



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



Price:	\$194,975
Type:	Acreage
Address:	Wolff Road- Shelby
City/County:	Fayetteville, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~18.57 Acres
ID No.:	102221
Status:	Active

TRACT #1 - 18.569 ACRES - Now available is this beautiful 18.569 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 1,285 feet of gravel road frontage Wolff Road. There is also a pond located on the property and a large population of white tail deer. This property can be combined with adjacent tracts for more acreage.

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	Other School District: Bellville ISD Taxes: \$32.42 Financing
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	Pond Partially Wooded Rolling Sandy Soil	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
979-865-5500 fax
www.bjre.com



Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

New Ulm:
979-992-3626 office
979-865-5500 fax
www.bjre.com

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TRACT #1 - LOT OR ACREAGE LISTING - - TRACT #1

Location of Property:	0.4 miles East of Shelby on FM 389 at Cut-Off Road		Listing #:	102221
Address of Property:	Wolff Road, Fayetteville, Tx. 78940		Road Frontage:	1285 feet
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:	No Subdivision		Lot Size or Dimensions: 18.569 acres	
Property Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO
Number of Acres:	18.569 acres			
Price per Acre (or)	\$10,500.00			
Total Listing Price:	\$194,975.00			
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:			\$21.67	
County:			\$7.11	
FM/Rd/Br.:			\$2.63	
City:			\$0.00	
Hospital:			\$1.01	
TOTAL:			\$32.42	
Agricultural Exemption:	☒ Yes ☐ 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:	☒ Yes ☐ No			
Lessee's Name:	Geo Southern Energy			
Lease Expiration Date:	2/28/20			
	no drill clause in lease			
Surface Lease:	☐ Yes ☒ No			
Lessee's Name:				
Lease Expiration Date:				
Oil or Gas Locations:	☐ Yes ☒ No			
Easements Affecting Property:	Name(s):			
Pipeline:				
Roadway:	Wolff Road			
Electric:				
Telephone:	A T & 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:	1		
	Sizes:	1 acre pond		
Creek(s):	Name(s):			
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:	1285 feet on Wolff Rd			
Part of this property may be in flood plain				
Property is Restricted - No Mobile Homes, No Hogs, etc				

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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.

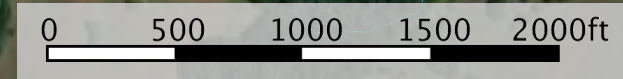
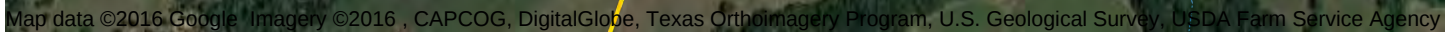
(Buyer) Date

