



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



Price:	\$850,072
Type:	Acreage
Address:	Wolff Road
City/County:	Fayetteville, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~65.67 Acres
ID No.:	102121
Status:	Active

TRACT #6 - 65.668 ACRES - Now available is this beautiful 65.668 acres just minutes east of Shelby, Texas on Wolff Road. Located in the rolling hills of western Austin County, the property is both heavily wooded in areas and open with expansive views in other areas. The property has a total of 3,295 feet of gravel road frontage Wolff Road. There are also two ponds located on the property and a large population of white tail deer. The property could be divided in 1-2-3 tracts.

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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Improvements	Land Features Restricted Gravel Road Frontage Agricultural Exemption Mineral Lease - Minerals Conveyed: None Pond Partially Wooded Sandy Soil	Other School District: Bellville ISD Taxes: \$114.67 Financing Cash Conventional
Directions: From Shelby, take FM 389 east 1 mile and turn right on Wolff Road. Look for Bill Johnson & Associates Real Estate sign.		

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979-865-5969 office
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Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

New Ulm:
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TRACT #6 - - LOT OR ACREAGE LISTING - - TRACT #6

Location of Property: 0.4 miles East of Shelby on FM 389 at Cut-Off Road Listing #: 102121
Address of Property: Wolff Road, Fayetteville, Tx. 78940 Road Frontage: 3295 feet
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: No Subdivision Lot Size or Dimensions: 65.668 acres
Property Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 65.668 acres

Price per Acre (or) \$12,945.00

Total Listing Price: \$850,072.00

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:

\$1.75/acre ag use

Property Taxes: Year: R#02842 2016
School: \$76.63
County: \$25.14
FM/Rd/Br.: \$9.32
City: \$0.00
Hospital: \$3.58
TOTAL: \$114.67

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

Minerals and Royalty:

Seller believes 25% *Minerals
to own: 25% *Royalty
Seller will NONE Minerals
Convey: NONE Royalty

Leases Affecting Property:

Oil and Gas Lease: ☒ Yes ☐ No
Lessee's Name: Geo Southern Energy
Lease Expiration Date: 2/28/20
**Drill Site Located on Property in Lease **
Surface Lease: ☐ Yes ☒ No
Lessee's Name:

Lease Expiration Date:
Oil or Gas Locations: ☒ Yes ☐ No

Easements Affecting Property:

Pipeline: Seminole Pipeline
Roadway: Wolff Road
Electric: LCRA/Fayette Electric Co-op Transmission Line
Telephone: AT & T
Water:
Other:

Improvements on Property:

Home: ☐ YES ☒ NO See HOME listing if Yes
Buildings:
Barns:
Others:

% Wooded: 30%
Type Trees: Oak, Cedar, Mesquite, Pecan

Fencing: Perimeter ☒ YES ☐ NO
Condition: 1/2 new, back good
Cross-Fencing: ☐ YES ☒ NO
Condition:

Ponds: Number of Ponds: 2
Sizes: 1/2 acre and 1 acre

Creek(s): Name(s): 1 creek

River(s): Name(s):

Water Well(s): How Many?

Year Drilled: Depth:
Community Water Available: ☐ YES ☒ NO
Provider:

Electric Service Provider (Name):

Fayette Electric Co-op

Gas Service Provider

Septic System(s): How Many:

Soil Type: Gray Sandy Clay Loam

Grass Type(s): Bermuda, Native

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

determined by survey

Nearest Town to Property: Shelby, Texas

Distance: 0.4 miles

Driving time from Houston 1 1/2 hours

Additional Information:

Property has road frontage: 3295 feet on Wolff Rd
Part of this property may be in flood plain
Property is Restricted - No Mobile Homes, No Hogs, etc

Tract #1 + Tract #2 + Tract #3 = Tract #6

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Exhibit "C" Page One of One Page

Concerning the property known as:

Approximately 164.61 acres of land being located on FM 389, Cut-Off Road, Skull Creek Road and Wolff Road, being Tract #1 through Tract #9 located in the William Sutherland Survey, A-96, Fayetteville (Shelby), Austin County, TX.

