Texas Listing Service

The Realtor's™ Choice for Country Real Estate

214 Duerr Drive - Bellville 77418, Austin County

Bill Johnson & Associates Real Estate
Office Phone: Bellville (979) 865-5466
New Ulm (979) 992-2636

One of the last lots in the popular Briarwood Subdivision. Surrounded by nice homes in a quiet neighborhood. Won't last long.

List Price:	$49,000
ID No.:	91524
Listing Type:	For Sale
Use:	Residential
Building:	Land Only
Acreage:	0.33 Acres
Frontage:	Paved Road
Land Use:	Restricted

Directions: From downtown Bellville, go west on Hwy 36 to the entrance to Briarwood. Turn left and follow Briarwood Lane to Duerr Drive and turn left. Lot is on the right.

© 2016 Calantha, LLC All Rights Reserved. All information contained in this site is provided by members of TxLS. Information is deemed reliable but not guaranteed. All information should be independently verified and neither TxLS nor its members assume any liability for information obtained through the use of this site.

Bill Johnson and Associates Real Estate Co.
420 E. Main St., Bellville, TX 77418
424 Cedar St., New Ulm, TX 78950
979-865-5969 or 281-463-3791 - Bellville
979-992-2636 or 281-220-2636 - New Ulm
www.bjre.com

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 LISTING

Location of Property: Briarwood Subdivision, Bellville, Texas — Listing #: 91524
Address of Property: 214 Duerr Drive, Bellville, TX 77418 — Road Frontage
County: Austin — Paved Road: ☑ YES ☐ NO — For Sale Sign on Property? ☑ YES ☐ NO
Subdivision: Briarwood — Lot Size or Dimensions: 0.3283 acres
Subdivision Restricted: ☑ YES ☐ NO — Mandatory Membership in Property Owners' Assn. ☑ YES ☐ NO

Number of Acres: 0.3283
Price per Acre (or)
Total Listing Price: $49,000.00
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: 2014

School:	$	315.00
County:	$	94.55
City:	$	64.78
Hospital:	$	15.85
Road & Br.		$35.03
TOTAL:	$	525.21

Agricultural Exemption: ☐ Yes ☑ No
School District: Bellville I.S.D.
Minerals and Royalty:
Seller believes NONE *Minerals
to own: NONE *Royalty
Seller will NONE Minerals
Convey: NONE 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: City of Bellville
Telephone: Industry Tel.
Water: City of Bellville
Other: NONE

Improvements on Property:
Home: ☐ YES ☑ NO **See HOME listing if Yes**
Buildings:
Barns:
Others:

% Wooded: 15
Type Trees: Oak, Cedar, elm
Fencing: Perimeter ☐ YES ☑ NO
Condition:
Cross-Fencing: ☐ YES ☑ NO
Condition:
Ponds: Number of Ponds: NONE
Sizes:
Creek(s): NONE
River(s): Name(s): NONE

Water Well(s): How Many? NNONE
Year Drilled: Depth:
Community Water Available: ☑ YES ☐ NO
Provider: City of Bellville
Electric Service Provider (Name):
City of Bellville
Gas Service Provider (Name):
Coity of Bellville
Septic System(s): How Many:
Year Installed: NONE
Soil Type: Sandy
Grass Type(s): native
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey
Nearest Town to Property: Bellville
Distance: 2 miles
Driving time from Houston One Hour
Items specifically excluded from the sale:
NONE

Additional Information:

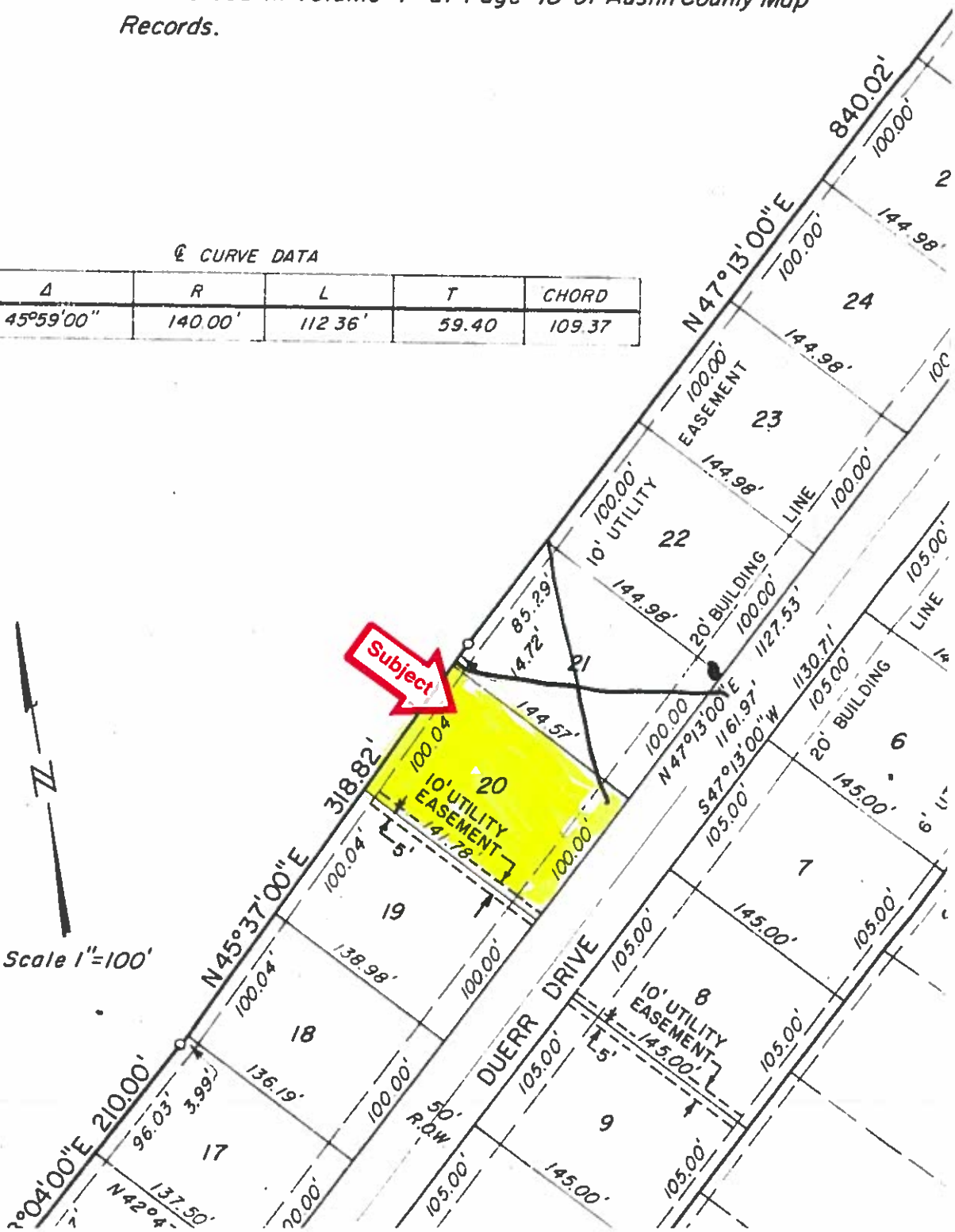
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