(Buyer) Date

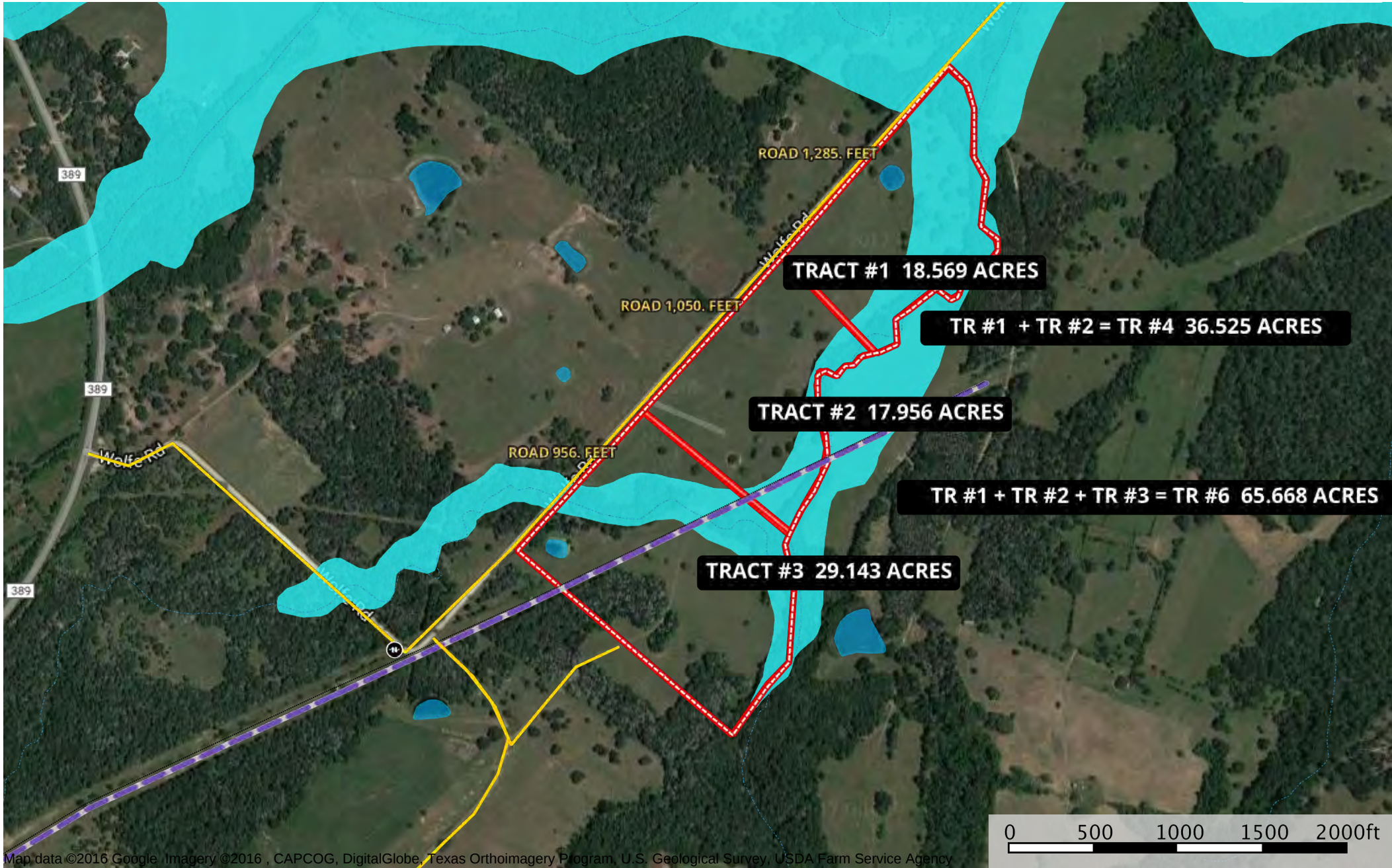
Carl E. Isgren (Seller) Date

(Seller) Date

Home is Our Specialty
Bill Johnson & Associates
 Real Estate
 Since 1979



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



Gate

Main House

Cabin

Horse Stall

Primary Road

