



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:	\$157,500
Type:	Acreage
Address:	Wolff Road- Shelby
City/County:	Fayetteville, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~15 Acres
ID No.:	102218
Status:	Active

REDUCED ACRES TO 15. ACRES ON TRACT #2 - 15 ACRES - Now available is this beautiful 15 acres just minutes east of Shelby, Texas on FM 389. 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 765.25 feet of gravel road frontage Wolff Road. There is a large population of white tail deer. The property could be combined with adjacent tracts for more acreage. (Tract #1 22 ACRES SOLD 4-3-18)

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	Other
	Restricted Gravel Road Frontage Agricultural Exemption Mineral Lease - Minerals Conveyed: None Pond Partially Wooded Sandy Soil	School District: Bellville ISD Taxes: \$27.97 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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Bellville:
979-865-5969 office
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www.bjre.com



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Since 1970

New Ulm:
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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.

TRACT #2 - - LOT OR ACREAGE LISTING - - TRACT #2

Location of Property:	0.4 miles East of Shelby on FM 389 at Cut-Off Road		Listing #:	102218
Address of Property:	Wolff Road, Fayetteville, Tx. 78940		Road Frontage:	765.25 feet
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	No Subdivision		Lot Size or Dimensions: 15 acres	
Property Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Acres:	15 acres			
Price per Acre (or)	\$10,500.00			
Total Listing Price:	\$157,500.00			
Terms of Sale:				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
	Number of Years: _____			
	\$1.75/acre ag use			
Property Taxes:	Year:	R#02842	2017	
School:				\$18.90
County:				\$5.99
FM/Rd/Br.:				\$2.21
City:				\$0.00
Hospital:				\$0.87
TOTAL:				\$27.97
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	I.S.D.		
School District:	Bellville			
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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Lessee's Name:	Geo Southern Energy			
Lease Expiration Date:	2/28/20			
no drill clause in lease				
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Lessee's Name:				
Lease Expiration Date:				
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Easements Affecting Property:	Name(s): _____			
Pipeline:	Seminole Pipeline			
Roadway:	Wolff Road			
Electric:	LCRA/Fayette Electric Co-op Transmission Line			
Telephone:	A T & T			
Water:	West End Water Supply Cooperation			
Other:				
Improvements on Property:				
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	See HOME listing if Yes		
Buildings:				
Barns:				
Others:				
% Wooded:	30%			
Type Trees:	Oak, Cedar, Mesquite, Pecan			
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:	1/2 new, back good		
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	Condition:			
Ponds:	Number of Ponds:			
	Sizes:			
Creek(s):	Name(s): _____			
River(s):	Name(s): _____			
Water Well(s): How Many?				
Year Drilled:				Depth: _____
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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:	765.25 feet on Wolff Rd			
Part of this property may be in flood plain				
Property is Restricted - No Mobile Homes, No Hogs, etc				

