

BURLEIGH COMMUNITY

This 21.415 acre property is located in Austin County. With approximately 1,135+ feet of frontage on FM 331, the property is partially wooded with a dense stand of oak and pecan trees. A seasonal branch meanders through the wooded area providing excellent habitat for an abundance of wildlife. The open areas within the property are currently used to produce hay.

Minerals are available!!

Bill Johnson and Associates Real Estate Company will co-broker if buyer is accompanied by his or her agent at all property showings.

NORTH FM 331 * BELLVILLE, TX * AUSTIN COUNTY



From Bellville travel FM 529 for approximately 7 miles to the community of Burleigh. Turn left onto FM 331 to property on the left.

Look for Bill Johnson Real Estate Sign.

LOT OR ACREAGE LISTING

Location of Property:	Belville: FM 529 7 mi.-L on FM 331 to property on left.		Listing #:	93680	
Address of Property:	North FM 331, Bellville, TX 77418		Road Frontage:	Approx. 1135' on FM 331	
County:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Subdivision:	N/A		Lot Size or Dimensions:	21.415 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:		21.415 Acres			
Price per Acre (or)					
Total Listing Price:		\$175,000.00			
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:					
Property Taxes:		Year:	2015		
School:	\$		39.68		
County:	\$		12.51		
FM/Rd/Br.:	\$		4.63		
Hospital:	\$		2.00		
City:					
TOTAL:	\$		58.82		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
School District:	Belville	I.S.D.			
Minerals and Royalty:					
Seller believes	100%	*Minerals			
to own:	75%	*Royalty			
Seller will	100%	Minerals			
Convey:	75%	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:	James Grawunder				
Lease Expiration Date:	Verbal- 30 days to vacate				
Oil or Gas Locations:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Easements Affecting Property:		Name(s):			
Pipeline:	None				
Roadway:	None				
Electric:	None				
Telephone:	None				
Water:	None				
Other:	None				
Improvements on Property:					
Home:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	See HOME listing if Yes		
Buildings:	None				
Barns:	None				
Others:	None				
% Wooded:	35%				
Type Trees:	Pecan and Oak				
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
	Condition:	3 Sides			
	Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
	Condition:				
Ponds:	Number of Ponds:	None			
Sizes:					
Creek(s):	Name(s):	Williams Branch thru Prop.			
River(s):	Name(s):	None			
Water Well(s): How Many?		None			
Year Drilled:		Depth			
Community Water Available:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Provider:	Available but not currently on property				
Electric Service Provider (Name):					
None					
Gas Service Provider		None			
Septic System(s): How Many:		None			
Soil Type:		Clays			
Grass Type(s):		Native grasses			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property:		Belville			
Distance:		Approximately 7 miles			
Driving time from Houston		50 minutes			
Items specifically excluded from the sale:		All of Seller's personal property located in and on said property.			
Additional Information:					
Hay Production					

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North FM 331

Agriculture Exemption Hay Production



Pecan and Oak Trees



**Williams Branch runs through
property.**



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

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