Transmission Line

Pipeline

Pond / Tank

Boundary

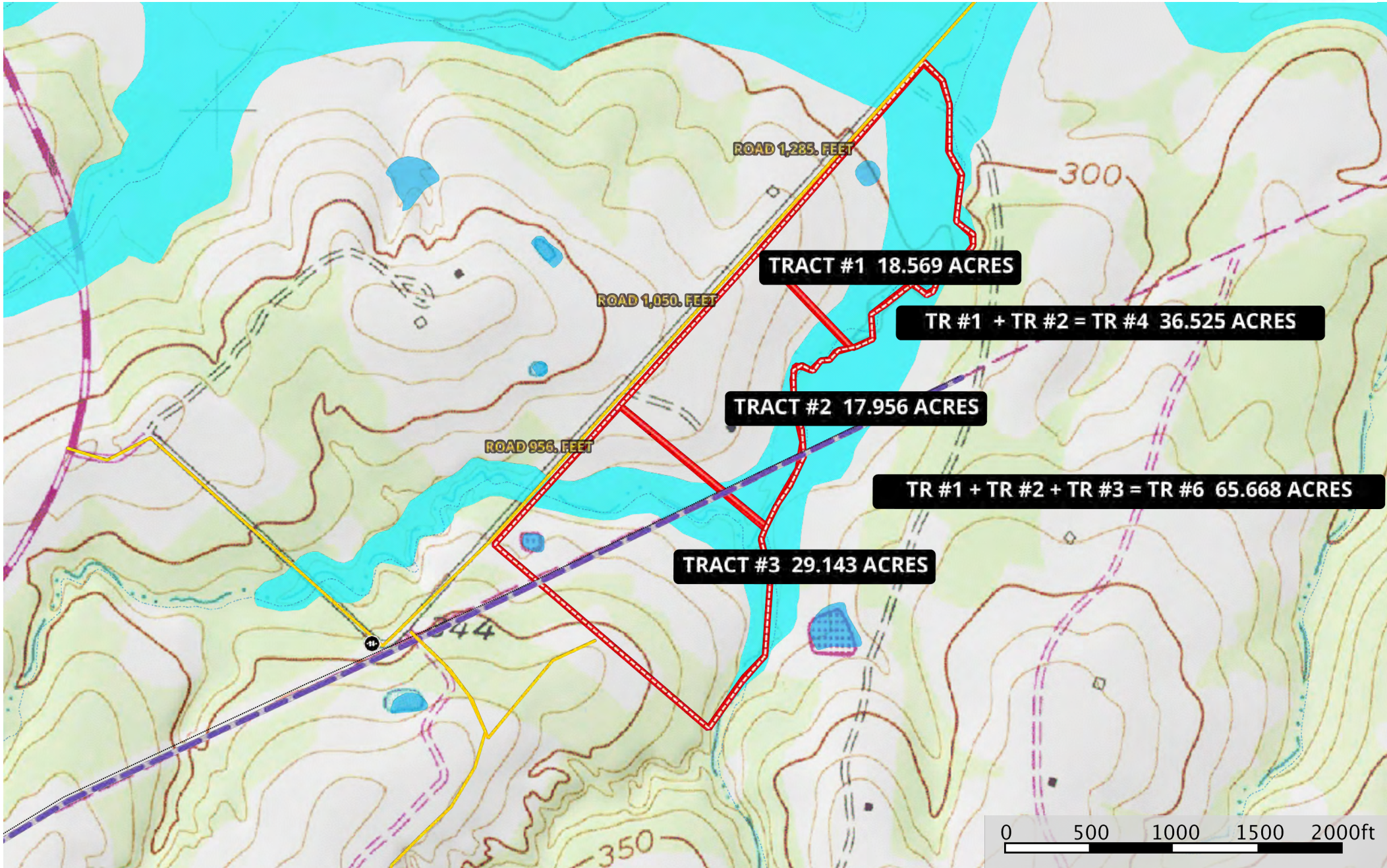
Boundary

Stream, Intermittent

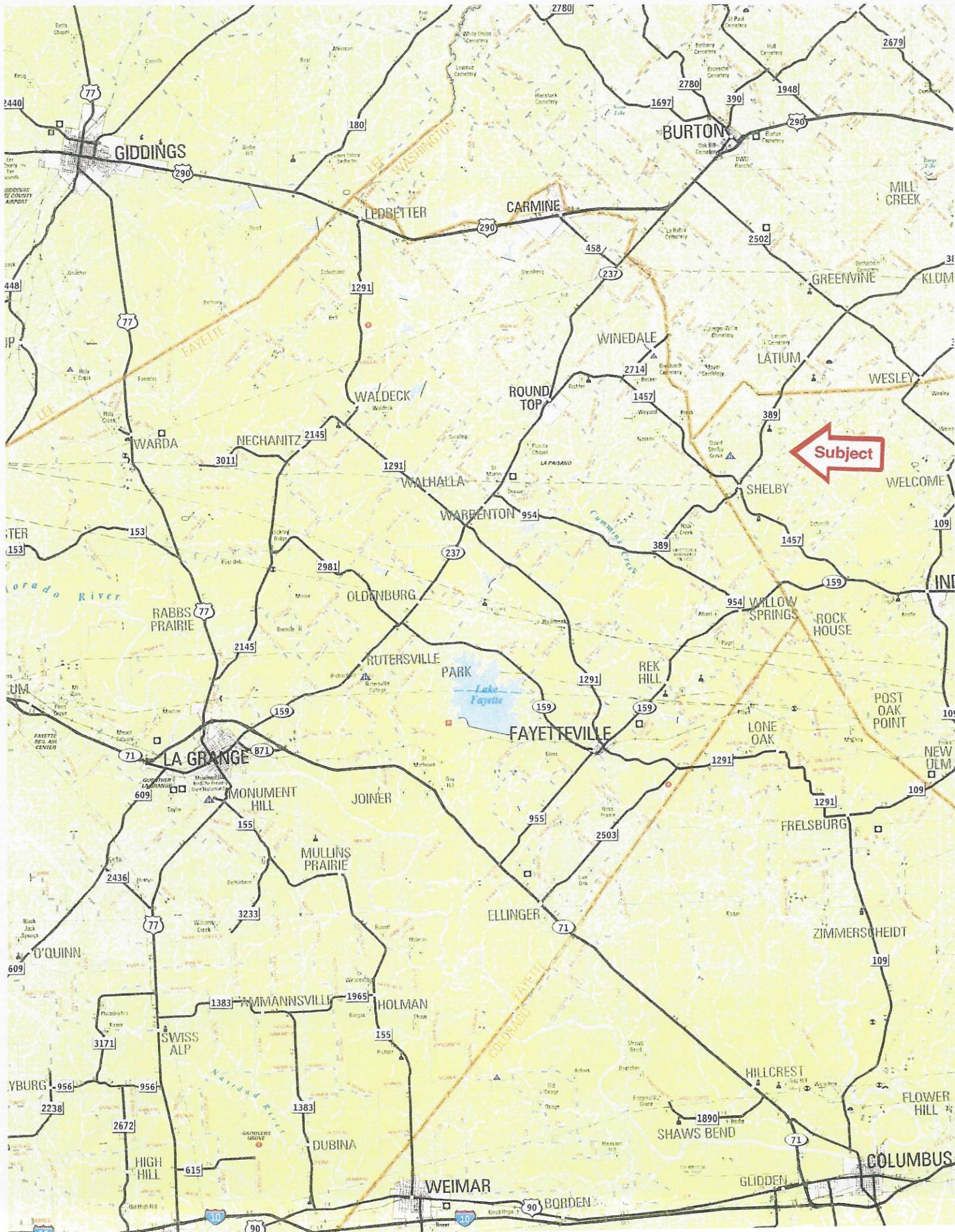
River/Creek

Water Body

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



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



