

LAND FOR SALE

Ferry Road – Bellville – Austin County

This approximate 49.86 acre property is located near the Burleigh Community on Ferry Road off of FM 529. The property is generally flat in nature. The property is primarily open with scattered trees and native grasses. Many native pecan trees are scattered throughout this property. There are two small ponds and one old tin barn on the property. Electricity is available. Minerals are negotiable. Can be sold in two separate 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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LOT OR ACREAGE LISTING

Location of Property: Off FM 529 on Ferry Road Listing #: 102279
Address of Property: Ferry Rd, Bellville TX 77418 Road Frontage:
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: None Lot Size or Dimensions: 49.86 Acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 49.8600
Price per Acre (or) \$8,250.00
Total Listing Price: \$411,345.00
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: _____

Property Taxes: Year: 2018
School: \$144.41
County: \$45.66
Hospital: \$6.30
FM Road: \$9.27
SpRd/Brg: \$7.68
TOTAL: \$212.87

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

Minerals and Royalty:
Seller believes 100% *Minerals
to own: 100% *Royalty
Seller will 50% Minerals
Convey: 50% 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: San Bernard Electric Co-Operative, Inc.

Telephone: None

Water: None

Other: None

Improvements on Property:

Home: ☐ YES ☒ NO

Buildings: _____

Barns: Old Tin Barn

Others: _____

% Wooded: 30%

Type Trees: Oak and Pecan

Fencing: Perimeter ☒ YES ☐ NO

Condition: _____

Cross-Fencing: ☒ YES ☐ NO

Condition: Poor

Ponds: Number of Ponds: One

Sizes: 1/4 acre +/-

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? None

Year Drilled: _____ Depth: _____

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): _____

San Bernard Electric Co-Op, Inc.

Gas Service Provider Private

Septic System(s): How Many: None

Year Installed: _____

Soil Type: Clayish Loam

Grass Type(s) Native

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

determined by survey

Nearest Town to Property: Bellville

Distance: 8 miles

Driving time from Houston 45 minutes

Items specifically excluded from the sale: All of Sellers
personal property located on said 49.86 acres

Additional Information: _____

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