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

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

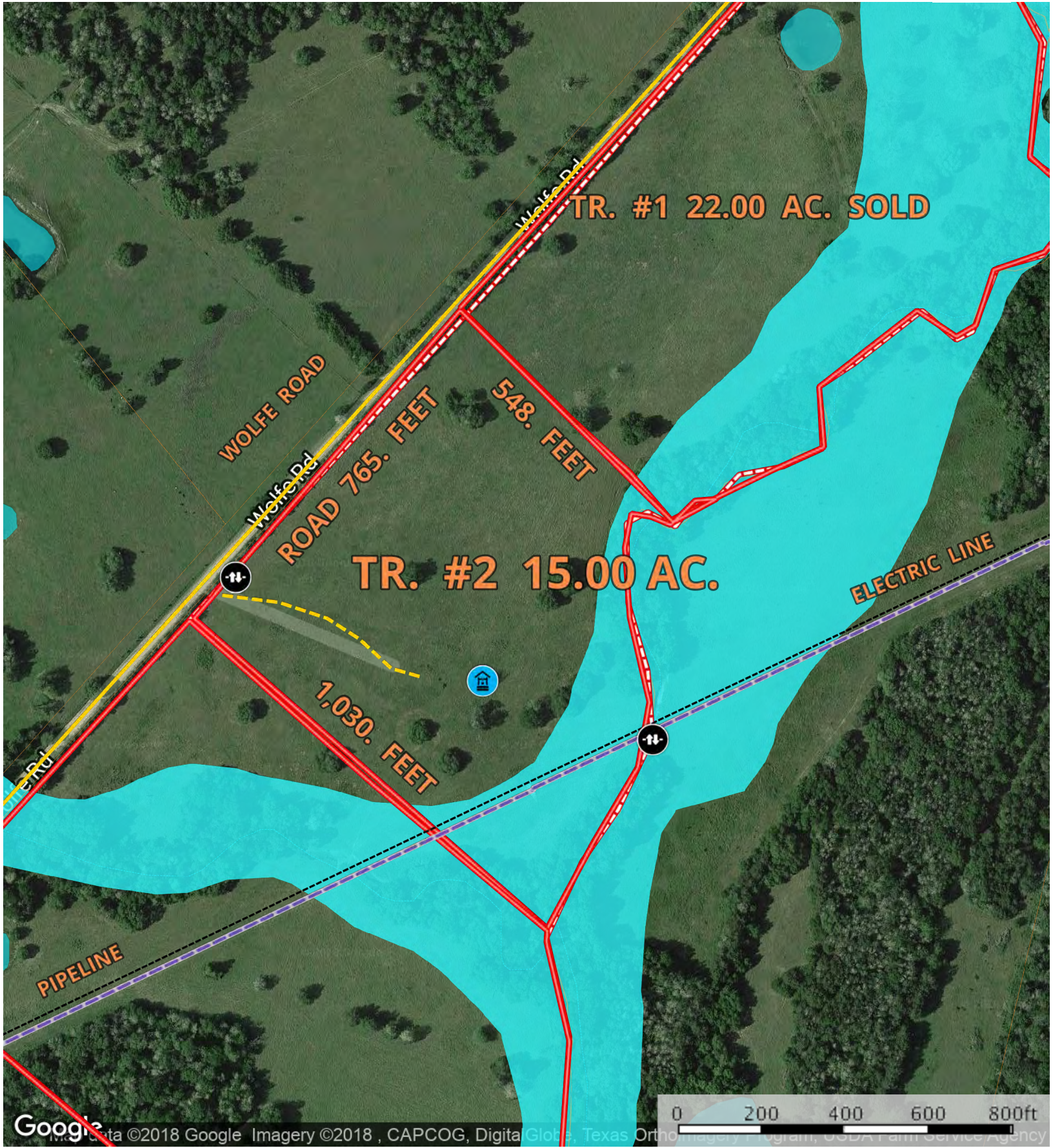
Isgren Tract #2
Austin County, Texas, 15.00 AC +/-



Google Data ©2018 Google Imagery ©2018 , CAPCOG, DigitalGlobe, Texas Orthographic Projection, USDA Farm Service Agency