Restrictive Covenants: This conveyance is made and accepted subject to the hereinafter stated restrictive covenants, which are hereby impressed against the subject property, to-wit. **The following restrictions will be impressed on the subject property for a period of 20 years after closing:**

1. No residential **house** shall be built on the tract unless its living area has a minimum of fifteen hundred (1,500.) square feet of floor area. **This excludes all barns, barns with living areas, barndominiums,** open or screened porches, carports and garages. No single wide, double wide or triple wide mobile homes, modular homes or manufactured homes are permitted on this property. No travel trailers, tents or any other temporary portable structure may be used as a temporary residence on this property. No homes will be moved on this property.
2. No commercial hog farm or commercial poultry farm nor junkyard or otherwise offensive or noxious activity shall be carried on or permitted on property. No property shall be used or maintained as a dumping ground for trash, rubbish or any other material.
3. The creation of "feed lots" or any other type of agricultural activity, which concentrates animals in such a manner as to create a health hazard or offensive odor, or concentration of animal waste products, is prohibited.
4. Sewage Disposal: No structure intended for permanent human habitation should be occupied until such time as a sewage disposal system which will comply with the Austin County Septic Requirements for on-site-sewer-facilities (OSSF) has been approved and installed. In no event shall cesspools be installed nor raw sewage be dumped on any portion of the property.
5. Toxic or Hazardous Waste Prohibited: No portion of the property shall be used for storage or disposal of any toxic or hazardous waste as same may be, from time to time, defined by applicable law or regulation.
6. No lot or tract may be re-subdivided into smaller lots or tracts smaller than 11 acres. Any tract to be re-subdivided must comply with all of the Austin County regulations concerning subdivisions.

(Buyer)

Date

(Buyer)

Date

Carl E. Isgren

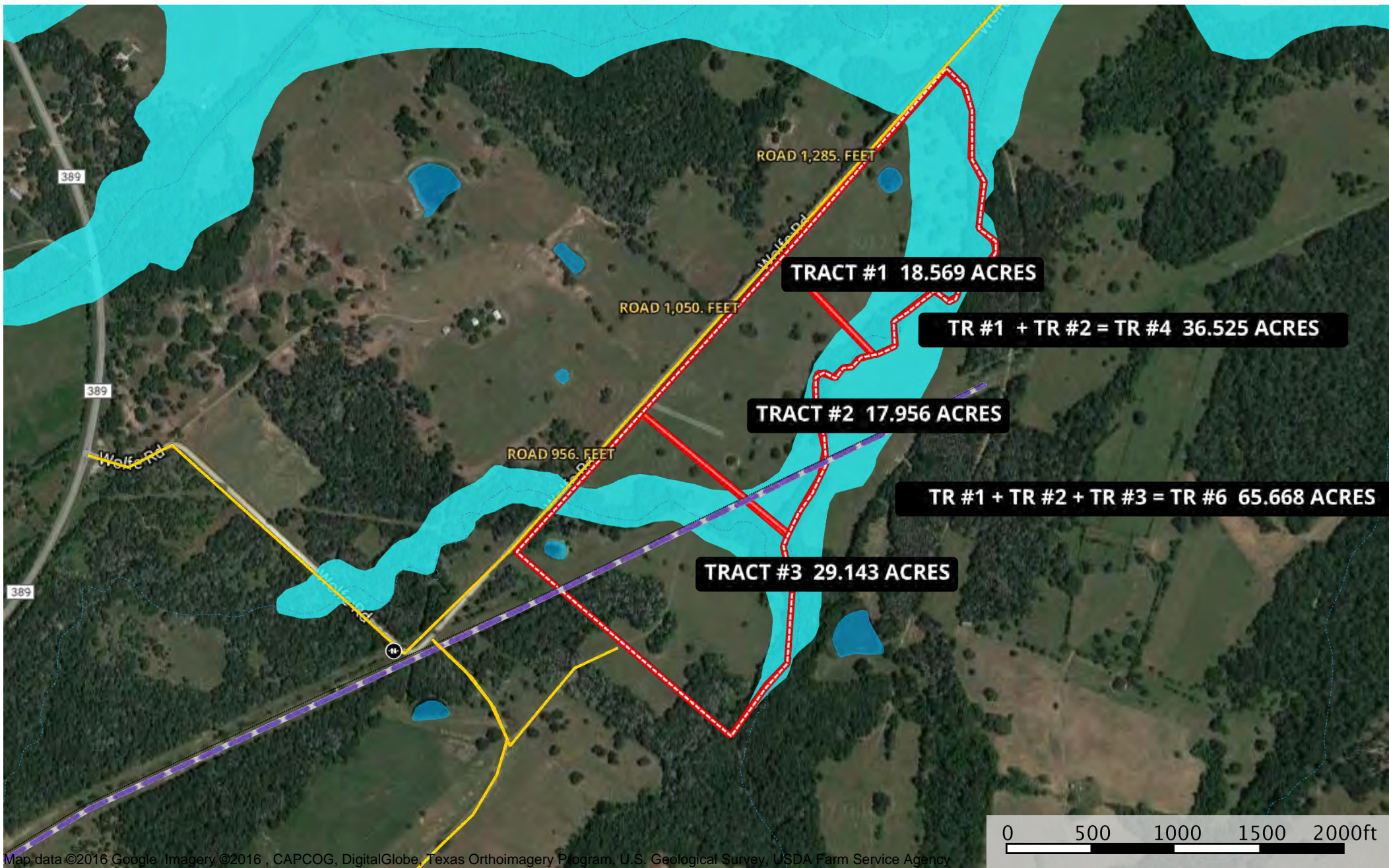
(Seller)

