mins

Items specifically excluded from the sale:

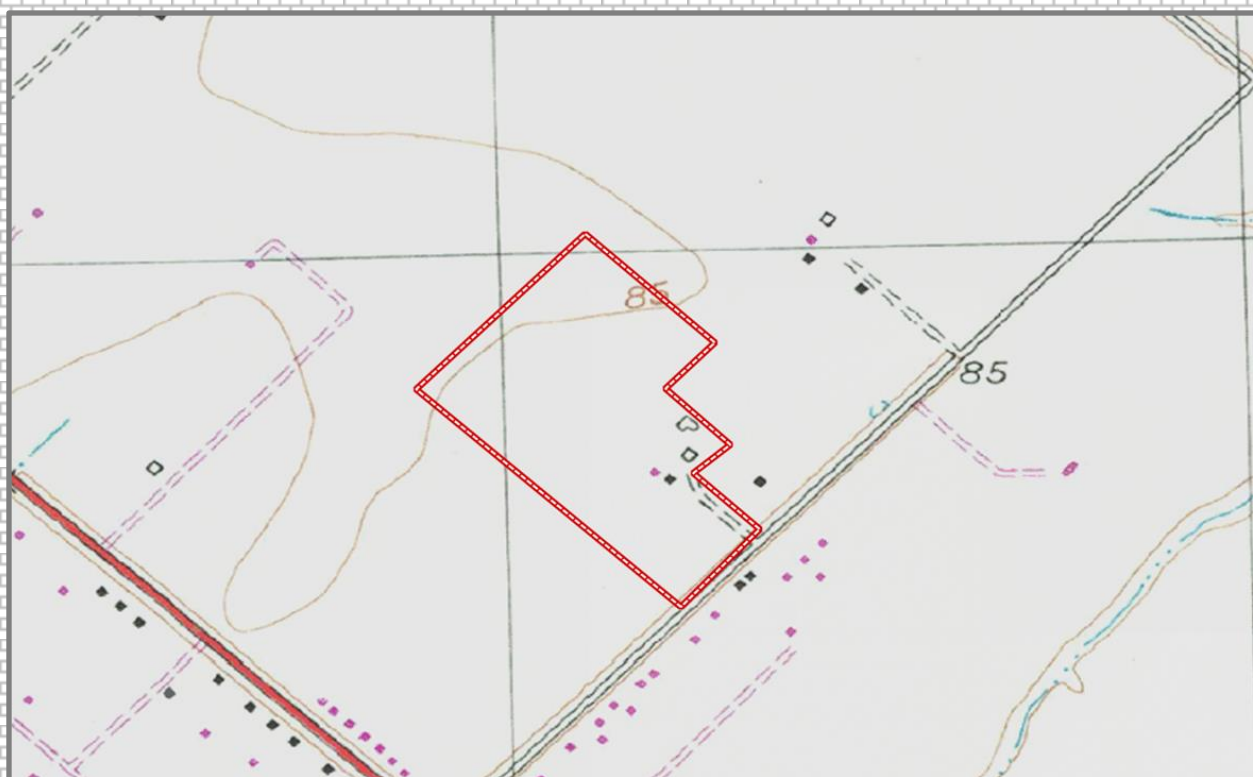
Some of Sellers personal items located on said 30.854 Acres

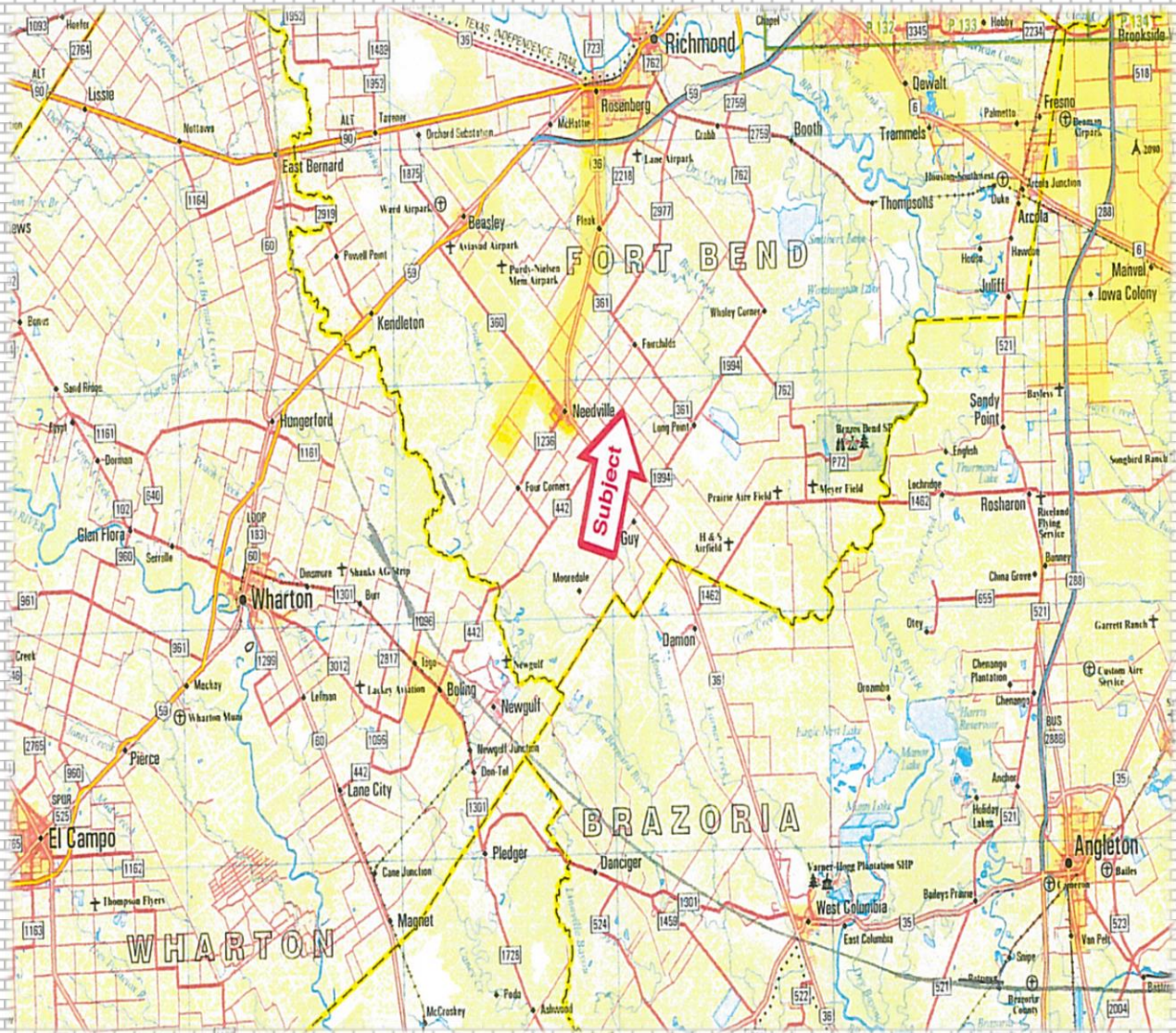
Additional Information:

Some furniture and fixtures are available for purchase

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

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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Real Estate

Since 1970

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420 E Main
Bellville, Tx. 77418
979-865-5969

New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636





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>	<u>9004851</u>	<u>kzapalac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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