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

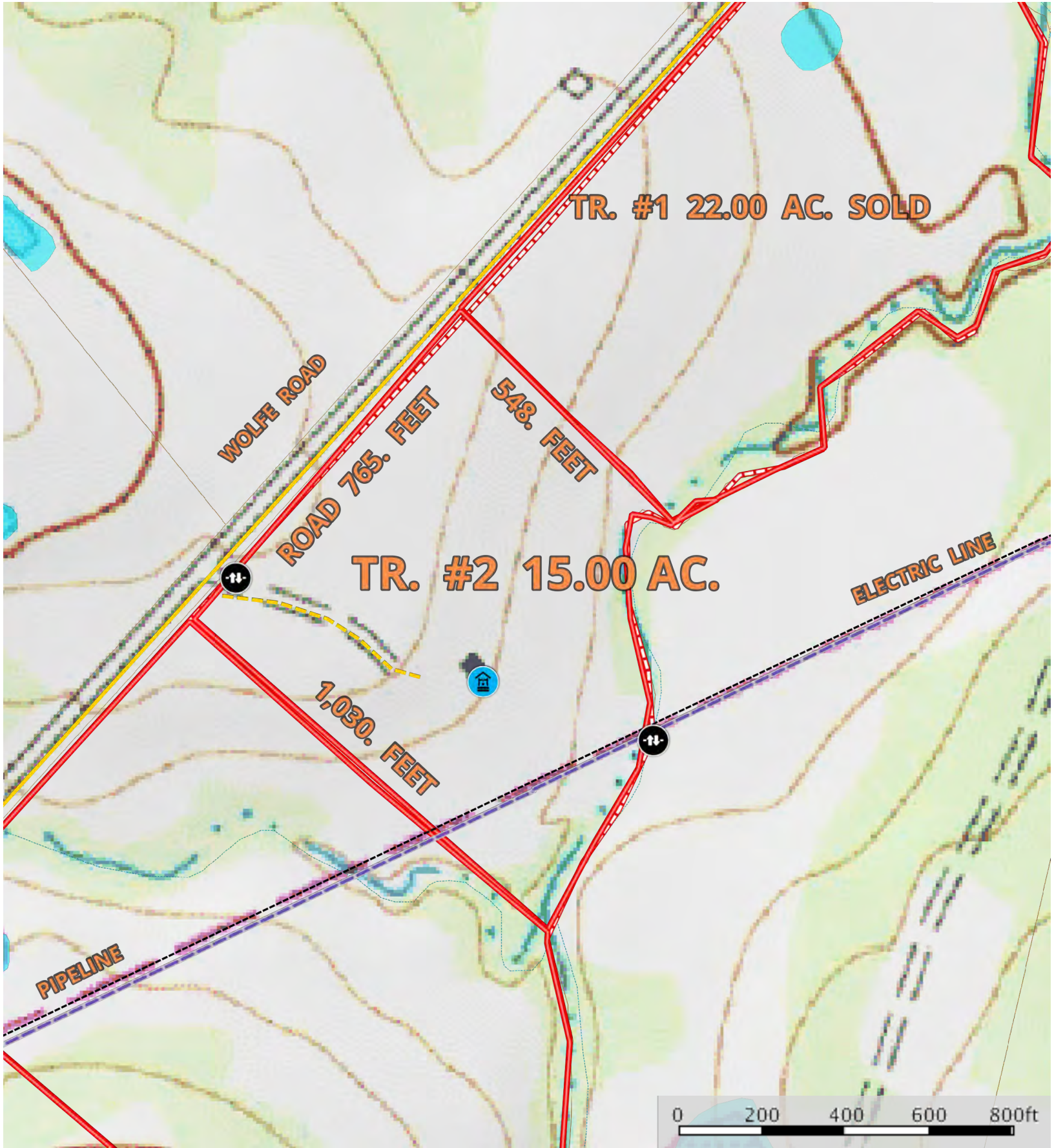
Isgren Tract #2
Austin County, Texas, 15.00 AC +/-