Date

(Seller)

Date

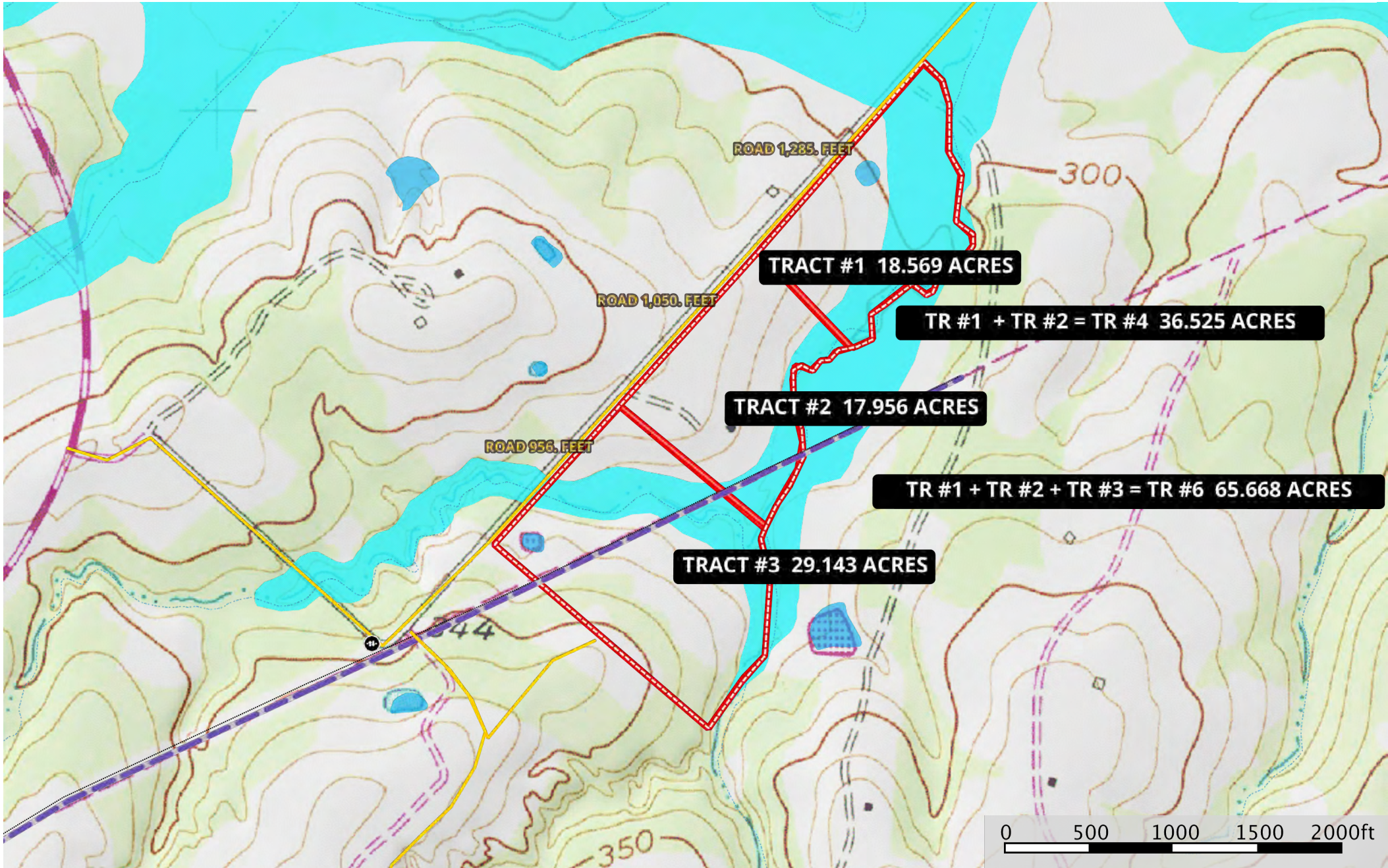
Isgren Tract #1
Austin County, Texas, 18.569 AC +/-