BRIARWOOD
Section Three

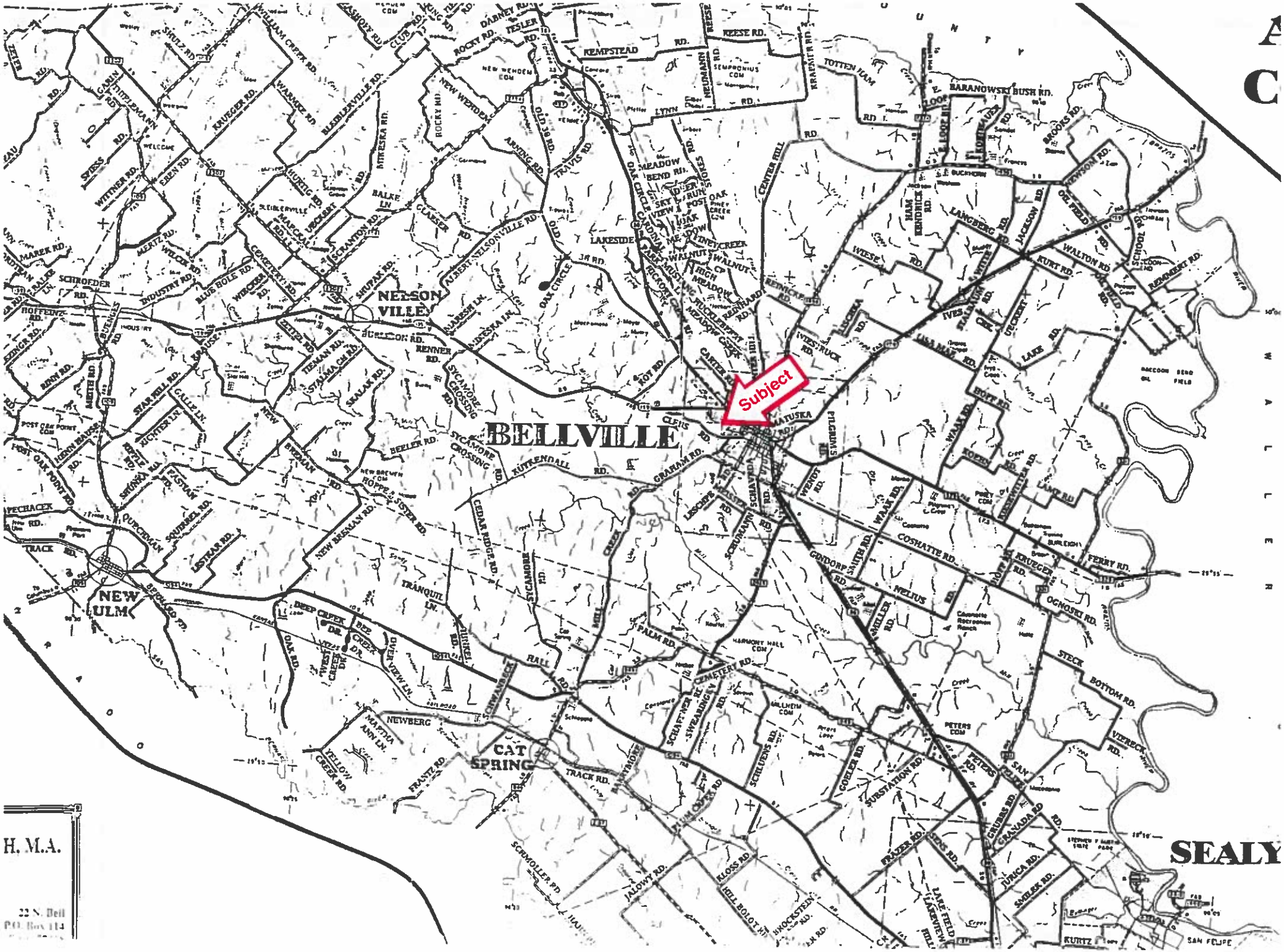
Being a subdivision of 12.2832 acres out of the 100.8919 acre tract in the Benjamin Babbit League, Abstract No. 13, in Austin County, Texas as recorded in Volume 353 at Page 739 of the Austin County Deed Records and a resubdivision of Lots 2, 3, and 4 of Briarwood Section II, the plat of which is recorded in Volume 1 at Page 45 of Austin County Map Records.