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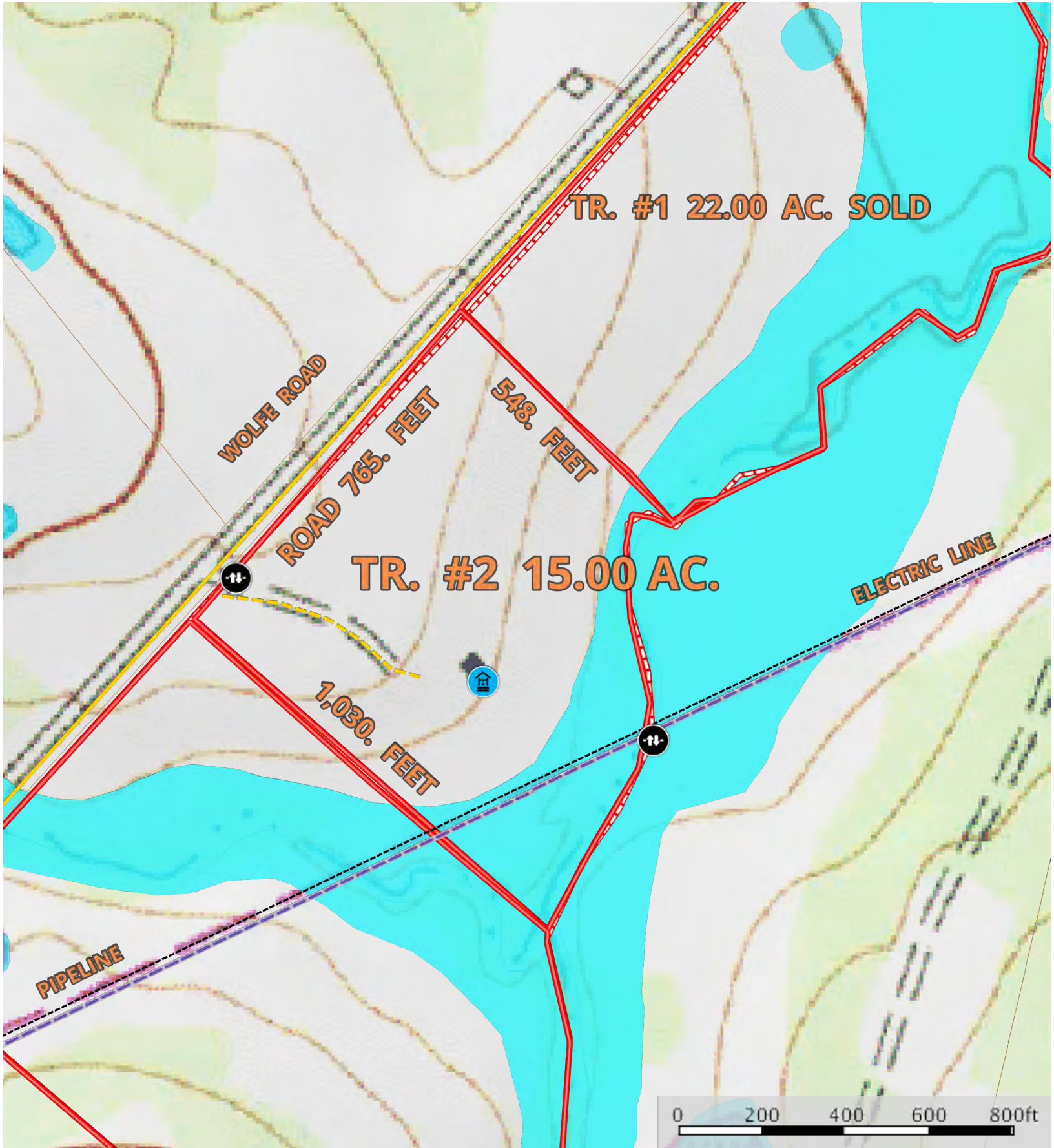
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|----------|-------------|---------------------|---------------------|----------------------|--------------|------------|-------------------|--------------|----------|
| Gate | Main House | Cabin | Horse Stall | Well | Road / Trail | Pipeline | Transmission Line | Primary Road | Boundary |
| Boundary | Pond / Tank | 100 Year Floodplain | 500 Year Floodplain | Stream, Intermittent | River/Creek | Water Body | | | |

Isgren Tract #2
Austin County, Texas, 15.00 AC +/-



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

Isgren Tract #2
Austin County, Texas, 15.00 AC +/-



- | | | | | | | | | | |
|----------|-------------|---------------------|---------------------|----------------------|--------------|------------|-------------------|--------------|----------|
| Gate | Main House | Cabin | Horse Stall | Well | Road / Trail | Pipeline | Transmission Line | Primary Road | Boundary |
| Boundary | Pond / Tank | 100 Year Floodplain | 500 Year Floodplain | Stream, Intermittent | River/Creek | Water Body | | | |

WOLFF ROAD
(PUBLIC ROAD)

N 40° 57' 30" E,
765.25'

P.O.B.

Set 1/2" Iron
Rod in old fence

17.47'

GATE
ENTRANCE

16.47'

Set 1/2"
Iron Rod
in old Fence

NEWER FENCE

OLDER FENCE
(USED FOR R.O.W.)