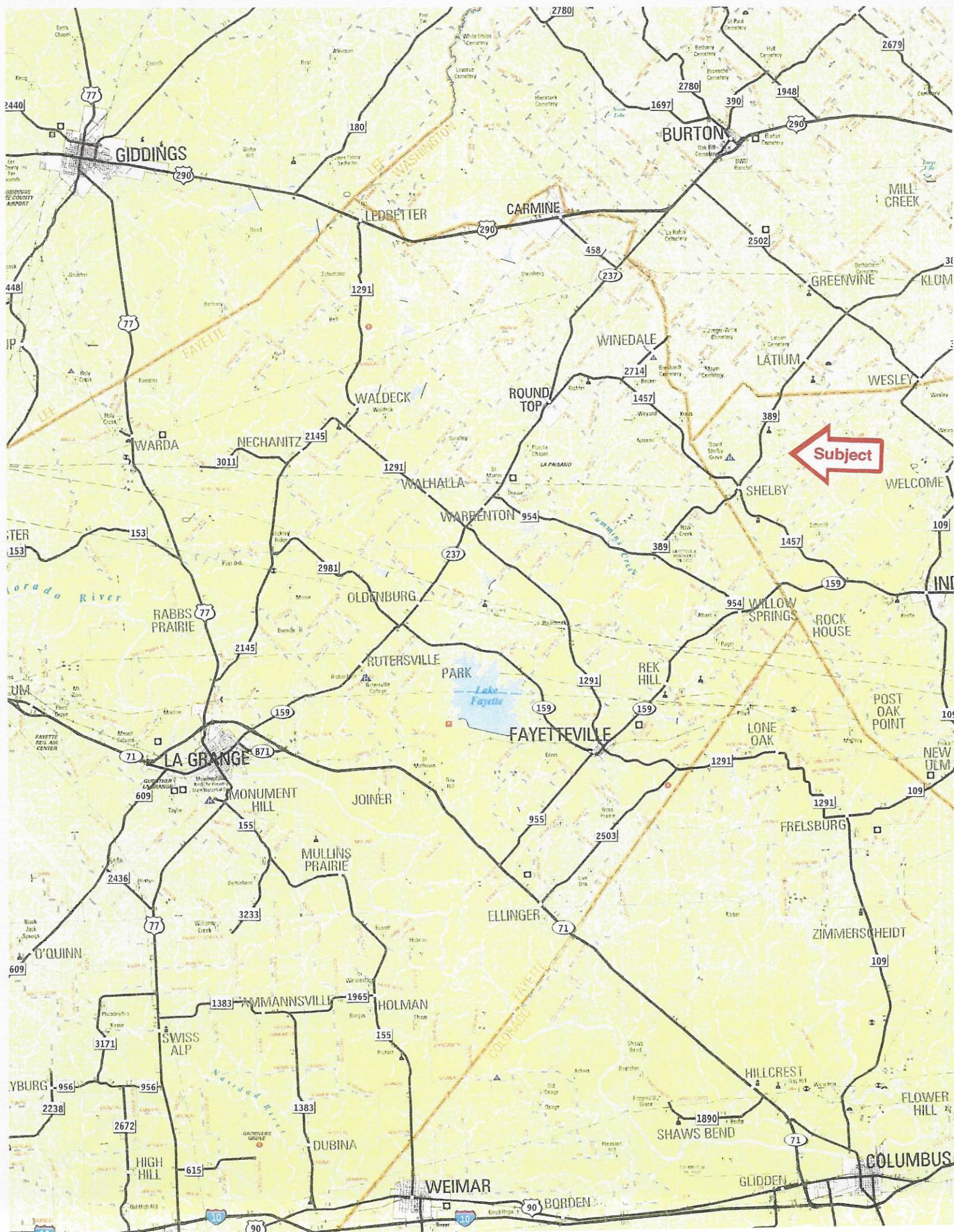
Map data ©2016 Google, Imagery ©2016, CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

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| Gate | Main House | Cabin | Horse Stall | Primary Road | Transmission Line | Pipeline | Pond / Tank | Boundary | Boundary |
| Stream, Intermittent | River/Creek | Water Body | | | | | | | |

Isgren Tract #1
Austin County, Texas, 18.569 AC +/-



- Gate
- Main House
- Cabin
- Horse Stall
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C

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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

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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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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IABS Forms (New)

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