



Kenneywood Lot - 7.605 Acres
Bellville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

Kenneywood Lot
Bellville, Texas

...the perfect lot in a quiet, established neighborhood

Build your dream home on this gorgeous 7.605 acres! Situated between Bellville and Brenham in the Kenneywood Development. With a perfect building site and lots of privacy in the back, the possibilities are endless. Electricity and Austin County Water are available.



LOT OR ACREAGE LISTING

Location of Property:	Kenneywood Subdivision		Listing #:	129333	
Address of Property:	8077 Jared Rd., Bellville TX 77418		Road Frontage:	Approx 645 Feet	
County:	Austin	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:	Kenneywood		Lot Size or Dimensions: 7.605 Acres		
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Number of Acres:			Improvements on Property:		
7.6050			Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Price per Acre (or)			Buildings:	None	
Total Listing Price:			Barns:		
Terms of Sale:			Others:		
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Seller-Finance:	<input type="checkbox"/> YES <input checked="" 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"/> S.A. <input type="checkbox"/> Ann.				
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO				
Number of Years:					
Property Taxes:			Fencing:		
Year:	2020		Perimeter 2Sides	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
School:	\$1,464.02		Condition:		
County:	\$550.39		Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Hospital:	\$128.95		Condition:		
FM Road:	\$101.01		Number of Ponds:	None	
Rd/Brg:	\$83.25		Sizes:		
TOTAL:	\$2,327.62		Creek(s):	Name(s):	None
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
School District:	Bellville ISD		River(s):	Name(s):	None
Minerals and Royalty:			Water Well(s): How Many?		
Seller believes	0%	*Minerals	Year Drilled:	No	
to own:	0%	*Royalty	Community Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Seller will	0%	Minerals	Provider:	Austin County Water Supply	
Convey:	0%	Royalty	Electric Service Provider (Name):		
			San Bernard Electric		
			Gas Service Provider		
			Fayetteville Propane		
Leases Affecting Property:			Septic System(s): How Many: None		
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Easements Affecting Property:			Nearest Town to Property: Bellville		
Pipeline:	Name(s):		Distance:	5 miles	
Roadway:			Driving time from Houston	Approx. 1 hour	
Electric:			Items specifically excluded from the sale:		
Telephone:			Any of sellers personal property located on said 7.605 AC		
Water:					
Other:			Additional Information:		
			Electricity and Water Available		

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



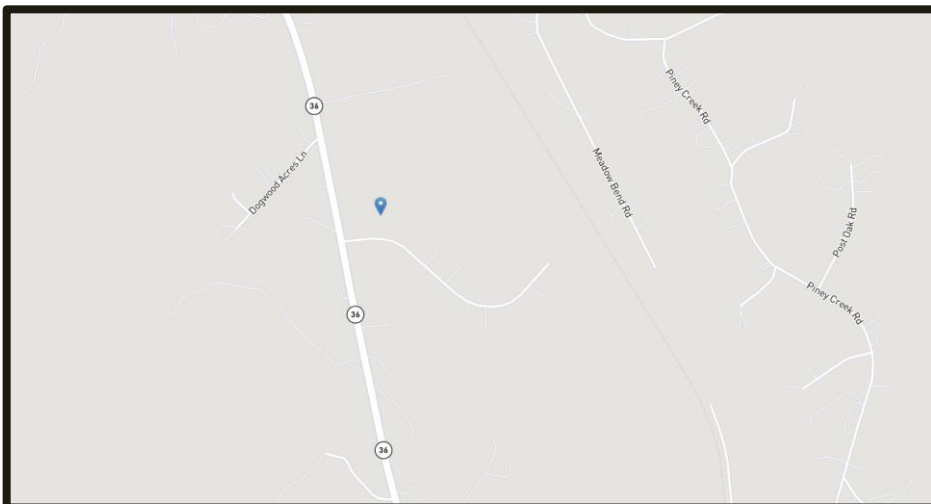
Directions: From Bellville
Take Highway 36N. In 6.1 miles turn
right on Jared Rd. The property will be
on the left.



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420 East Main Street
Bellville, Texas 77418-0294
(979) 865-5969
Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950
(979) 865-2626



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