TRACT #2

15.000 AC.

(0.297 AC. IN ROAD)

Portion of

Called 184.33 AC.

FILE# 124269 D.R.A.C.T.

(BETTER DESCRIBED

FILE# 006897 D.R.A.C.T.)

ZONE "X"

ZONE "X"

N 49° 02' 30" W,
1030.69'

S 49° 02' 30" E,
548.20'

HAND DUG
WATER WELL

AT 24.00'
Set 1/2"
Iron Rod

APPROX.
ZONE "A"

SEMINOLE GAS PIPELINE
(50' ESM'T CAUSE# 2855
DISTRICT COURT)

LCRA ESM'T
(100' R.O.W.)
371/77 D.R.A.C.T.

BRANCH

Electric Transmission Line

GATE

OLD BRANCH
CROSSING

AT 40.00'
Set 1/2"
Iron Rod

BRANCH

APPROX.
ZONE "A"

CAROL LYNN VOELKEL, ET AL
Called 124 AC.
598/679 D.R.A.C.T.

CENTERLINE MEANDERS OF BRANCH

	BEARINGS	DISTANCE
1.)	S 15° 00' 18" W,	33.60 ft
2.)	S 05° 18' 53" W,	79.53 ft
3.)	S 04° 00' 15" W,	73.74 ft
4.)	S 33° 11' 41" E,	32.23 ft
5.)	S 44° 22' 02" E,	48.86 ft
6.)	S 31° 10' 50" E,	38.50 ft
7.)	S 21° 01' 33" E,	72.45 ft
8.)	S 12° 56' 43" W,	148.19 ft
9.)	S 13° 29' 53" W,	75.44 ft
10.)	S 27° 50' 02" W,	35.29 ft
11.)	S 26° 35' 05" W,	76.99 ft
12.)	S 33° 38' 27" W,	34.43 ft
13.)	S 52° 57' 38" W,	114.61 ft
14.)	S 31° 49' 12" W,	34.89 ft
15.)	S 01° 09' 36" W,	29.46 ft
16.)	S 13° 40' 56" E,	73.98 ft

