

225.87 Acres

Addie Gee Road~Waller Co. Texas



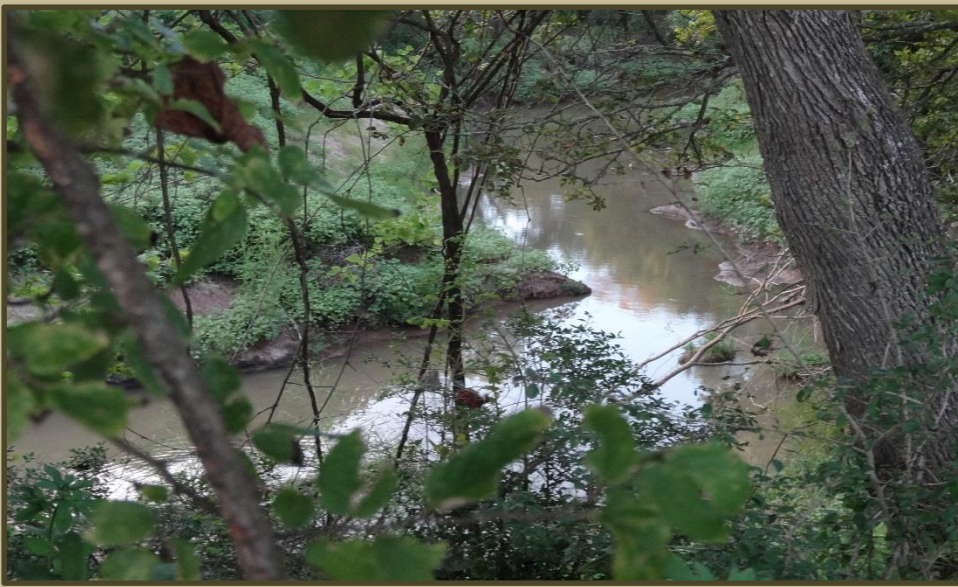
This 225.87-acre property has tremendous investment potential! Located in a triangle between Bellville, Brookshire and Hempstead and lying between FM 359 and FM 1887 the property is easily accessible. Creekside Nursery (Since 1992) is the adjoining neighbor to the west. This 225.87 acres is easily divisible with over a mile of road frontage on Addie Gee Road.

Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636





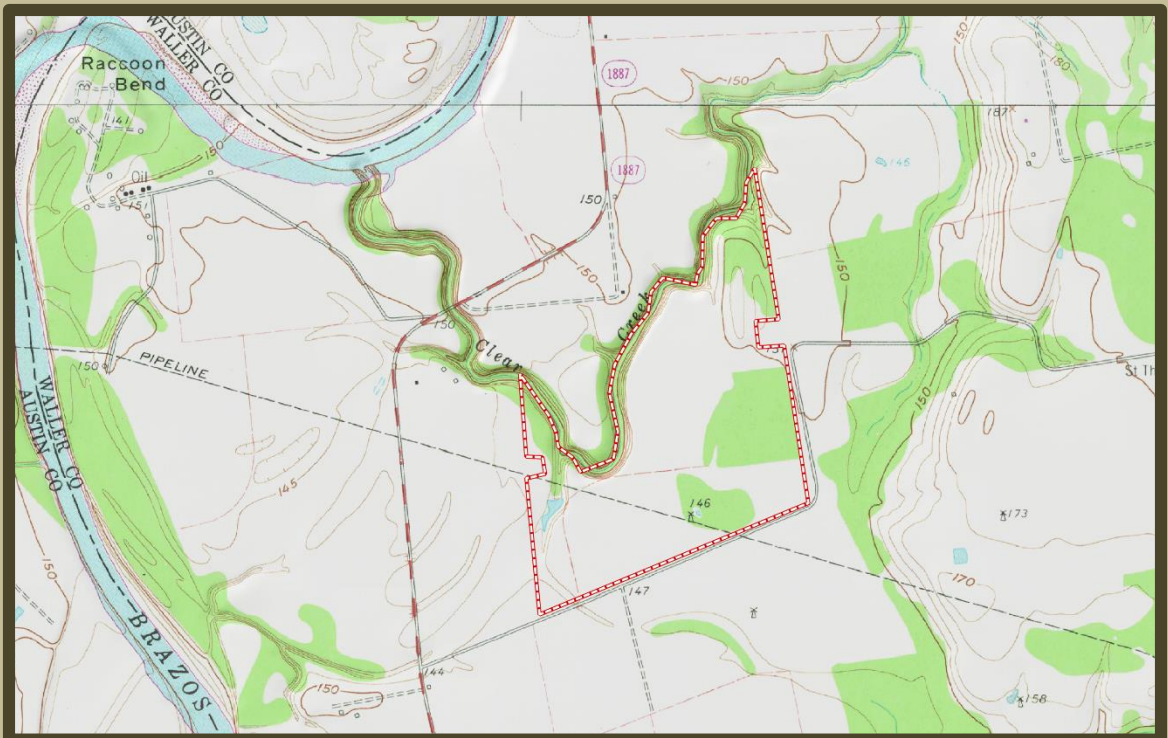
The property is gently rolling with Motts of large trees. Native grasses cover the fertile soil pastures. Clear Creek meanders along the northern perimeter of the property and provides a great habitat for wildlife. A two-acre lake provides various recreational opportunities. Minerals are negotiable!

