



# TBD Newsom Road

## *Bellville, Texas*

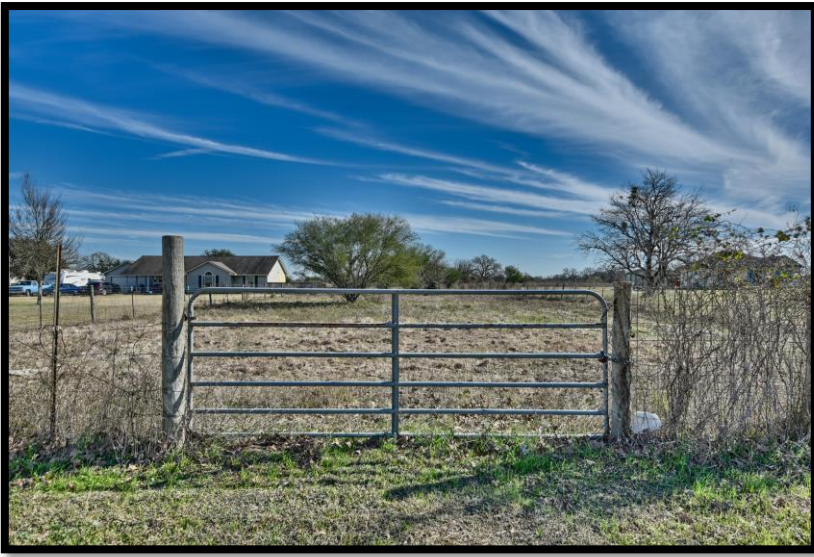
### **10.25 Acres**



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*



## TBD Newsom Rd. Bellville, Texas

*Country living just  
northeast of Bellville!*

Come see this nice,  
unrestricted 10.25 acre tract  
tucked away off Newsom  
Road in the Buckhorn area.

Situated on a county-  
maintained road, community  
water and electricity are both  
nearby. Property has  
scattered trees and is fenced  
on 2 sides. Ag exemption is  
already in place.

*If you're looking for a rural  
setting for your future plans, come  
check out this small acreage  
today!*



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## LOT OR ACREAGE LISTING

|                         |                                                                     |                                                |                                                                     |
|-------------------------|---------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------|
| Location of Property:   | A090 WM Smeathers Tract 1 and Tract 2                               | Listing #:                                     |                                                                     |
| Address of Property:    | TBD Newsom Road                                                     | Road Frontage:                                 | Yes -                                                               |
| County:                 | Austin                                                              | Paved Road:                                    | <input type="checkbox"/> YES <input type="checkbox"/> NO            |
| Subdivision:            | No                                                                  | For Sale Sign on Property?                     | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Subdivision Restricted: | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | Lot Size or Dimensions:                        | Approx 10.25 acres                                                  |
|                         |                                                                     | Mandatory Membership in Property Owners' Assn. | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

|                             |                                                                                                                       |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Number of Acres:</b>     | 10.2500                                                                                                               |
| <b>Price per Acre (or)</b>  |                                                                                                                       |
| <b>Total Listing Price:</b> | <b>\$425,000.00</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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO                |
| Buildings:                       |                                                                                    |
| Barns:                           |                                                                                    |
| Others:                          |                                                                                    |
| % Wooded: Approx. 40%            |                                                                                    |
| Type Trees:                      | post oaks and pin oaks                                                             |
| <b>Fencing:</b>                  | Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO      |
|                                  | Condition:                                                                         |
|                                  | Cross-Fencing: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
|                                  | Condition: Fenced on 2 sides                                                       |

|                        |                   |  |
|------------------------|-------------------|--|
| <b>Property Taxes:</b> | Year: <b>2024</b> |  |
| School:                | \$2.98            |  |
| County:                | \$7.89            |  |
| Hospital:              | \$0.79            |  |
| FM Road:               | \$0.62            |  |
| Rd/Brg:                | \$0.63            |  |
| <b>TOTAL:</b>          | <b>\$12.91</b>    |  |

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

|                              |                                                                     |           |
|------------------------------|---------------------------------------------------------------------|-----------|
| Agricultural Exemption:      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |           |
| <b>School District:</b>      | Bellville                                                           |           |
| <b>Minerals and Royalty:</b> |                                                                     |           |
| Seller believes              | 0%                                                                  | *Minerals |
| to own:                      | 0%                                                                  | *Royalty  |
| Seller will                  |                                                                     | Minerals  |
| Convey:                      |                                                                     | Royalty   |

|                                          |                                                                     |
|------------------------------------------|---------------------------------------------------------------------|
| <b>Water Well(s): How Many?</b>          | 0                                                                   |
| Year Drilled:                            |                                                                     |
| Depth:                                   |                                                                     |
| <b>Community Water Available:</b>        | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Provider:                                | Austin County Water Supply Corporation                              |
| <b>Electric Service Provider (Name):</b> | San Bernard                                                         |
| <b>Gas Service Provider</b>              | NONE                                                                |

|                                   |                                                                     |  |
|-----------------------------------|---------------------------------------------------------------------|--|
| <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |
| Lessee's Name:                    |                                                                     |  |
| Lease Expiration Date:            |                                                                     |  |
| <b>Oil or Gas Locations:</b>      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  |

|                                    |                                                       |
|------------------------------------|-------------------------------------------------------|
| <b>Septic System(s): How Many:</b> | 0                                                     |
| Year Installed:                    |                                                       |
| <b>Soil Type:</b>                  | Sandy Loam                                            |
| <b>Grass Type(s)</b>               | Native                                                |
| <b>Flood Hazard Zone:</b>          | See Seller's Disclosure or to be determined by survey |
| <b>Nearest Town to Property:</b>   | Bellville                                             |
| Distance:                          |                                                       |
| Driving time from Houston          | One hour                                              |

|                                      |                              |
|--------------------------------------|------------------------------|
| <b>Easements Affecting Property:</b> |                              |
| Name(s):                             |                              |
| Pipeline:                            | No                           |
| Roadway:                             | Yes - one entrance by church |
| Electric:                            |                              |
| Telephone:                           |                              |
| Water:                               |                              |
| Other:                               |                              |

|                                                   |  |
|---------------------------------------------------|--|
| <b>Items specifically excluded from the sale:</b> |  |
| <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.**



Directions: From Bellville travel FM-1456/N Holland St for approx. 9.9 miles. Turn left on Newsom Road. Look for the BJRE Sign. Property will be on the right.



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*



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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.

|                                                                       |                |                          |                      |
|-----------------------------------------------------------------------|----------------|--------------------------|----------------------|
| <b>BJRE HOLDINGS,LLC</b>                                              | <b>9004851</b> | <b>KZAPALAC@BJRE.COM</b> | <b>(979)865-5969</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                    | Phone                |
| <b>KIMBERLY KIDWELL ZAPALAC</b>                                       | <b>621522</b>  | <b>KZAPALAC@BJRE.COM</b> | <b>(979)865-5969</b> |
| Designated Broker of Firm                                             | License No.    | Email                    | Phone                |
| <b>KIMBERLY KIDWELL ZAPALAC</b>                                       | <b>621522</b>  | <b>KZAPALAC@BJRE.COM</b> | <b>(979)865-5969</b> |
| Licensed Supervisor of Sales Agent/<br>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](http://www.trec.texas.gov)

IABS 1-0 Date