



Hwy 36 N

Chappell Hill, Texas 77426



— *Texas is Our Territory* —
BILL JOHNSON & ASSOCIATES
REAL ESTATE

- Austin County
- 21.036 Acres
- Ag-Exempt

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HWY 36 N | CHAPPELL HILL, TX 77426

This 21.036 acres is situated perfectly between Brenham and Bellville. Enjoy close proximity to the amenities of town while also taking advantage of the privacy of the country. This unrestricted tract is ag exempt, wooded and has Hwy 36 road frontage. With multiple options for the perfect custom home site this property is ready for you to make it your own.



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



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

New Ulm:
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 979-865-5500 fax
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LOT OR ACREAGE LISTING

Location of Property:	Approximately 21.036 Acres out of the J.P. Stevens Survey, A-292 & Z.W. Mathews	Listing #:	138546
Address of Property:	Hwy 36 N (Kenney Hwy, Brenham, Tx.)	Road Frontage:	Approx 658 ft
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:	None	Lot Size or Dimensions:	21.036 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:	21.036 Acres
Price per Acre (or)	
Total Listing Price:	\$462,792.00
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"/> S.A. <input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Number of Years:

Property Taxes:	Year:	2021
School:		\$26.73
County:		\$10.00
Hospital:		\$2.52
FM Road:		\$1.84
Rd/Brg:		\$1.52
TOTAL:		\$42.61

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
School District:	Bellville	
Minerals and Royalty:		
Seller believes	unknown	*Minerals
to own:	unknown	*Royalty
Seller will	negotiable	Minerals
Convey:	negotiable	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:	RJ Abernathy 979-277-2186
Lease Expiration Date:	31-Dec-23
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Easements Affecting Property:	Name(s):
Pipeline:	
Roadway:	
Electric:	
Telephone:	
Water:	
Other:	

Improvements on Property:	
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Buildings:	
Barns:	
Others:	

% Wooded:	40%
Type Trees:	
Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Condition:
	Cross-Fencing: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Condition:
Ponds:	Number of Ponds: none
	Sizes:
Creek(s):	Name(s): None
River(s):	Name(s): None

Water Well(s): How Many?	none
Year Drilled:	
Depth:	
Community Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Provider:	
Electric Service Provider (Name):	
Gas Service Provider	

Septic System(s): How Many:	none
Year Installed:	
Soil Type:	Frelsburg Clay
Grass Type(s)	Native
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey
Nearest Town to Property:	Brenham & Bellville
Distance:	Brenham - 9.7 miles Bellville - 11.1 miles
Driving time from Houston	

Items specifically excluded from the sale:	
Additional Information:	

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



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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9004851 License No.	KZAPALAC@BJRE.COM Email	(979)865-5969 Phone
KIMBERLY KIDWELL ZAPALAC Designated Broker of Firm	621522 License No.	KZAPALAC@BJRE.COM Email	(979)865-5969 Phone
KIMBERLY KIDWELL ZAPALAC Licensed Supervisor of Sales Agent/ Associate	621522 License No.	KZAPALAC@BJRE.COM Email	(979)865-5969 Phone
KIMBERLY KIDWELL ZAPALAC Sales Agent/Associate's Name	621522 License No.	KZAPALAC@BJRE.COM Email	(979)885-8468 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