



Leschper Road

Bellville, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- 6 acres/ 1.8 ac build site
- Partially wooded
- \$180,000 total
- Property is restricted



6 acres located off of Leschper Road. Beautiful established trees surround a perfect 1.8 acre build site. Acreage is close to town yet still has that country feel. Property is restricted.



Bellville:
979-865-5969 office
979-865-5500 fax
www.bjre.com



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

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.

LOT OR ACREAGE LISTING

Location of Property: 1340 Leschper Rd Listing #: 116300
Address of Property: 1340 Leschper Rd, Bellville, TX 77418 Road Frontage: 100 ft. tbd
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: none Lot Size or Dimensions: 6 acres
Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 6 acres
Price per Acre (or) \$30,000/per acre as surveyed
Total Listing Price: \$180,000.00
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: **part of R 18671 2019**
School: \$623.37
County: \$359.09
FM Rd: \$133.27
ESD: \$39.37
TOTAL: \$1,155.10

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

Minerals and Royalty:
Seller believes none *Minerals
to own: none *Royalty
Seller will all Minerals
Convey: all 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: _____

Roadway: _____

Electric: San Bernard Electric Company

Telephone: SW Bell Telephone

Water: _____

Other: _____

Improvements on Property:

Home: ☐ YES ☒ NO

Buildings: _____

Barns: _____

Others: _____

% Wooded: 50%

Type Trees: oak, pine, cedar

Fencing: Perimeter ☐ YES ☒ NO

Condition: _____

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: 0

Sizes: _____

Creek(s): Name(s): _____

River(s): Name(s): _____

Water Well(s): How Many? 0

Year Drilled: _____

Depth: _____

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): _____

SBEC

Gas Service Provider _____

private

Septic System(s): How Many: 0

Year Installed: _____

Soil Type: sandy loam

Grass Type(s): native

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

determined by survey

Nearest Town to Property: Bellville

Distance: 1 mile

Driving time from Houston approx 1 hour

Items specifically excluded from the sale: _____

Additional Information:

home on 10.897 acres is connected to City of Bellville Septic system and private water well. Property is restricted and copy of restrictions 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.



Directions:

From courthouse, travel on S. Holland approximately 5 blocks to Hacienda. Continue straight .5 mile, property is on the left.



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**Bill Johnson & Associates
Real Estate**

Since 1970



420 East Main Street
Bellville, Texas 77418-0294

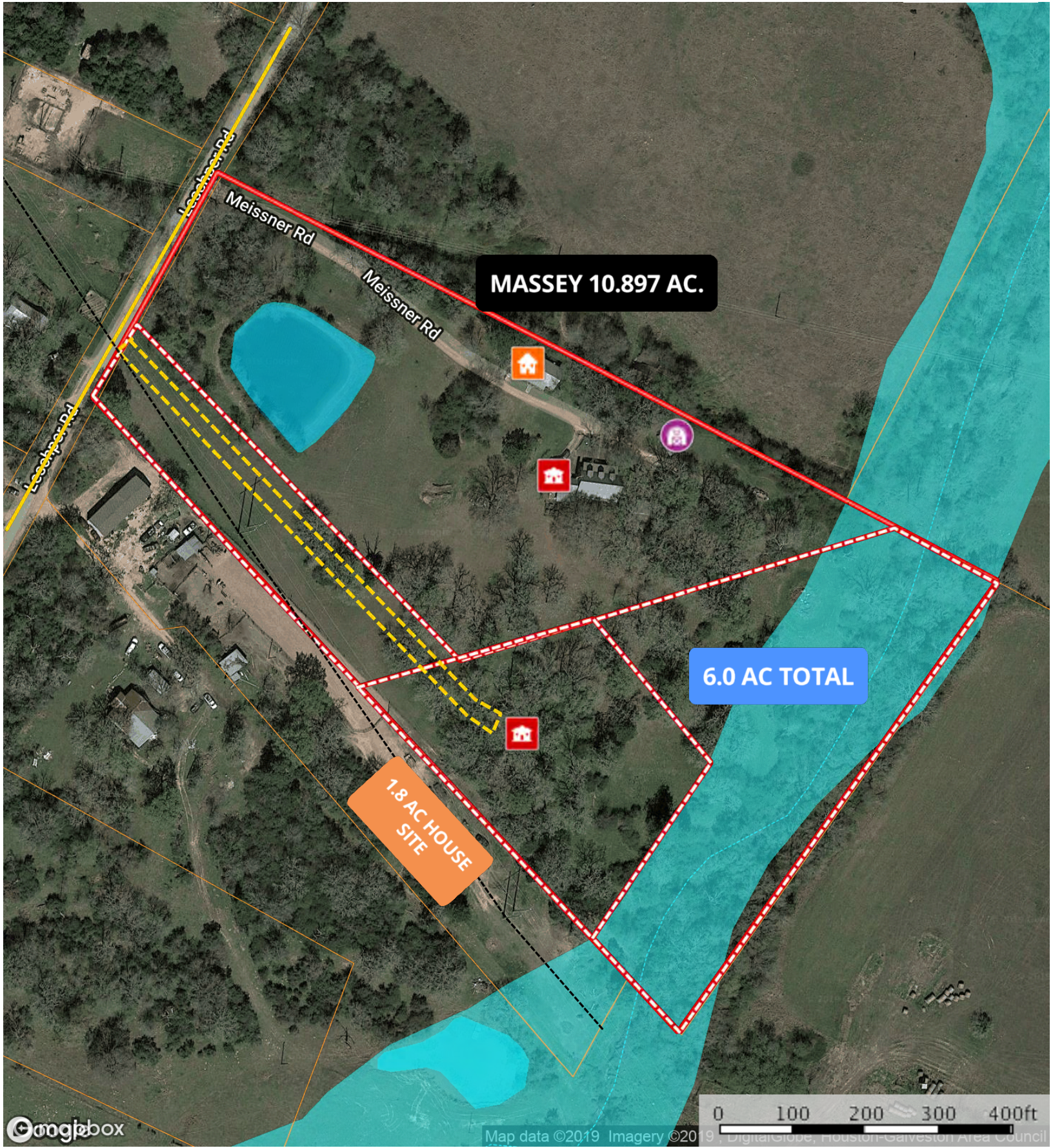
(979) 865-5969

Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950

(979) 992-2636

www.bjre.com



Main House	House	Barn	Transmission Line	Road / Trail	Primary Road	Boundary	Boundary	Pond / Tank	100 Year Floodplain
500 Year Floodplain	Floodway	Special	Unmapped/ Not	Stream, Intermittent	River/Creek	Water Body			

Exhibit "C" Page One of One Page

Concerning the property known as:

Approximately 6 acres of land being located on
Leschper Road located in the J. Cummings
Abstract, A-31, Bellville, 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
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_____ (Buyer)	_____ Date
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Michael R. Massey	(Seller)	_____ Date
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Susan Massey	(Seller)	_____ Date
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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418
Kimberly Zapalac

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