



**302 S. GARRETT
CIRCLE
*BELLVILLE, TEXAS***

- Austin County
- 1.846 Restricted Acres
- West Hills Subdivision



302 S. GARRETT CIRCLE-WEST HILLS BELLVILLE, TEXAS

Build your forever home on 1.846 acre lot in the highly desirable rural subdivision of **WEST HILLS**.

Located less than 2 miles from the Bellville city limits off of State Hwy 159W you will find this premier 117 +/- acre development where available lots are extremely rare!!

****West Hills is a 57 LOT restricted and platted Subdivision. For single-family residential use only. All utilities are underground. HOA Membership is required.**



THE INFORMATION CONTAINED HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE; HOWEVER, BJRE HOLDINGS LLC AND ITS AGENTS, EMPLOYEES AND REPRESENTATIVES CANNOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. PROSPECTIVE BUYERS SHOULD VERIFY ALL INFORMATION TO THEIR SATISFACTION.

LOT OR ACREAGE LISTING

Location of Property:	Lot 27 inside West Hills Subdivision off Clens Rd.	Listing #:	133751
Address of Property:	302 S. Garrett Cir. Bellville TX 77418	Road Frontage:	To Be Determined by survey
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	West Hills	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Lot Size or Dimensions:	1.846 AC
		Mandatory Membership in Property Owners' Assn.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Number of Acres:	1.8460	Improvements on Property:	
Price per Acre (or)		Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Total Listing Price:	\$166,140.00	Buildings:	None
Terms of Sale:		Barns:	None
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Others:	None
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	% Wooded:	0%
Sell.-Fin. Terms:		Type Trees:	None
Down Payment:		Fencing:	Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Note Period:		Condition:	
Interest Rate:		Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Condition:	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Ponds:	Number of Ponds: None
Number of Years:		Sizes:	
Property Taxes:	Year: 2021	Creek(s):	Name(s): None
School:		River(s):	Name(s): None
County:		Water Well(s): How Many?	None
Hospital:		Year Drilled:	
FM Road:		Depth:	
Rd/Brg:		Community Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
TOTAL:	Approx. \$835 Undeveloped Lot	Provider:	City of Bellville
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Electric Service Provider (Name):	
School District:	Bellville	San Bernard Electric Co-Operative	
Minerals and Royalty:		Gas Service Provider	
Seller believes Unknown *Minerals		Unknow	
to own: Unknown *Royalty		Septic System(s): How Many:	None
Seller will All Owned Minerals		Year Installed:	N/A
Convey: All Owned Royalty		Soil Type:	Sandy
		Grass Type(s)	Native
Leases Affecting Property:		Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Nearest Town to Property:	Bellville
Lessee's Name:		Distance:	1.5 Miles
Lease Expiration Date:		Driving time from Houston	1 Hour
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Items specifically excluded from the sale:	
Lessee's Name:		Any and all of sellers personal property located on said	
Lease Expiration Date:		1.846 acres	
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Additional Information:	
Easements Affecting Property:	Name(s):	Property is Deed Restricted	
Pipeline:		Homeowners Association Membership is Req.	
Roadway:		Annual Fee \$300	
Electric:			
Telephone:			
Water:			
Other:			

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



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

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New Ulm, Texas 78950
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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

IABS