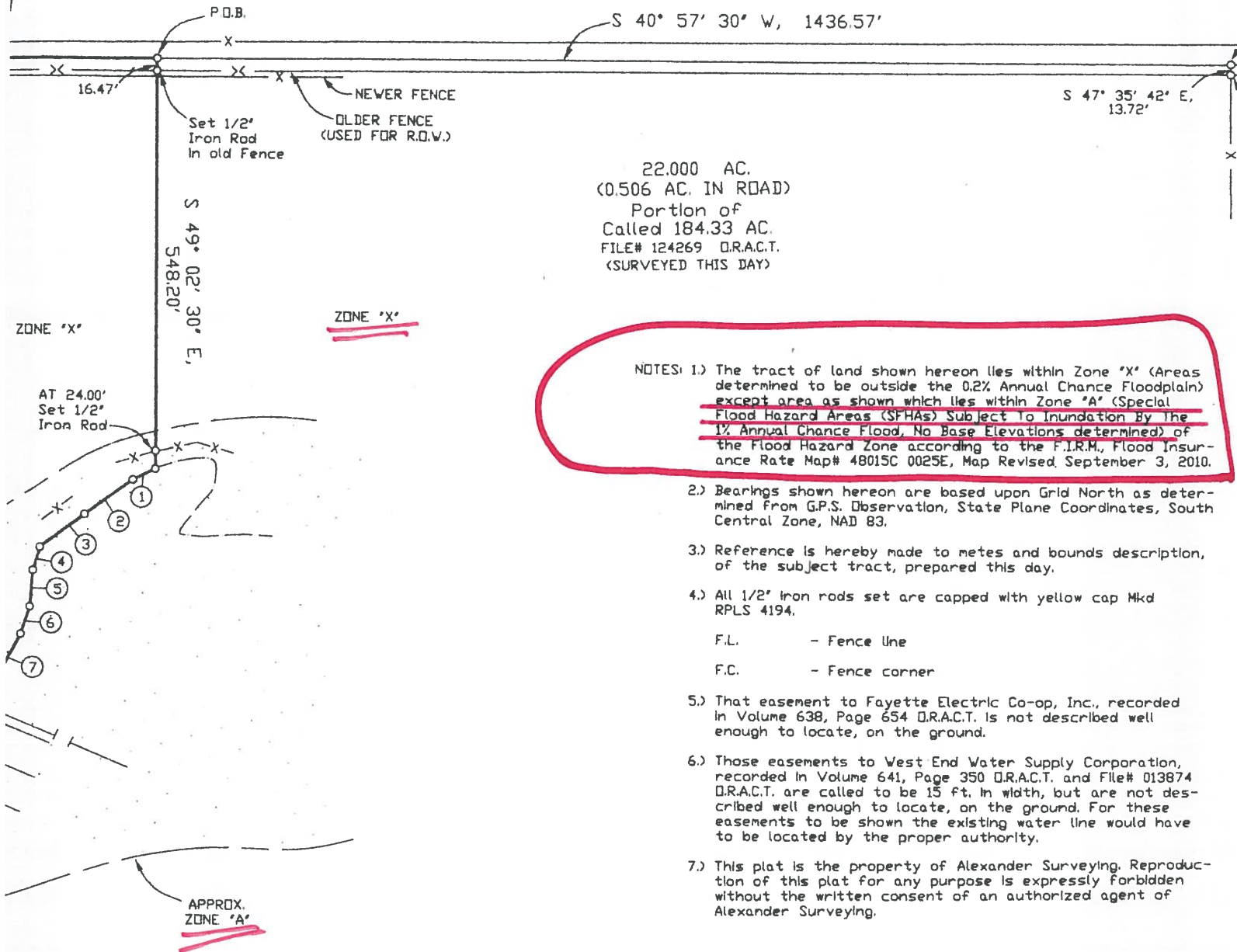
I, the undersigned Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon are the results of an on the ground survey and supervision on MARCH 20, 2018. There are no easements apparent on the ground, excepted hereon.

In connection with the transaction described of _____ transaction only.

BY OTHER PURPOSE OR BY OTHER PARTIES AND THE UNDERSIGNED SURVEYOR IS NOT RESULTING THEREFROM.

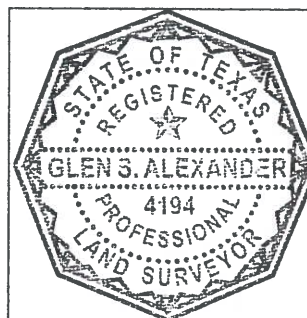
MBR
Registered Professional Land Surveyor, #4194

WILLIAM SUTHERLAND LE
A-96
AUSTIN COUNTY, TEXAS



CEL, ET AL
AC.
C.T.