A

B

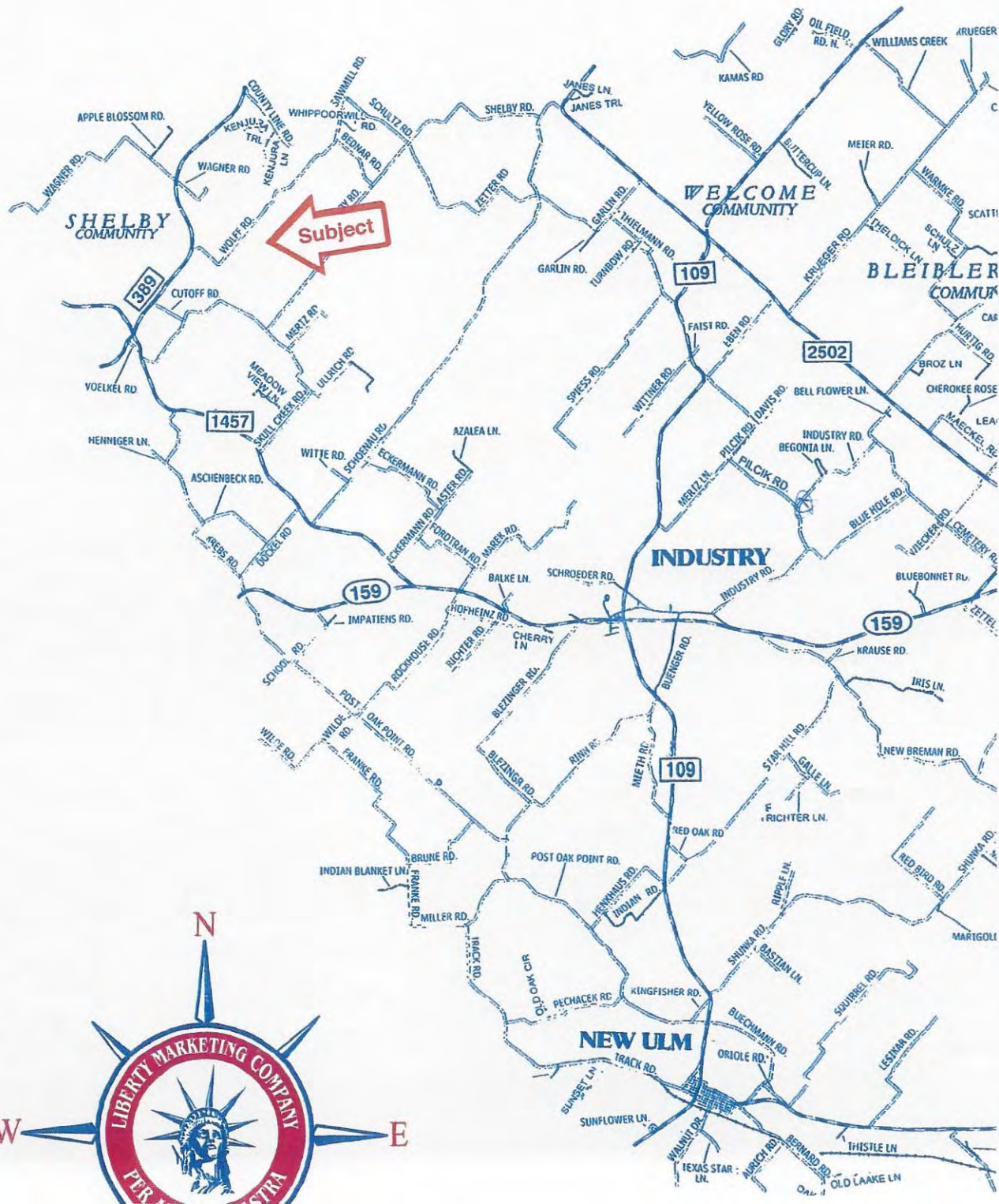
C

1

2

3

4





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

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

Phone: 979 865 5466

Fax: 979 865 5500

IABS Forms (New)

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