Come Evaluate this Outstanding Opportunity!

LOT OR ACREAGE LISTING

| | | | | | |
|---|---|--|---|--|---|
| Location of Property: | Bellville *FM529S *L-Stefka Rd *L-FM1887 *R-Addie Gee Road | | | Listing #: | 104823 |
| Address of Property: | Addie Gee Road, Hempstead 77445 | | Road Frontage: | 5800' +/- Addie Gee | |
| County: | Waller | (Partial) Paved Road: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | For Sale Sign on Property? | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Subdivision: | None | | Lot Size or Dimensions: 225.87 Acres | | |
| Subdivision Restricted: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | Mandatory Membership in Property Owners' Assn. | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| | | | | | |
| Number of Acres: | 225.8700 | | Improvements on Property: | | |
| Price per Acre (or) | \$8,000.00 | | Home: | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Total Listing Price: | \$1,807,000.00 | | Buildings: | None | |
| Terms of Sale: | | | | | |
| Cash: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | Barns: | None | |
| Seller-Finance: | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | Others: | None | |
| Sell.-Fin. Terms: | **Subject to Negotiation | | | | |
| Down Payment: | | | | | |
| Note Period: | | | | | |
| Interest Rate: | | | | | |
| Payment Mode: | <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann. | | | | |
| Balloon Note: | <input type="checkbox"/> YES | <input type="checkbox"/> NO | | | |
| Number of Years: | | | | | |
| | | | | | |
| Property Taxes: | Year: | 2017 Estimated Tax | | | |
| School: | | | | | |
| County: | | | | | |
| Hospital: | | | | | |
| FM Road: | | | | | |
| Rd/Brg: | | | | | |
| TOTAL: | \$233.94 | | | | |
| Agricultural Exemption: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | | | |
| School District: | Hempstead ISD | | | | |
| Minerals and Royalty: | | | | | |
| Seller believes | 100% | | *Minerals | | |
| to own: | | | *Royalty | | |
| Seller will | Negotiable | | Minerals | | |
| Convey: | | | Royalty | | |
| | | | | | |
| Leases Affecting Property: | | | | | |
| Oil and Gas Lease: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | | |
| Lessee's Name: | | | | | |
| Lease Expiration Date: | | | | | |
| | | | | | |
| Surface Lease: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | | | |
| Lessee's Name: | Eric Sechelski | | | | |
| Lease Expiration Date: | Subject to terminate if sold | | | | |
| Oil or Gas Locations: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | | |
| Easements Affecting Property: Name(s): | | | | | |
| Pipeline: | Magellan Pipeline Co-Petroleum, Seminole Pipeline Co-Nat Gas | | | | |
| Roadway: | No | | | | |
| Electric: | No | | | | |
| Telephone: | No | | | | |
| Water: | No | | | | |
| Other: | None | | | | |
| | | | | | |
| Water Well(s): How Many? | | | None | | |
| Year Drilled: | | | Depth: | | |
| | | | | | |
| Community Water Available: | | | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | |
| Provider: | | | | | |
| Electric Service Provider (Name): None | | | | | |
| | | | | | |
| Gas Service Provider None | | | | | |
| | | | | | |
| Septic System(s): How Many: None | | | | | |
| Year Installed: | | | | | |
| Soil Type: river bottom red/black clay, north end is sand | | | | | |
| Grass Type(s) native | | | | | |
| Flood Hazard Zone: See Seller's Disclosure or to be determined by survey | | | | | |
| | | | | | |
| Nearest Town to Property: | | | Hempstead | | |
| Distance: | | | 8 miles | | |
| Driving time from Houston | | | 50-60 minutes | | |
| Items specifically excluded from the sale: | | | | | |
| All of Sellers and Lessees personal property located on said 225.87 acres | | | | | |
| Additional Information: | | | | | |
| Located 3 miles off FM-359 and 1/8 mile off FM-1887 | | | | | |
| | | | | | |
| | | | | | |

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





THIS PROPERTY PROVIDES EASY ACCESS TO AUSTIN,
WASHINGTON, FORT BEND, GRIMES AND HARRIS COUNTY



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> Licensed Broker/Broker Firm Name or Primary Assumed Business Name | <u>9004851</u> License No. | <u>kzapalac@bjre.com</u> Email | <u>(979) 865-5969</u> Phone |
| <u>William R. Johnson, Jr.</u> Designated Broker of Firm | <u>127410</u> License No. | <u>billjohnson@bjre.com</u> Email | <u>(979) 865-5969</u> Phone |
| <u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate | <u>127410</u> License No. | <u>billjohnson@bjre.com</u> Email | <u>(979) 865-5969</u> Phone |
| <u>Sales Agent/Associate's Name</u> | <u>License No.</u> | <u>Email</u> | <u>Phone</u> |

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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