CENTERLINE MEANDERS OF BRANCH		
BEARINGS	DISTANCES	
1.) S 15° 00' 18" W,	33.60 ft.	
2.) S 05° 18' 53" W,	79.53 ft.	
3.) S 04° 00' 15" W,	73.74 ft.	
4.) S 33° 11' 41" E,	32.23 ft.	
5.) S 44° 22' 02" E,	48.86 ft.	
6.) S 31° 10' 50" E,	38.50 ft.	
7.) S 21° 01' 33" E,	72.45 ft.	
8.) S 12° 56' 43" W,	148.19 ft.	
9.) S 13° 29' 53" W,	75.44 ft.	
10.) S 27° 50' 02" W,	35.29 ft.	
11.) S 26° 35' 05" W,	76.99 ft.	
12.) S 33° 38' 27" W,	34.43 ft.	
13.) S 52° 57' 38" W,	114.61 ft.	
14.) S 31° 49' 12" W,	34.89 ft.	
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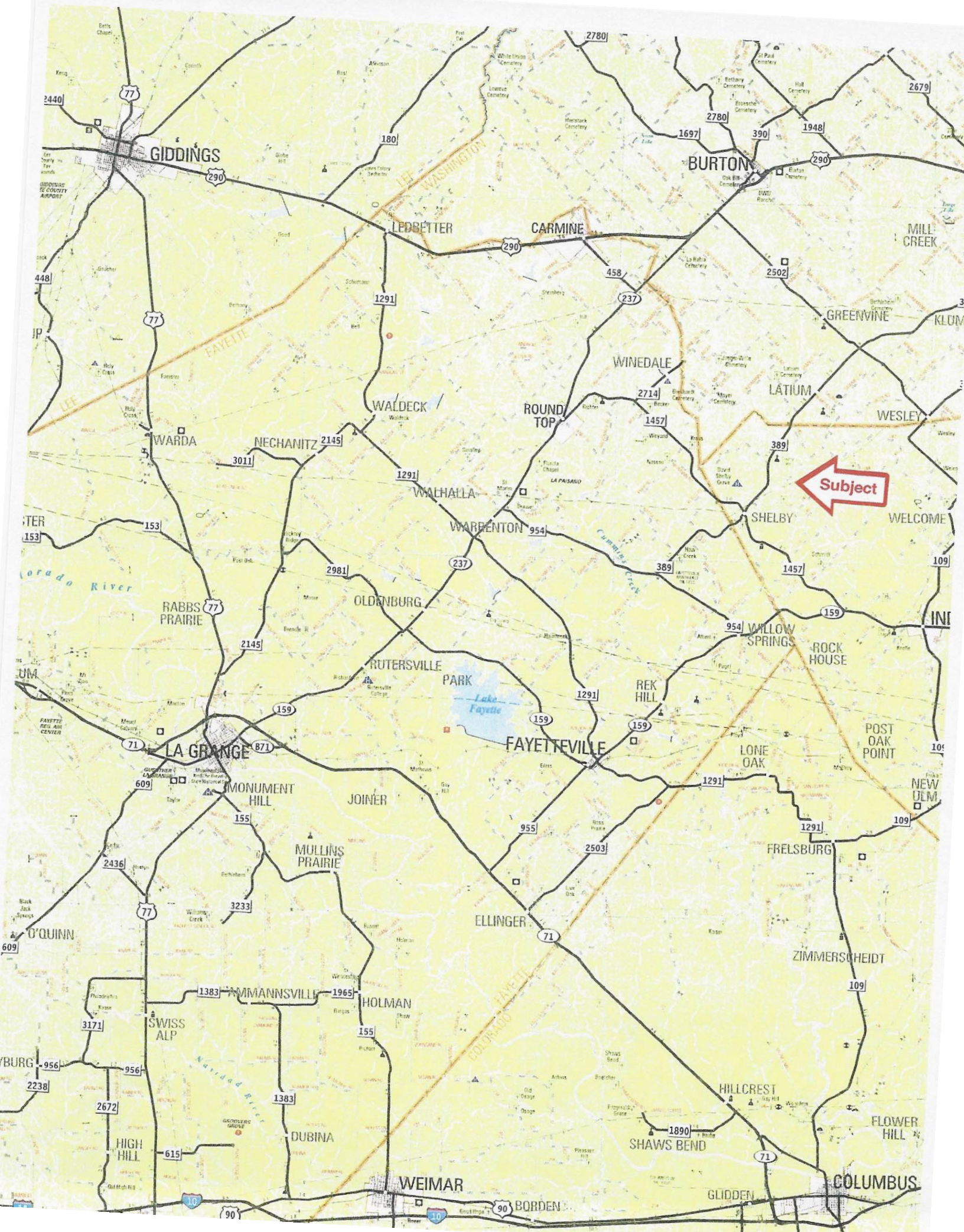


CARL E. ISGR

ALEXANDER SURVEYING

105 E. Luhn Street P. O. BOX
Bellville, Texas 77418
Phone: 979-865-9145 Fax: 979-865-9146
alexandersurveying@sbcglobal.net
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Glen S. Alexander	County AUSTIN	Field (
R.P.L.S. No. #4194	Survey WILLIAM SUTHERLAND LEAGUE, A-96	Compu
TBPLS FIRM NO. 10134400	City	Draftir
		A.C. VOL 177442



