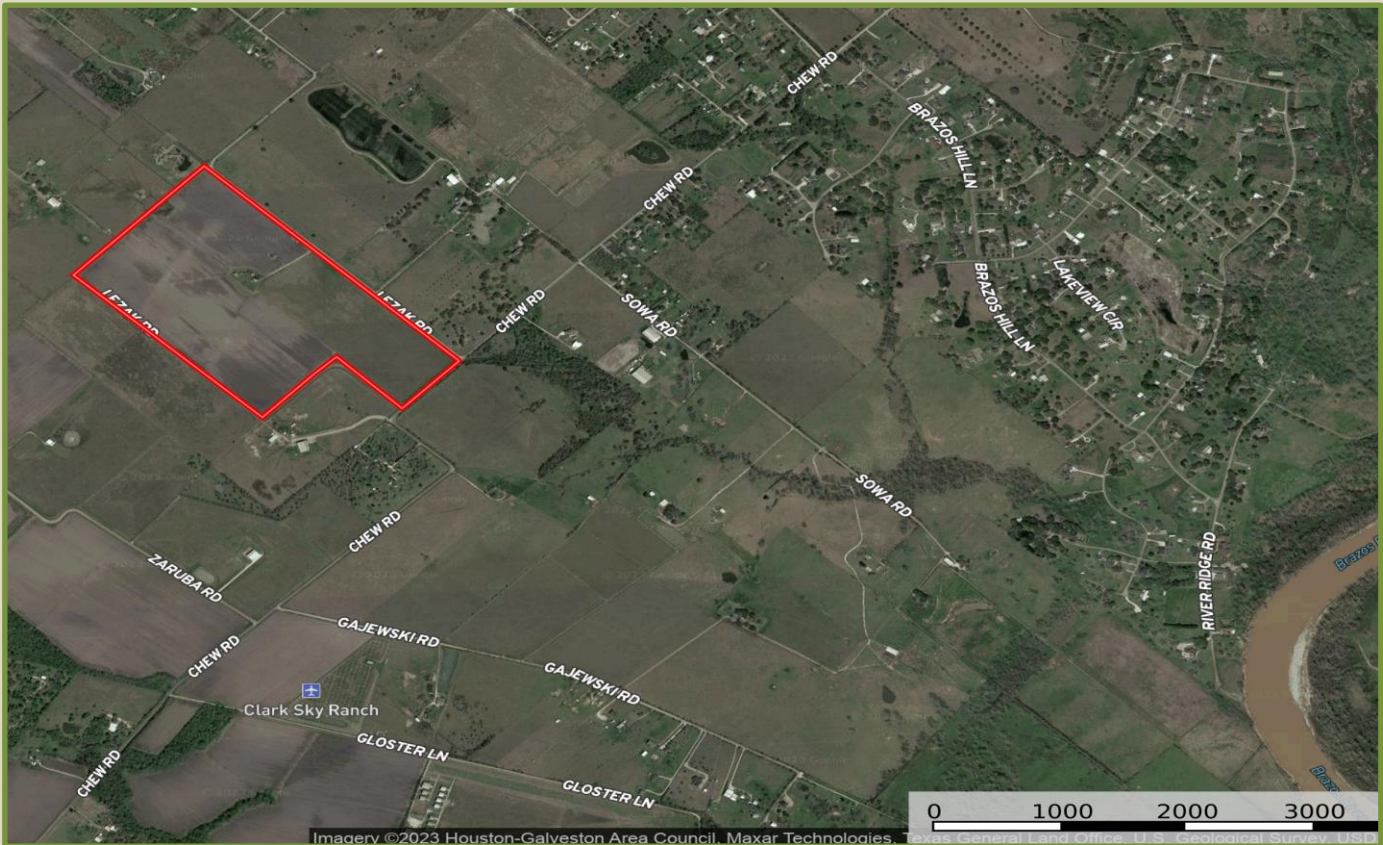


This 80.915-acre property is located east of Sealy, Texas in Austin County and approximately 45 minutes west of Houston. Located a short distance outside the township limits for Brazos Country at the corner of Chew Road (635') and Lezak Road (2,782') this property features easy access to and from I-10. The property is presently under agricultural exemption and is serviced by Center Point Energy, a water well and septic system.

Taking into consideration Houston's rapid westward growth and the present development plans for both Sealy and Brazos County, this 80.915-acre property is certainly a prime piece of development property and an outstanding investment opportunity.

## **2685 LEZAK RD \* SEALY, TX \* AUSTIN COUNTY**



**420 E. Main Street – Bellville**  
**979-865-5969**  
**424 Cedar Street – New Ulm**  
**979-992-2636**  
**www.bjre.com**

## 80.915 ACRES- LEZAK ROAD, SEALY TX

Location of Property:	Sealy*1-10East*Exit Chew Rd*Rt on Chew to prop@ corner of Lezak	Listing #: 114403
Address of Property:	2685 LEZAK ROAD, SEALY TX 77474	Road Frontage: Chew Rd 635' Lezak Rd. 2780'
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: 80.9150 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

<b>Number of Acres:</b>	<b>80.9150</b>
<b>Price per Acre (or)</b>	<b>\$52,500.00</b>
<b>Total Listing Price:</b>	<b>\$4,248,037.50</b>
<b>Terms of Sale:</b>	
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: _____

<b>Improvements on Property:</b>	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (HOME IS OF NO VALUE)
Buildings:	1
Barns:	1
Others:	
% Wooded:	0%
Type Trees:	

<b>Property Taxes:</b>	Year: <b>2022</b>
School:	\$656.19
County:	\$234.60
Fire Dist:	\$17.08
FM Road:	\$43.48
Rd/Brg:	\$44.80
TOTAL:	\$996.15

<b>Fencing:</b>	Perimeter	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Condition:	Open Property
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Condition:	Fencing on two sides -Fair

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>School District:</b>	Sealy ISD
<b>Minerals and Royalty:</b>	
Seller believes	100% *Minerals
to own:	100% *Royalty
Seller will	10% Minerals
Convey:	10% Royalty

<b>Ponds:</b>	Number of Ponds: 0
Sizes:	
<b>Creek(s):</b>	0
<b>River(s):</b>	Name(s): 0

<b>Leases Affecting Property:</b>	
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:	Henry Dirba
Lease Expiration Date:	11-Jul-05
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>Water Well(s): How Many?</b>	1
Year Drilled:	Unknown
Depth:	Unknown
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
<b>Electric Service Provider (Name):</b>	Center Point
<b>Gas Service Provider</b>	Private

<b>Easements Affecting Property:</b>	
Pipeline:	Unknown
Roadway:	Unknown
Electric:	Houston Lighting and Power
Telephone:	Unknown
Water:	Unknown
Other:	Drainage Agreement along Chew Road

<b>Septic System(s): How Many:</b>	1
Year Installed:	Unknown
<b>Soil Type:</b>	Blackland
<b>Grass Type(s)</b>	Coastal
<b>Flood Hazard Zone:</b>	See Seller's Disclosure or to be determined by survey
<b>Nearest Town to Property:</b>	Sealy
Distance:	6 miles
Driving time from Houston	1 Hour

<b>Items specifically excluded from the sale:</b>	
All of Seller and Lessee's personal property located on said 80.915 Acres	
<b>Additional Information:</b>	

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