℄ CURVE DATA

NO.	Δ	R	L	T	CHORD
1	45°59'00"	140.00'	112.36'	59.40	109.37



E AND UTILITY EASEMENT


Subject
BELLVILLE
NEW ULM
CAT SPRING
NELSON VILLE
SEALY
KEMPSTEAD RD.
REESE RD.
TOTTEN HAM
BARANOWSKI BUSH RD.
LANGBERG RD.
WALTON RD.
KURK RD.
REMMERT RD.
WIESE RD.
IVES RUCK RD.
LAKE MAY RD.
BOFF RD.
WALK RD.
COSHATTE RD.
FERRY RD.
OGHOSKI RD.
STECK BOTTOM RD.
VIERECK RD.
SAN FELIPE
CHANADA RD.
JURICA RD.
SMILEK RD.
KURTZ
GONDORF SMITH RD.
WELIUS RD.
SCHULTZ RD.
SCHUMANN RD.
SCHAFER RD.
GRAHAM RD.
CLEIS RD.
MATUSKA RD.
RUTKENDALL RD.
SYCAMORE CROSSING RD.
BEELER RD.
NEW BREMAN RD.
HOPPE'S JUNCTION RD.
CEDAR RIDGE RD.
TRANQUIL LN.
PALM RD.
HALL RD.
NEWBERG
MARTHA ANN LN.
YELLOW CREEK RD.
FRANTZ RD.
TRACK RD.
SCHMOLLER RD.
JALOWY RD.
KLOSS RD.
HILL BOLOTNI
SCHULTENS RD.
GOEBEL RD.
SUBSTATION RD.
FRAZER RD.
LAKE FIELD
LAKEVIEW
PETERS RD.
CHURCH RD.
PETERS COM
HARMONY HALL COM
CEMETERY RD.
SWEARINGEN RD.
WILHEIM COM
SCHAFER RD.
SCHUMANN RD.
LESCOFF RD.
WEINOT RD.
PUCHMAN RD.
WEISE RD.
IVES RD.
LAKE RD.
LANGBERG RD.
JACKSON RD.
OLD FIELD RD.
BROOKS RD.
NEWSON RD.
SCHOOL RD.
BURLEIGH
KRUEGER RD.
HOFF RD.
KOERS RD.
WAAK RD.
PRIEST COM
LAKE RD.
CENTER HILL RD.
OAK CIRCLE
MEADOW BEND RD.
SKY VIEW
DEER RUN
POST OAK
OAK
WALNUT
HIGH MEADOW
MEADOW CREEK
REINHARD RD.
REINHARDT RD.
CARTER RD.
ROT RD.
LAKESIDE
OAK CIRCLE
OLD 38 RD.
TRAVIS RD.
ARNING RD.
ROCKY RD.
TESLER RD.
DARNEY RD.
NEW WEHDEN COM
NEUMANN RD.
SEMPRONIUS COM
KRAEMER RD.
LOOP RD.
BUCHHOLZ RD.
HAM BENDRICK RD.
BALKE LN.
CLAESER RD.
ALBERT NELSONVILLE RD.
OLD 38 RD.
SCRANTON RD.
MAPLE VICTORY
SCHUPAK RD.
TIEMAN RD.
STALMA CH RD.
SKALAK RD.
RENNER RD.
SYCAMORE CROSSING RD.
BREMAN RD.
SCHULTZ RD.
WILLIAM CREEK RD.
WARNKE RD.
KRUEGER RD.
BLEIBLERVILLE RD.
MITESKA RD.
ROCKY HILL
HUEBIG RD.
SCHIEBERVILLE
CEMETERY RD.
WICKER RD.
BLUE HOLE RD.
INDUSTRY RD.
SCHROEDER RD.
MERTZ RD.
WILCOX RD.
MAREK RD.
SPIESS RD.
WITTNER RD.
EBEN RD.
GARIN RD.
TIPPELMANN RD.
ZELER RD.
SHULTZ RD.
CLUB RD.
ASHOFT RD.
HOFFENTZ RD.
BUSCHEN RD.
HOUSE RD.
SPAUSE RD.
STAR HILL RD.
GILLE LN.
KICHTER LN.
HENN HOUSE RD.
POST OAK POINT RD.
SHUNKA RD.
FASTAN
SQUIRREL RD.
LESTEAR RD.
PECHACEK
TRACK RD.
BEPOLAND YD.
DEEP CREEK DR.
WEST CREEK DR.
OAK RD.
DEER CREEK DR.
VIEW LN.
SCHRANDRECK
MILL CREEK
SYCAMORE
HARTMOORE
H. M.A.
22 N. Bell
P.O. Box 114

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated, by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant _____ Date _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-[illegible]

EQUAL HOUSING OPPORTUNITY