A

B

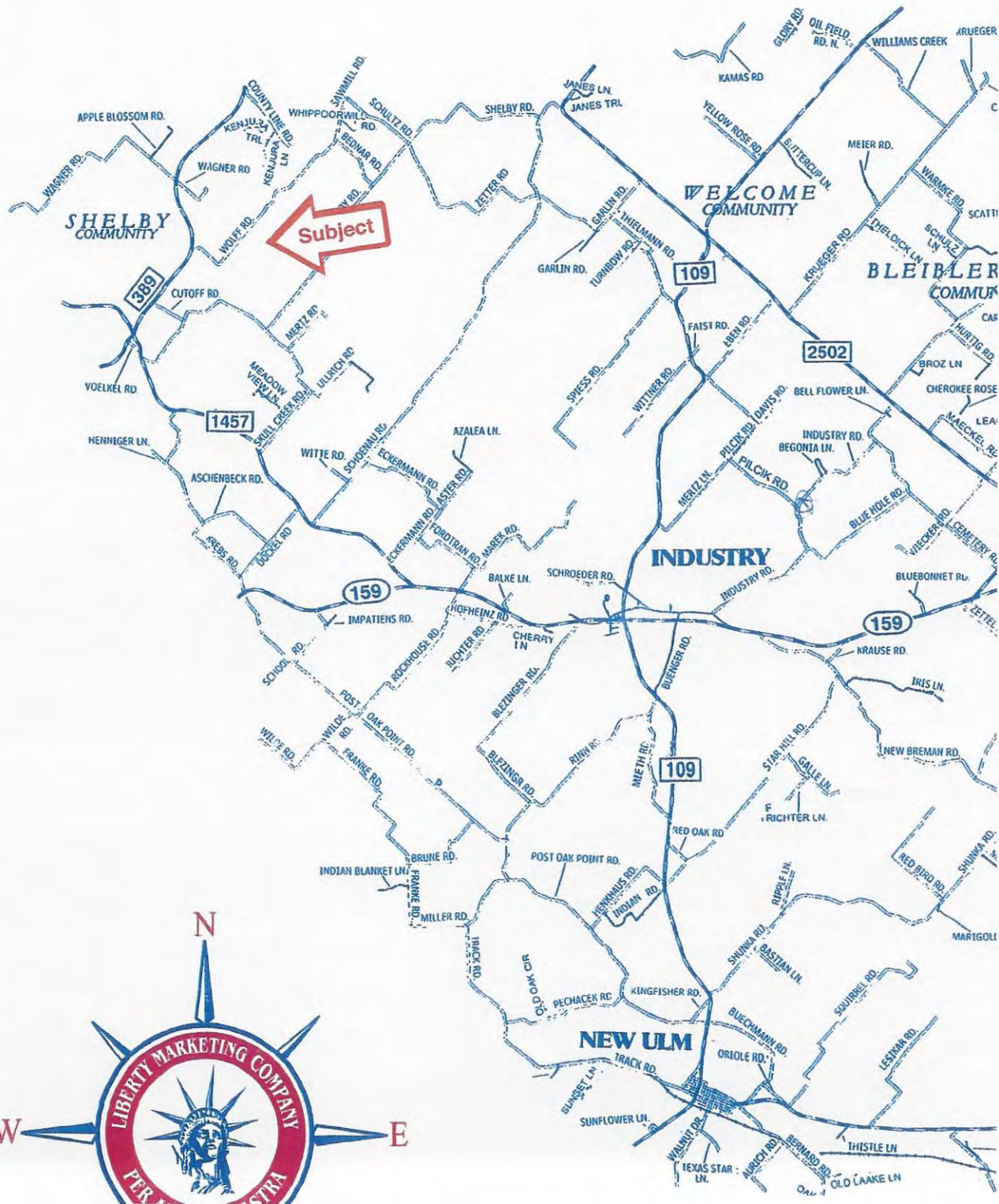
C

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4



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 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.

- 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.

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.

<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>
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

Bill Johnson, P O Box 294 Bellville, TX 77418
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

LABS Forms (New)

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