



1721 COLUMBUS RD.

Sealy, TX 77474



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

- 198.962 Acres
- Road Frontage
- Tin Barn
- Well House

VISIT MORE LISTING ONLINE — BJRE.COM

1721 Columbus Road | Sealy, Texas 77474



Houston growth is moving West! The growth along I-10 West from Houston to Katy, Brookshire and Sealy is unbelievable. I-10 is presently addressing needs to add additional lanes to handle the expedited growth. This 198 acres is near the city limits of Sealy. With road frontage on FM-1094, Peschel Lane and Woody Lane, this 198 acres is a prime piece of development property. The investment potential is outstanding.

For additional information call Bill Johnson and Associates at (979) 865-5969.



LOT OR ACREAGE LISTING

Location of Property:	SEALY- FM 1094 1 MILE; LEFT OVER RR TO PROPERTY	TXLS Listing #134835
Address of Property:	1721 COLUMBUS RD(PESCHEL LN)	Road Frontage: SEE ADDITIONAL INFO
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:	N/A	Lot Size or Dimensions: 198.962 AC
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:	198.9620
Price per Acre (or)	\$40,000.00
Total Listing Price:	\$7,958,480.00
Terms of Sale:	
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:	Year: 2021-SHOWN W/O EXEMPT.
School:	\$22,003.34
County:	\$7,683.61
City:	\$1,613.77
ESD#2:	\$1,811.78
FM Road:	\$1,417.43
Rd/Brg:	\$1,168.21
TOTAL:	\$35,698.14

Agricultural Exemption:	<input type="checkbox"/> Yes <input type="checkbox"/> No
School District:	Sealy
Minerals and Royalty:	
Seller believes	50% *Minerals
to own:	50% *Royalty
Seller will	Negotiable Minerals
Convey:	Negotiable Royalty

Leases Affecting Property:	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	

Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lessee's Name:	RANDALL TIPP
Lease Expiration Date:	60 DAYS AFTER SALE
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

Improvements on Property:	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	
Barns:	TIN BARN
Others:	WELL HOUSE, OLD SMOKEHOUSE, PLAY HOUSE, DETACHED GARAGE W/LIVING AREA, GREEN HOUSE.
% Wooded:	35%
Type Trees:	OAK
Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	Good
Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	
Ponds:	Number of Ponds: THREE
Sizes:	(1) APPROX 3 AC; (2) APPROX 1/2 AC.
Creek(s):	Name(s): NONE
River(s):	Name(s): NONE

Water Well(s): How Many?	ONE
Year Drilled:	UNKNOWN
Depth:	UNKNOWN
Community Water Available:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Provider:	
RELIANT ENERGY	
Gas Service Provider	
PRIVATE	
Septic System(s): How Many:	TWO
Year Installed:	UNKNOWN
Soil Type:	LOAM
Grass Type(s)	NATIVE
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey

Nearest Town to Property:	SEALY
Distance:	1 MILE
Driving time from Houston	45 MINUTES
Items specifically excluded from the sale:	
ALL OF SELLERS PERSONAL PROPERTY LOCATED ON SAID 198.962 AC	
Additional Information:	
ROAD FRNTAGE: FM 1094 (COLUMBUS RD)-APPROX 2730 FT	
PESCHEL LN. - APPROX 1310 FT	
WOODY LN,- APPROX 120 FT.	

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

MAIN HOME

Address of Home:	1721 COLUMBUS RD. SEALY TX 77474		Listing	134835
Location of Home:	Sealy- FM1094 1 mile;L over RR to property			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	198.962 AC	
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
Listing Price:	\$7,958,480.00 (\$40,000/AC)			
Terms of Sale	Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Ceiling Fans	No.	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Dishwasher		
Sell.-Fin. Terms:		<input type="checkbox"/> Garbage Disposal		
Down Payment:		<input type="checkbox"/> Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/> Kitchen Range	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Interest Rate:		<input type="checkbox"/> Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	ALL OF SELLERS PERSONAL PROPERTY LOCATED		
Number of Years:		ON SAID 198.962 ACRES		
Size and Construction:	Heat and Air:			
Year Home was Built:	1930'S	<input type="checkbox"/> Central Heat	Gas <input type="checkbox"/>	Electric <input type="checkbox"/>
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> Central Air	Gas <input type="checkbox"/>	Electric <input type="checkbox"/>
Bedrooms: 3	Baths: 1	<input checked="" type="checkbox"/> Other:	WINDOW UNITS	
Size of Home (Approx.)	1,920 Living Area	<input type="checkbox"/> Fireplace(s)		
	2,331 Total	<input type="checkbox"/> Wood Stove		
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Roof Type: COMPOSITION	Year Installed: UNKNOWN	Utilities:		
Exterior Construction: WOOD FRAME/VINYL SIDING		Electricity Provider:	RELIANT	
Room Measurements: APPROXIMATE SIZE:		Gas Provider:	Private	
Living Room: 20'x13'		Sewer Provider:	Septic	
Dining Room: 14'x13 1/2'		Water Provider:	Well	
Kitchen: 16'10"x12'		Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	UNKNOWN
Den/Study:		Year Drilled:	UNKNOWN	
Utility: 11 1/2'x6 1/2'		Average Utility Bill: Monthly:	UNKNOWN	
Bath: 6'x10' <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		Taxes: 2021	shown w/o exempt.	
Bath: <input type="checkbox"/> Tub <input type="checkbox"/> Shower		School:	\$22,003.34	
Mstr Bath: <input type="checkbox"/> Tub <input type="checkbox"/> Shower		County:	\$7,683.61	
Master Bdrm:		City:	\$1,613.77	
Bedroom: 11'8"x24'		ESD#2:	\$1,811.78	
Bedroom: 14'x13'		FM Rd:	\$1,417.43	
Bedroom: 13 1/2'x14'		SpRd/Brg:	\$1,168.21	
Other:		Taxes:	\$35,698.14	
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: TWO		School District:	Sealy	
Size: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		Additional Information:	FULL BATH IN THE DETACHED GARAGE	
Porches:			QUAINT OLD SMOKEHOUSE IN BACK YARD	
Front: Size: 20'x12' (COVERED)			HOUSE HAS BEEN PIPED FOR GAS	
Back: Size: SMALL COVERED PORCH W/CONCRETE SLAB			PLAYHOUSE IN BACKYARD	
Porch: Size: <input type="checkbox"/> Covered			HOME HAS WOOD FLOORS AND WALLS THROUGH-OUT	
Patio: Size: <input type="checkbox"/> Covered			** ALL IMPROVEMENTS ARE IN POOR CONDITION**	
Fenced Yard: YES-WIRE FENCING				
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: VARIOUS OUTBLDGS				
Construction:				
TV Antenna <input checked="" type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>				

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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
<hr/>			
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

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