



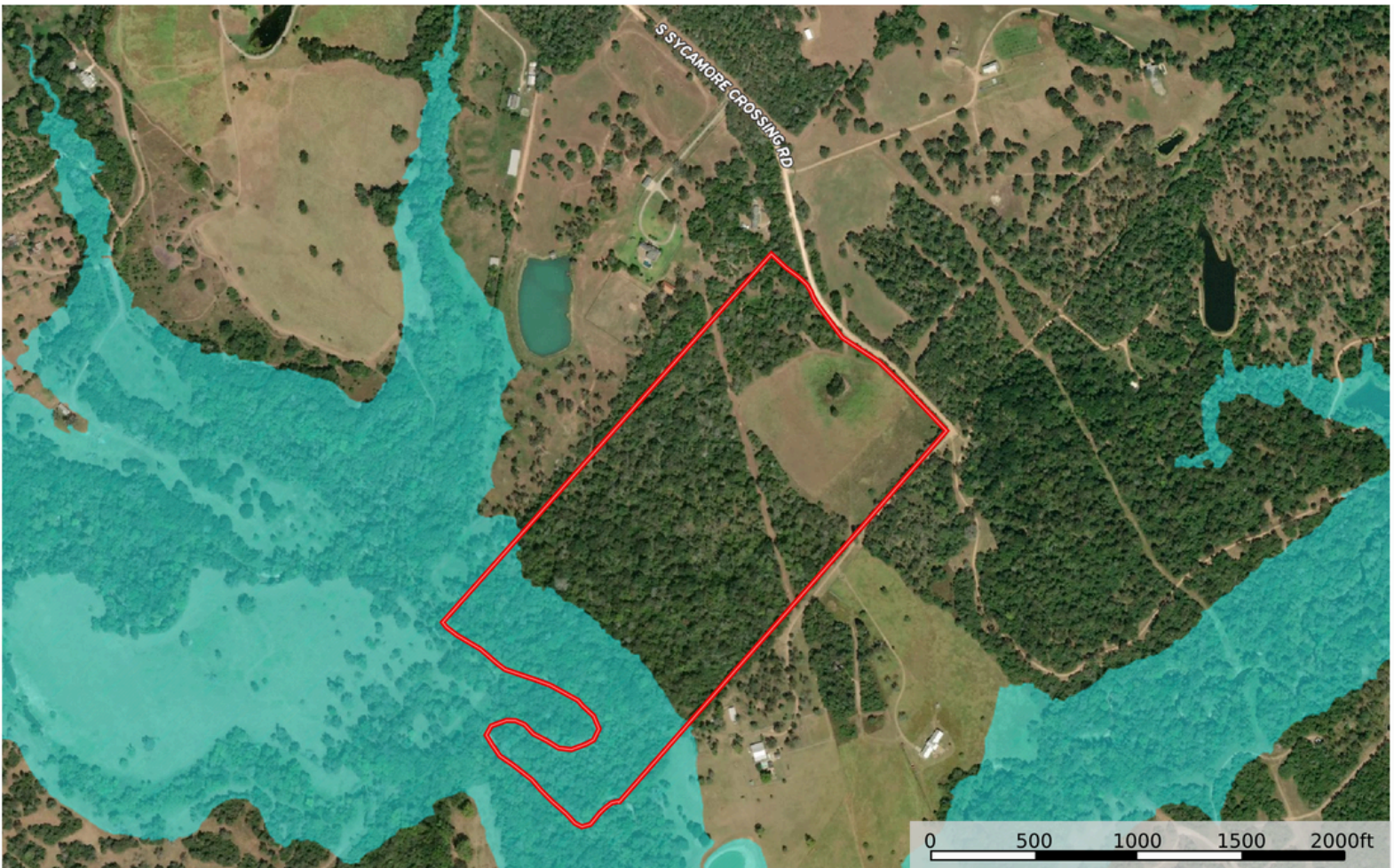
TBD Sycamore Crossing

Bellville, TX

- 66.92 Acres
- 940 Feet Road Frontage
- Sprawling Trees
- Ag exempt
- Offered at: \$1,539,160



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BILL JOHNSON & ASSOCIATES
REAL ESTATE



Bellville:
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LOT OR ACREAGE LISTING

Location of Property: A004 S F Austin Survey Listing #: 149583
 Address of Property: TBD Sycamore Crossing, Bellville, Tx 7741 Road Frontage: 940 ft (approx)
 County: Austin Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: N/A Lot Size or Dimensions: 66.92 Acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 66.9200
 Price per Acre (or) _____
 Total Listing Price: \$1,539,160.00
 Terms of Sale:
 Cash: YES NO
 Seller-Finance: YES NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: Mo. Qt. S.A. Ann.
 Balloon Note: YES NO
 Number of Years: _____

Property Taxes: Year: 2023 (All 5 R Numbers)
 School: _____ \$45.75
 County: _____ \$17.37
 Hospital: _____ \$4.64
 FM Road: _____ \$3.64
 Rd/Brg: _____ \$3.73
 TOTAL: _____ \$75.13

Agricultural Exemption: Yes No Partial
 School District: Bellville
 Minerals and Royalty: _____
 Seller believes _____
 to own: _____ *Minerals
 Seller will _____ *Royalty
 convey: _____ Minerals
 _____ Royalty

Leases Affecting Property:
 Oil and Gas Lease: Yes No
 Lessee's Name: _____
 Lease Expiration Date: _____
 Surface Lease: Yes No
 Lessee's Name: Dwayne Kasper
 Lease Expiration Date: verbal
 Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s): _____
 Pipeline: Enterprise Pipeline
 Roadway: _____
 Electric: T San Bernard Electric
 telephone: _____
 Water: _____
 Other: Dish is DirecTV

Improvements on Property:
 Home: YES NO
 Buildings: _____
 Barns: _____
 Others: _____
 % Wooded: 50%

Type Trees: _____
 Fencing: Perimeter YES NO
 Condition: good
 Cross-Fencing: YES NO
 Condition: good
 Ponds: Number of Ponds: 1
 Sizes: _____
 Creek(s): Name(s): Mill Creek
 River(s): Name(s): _____

Water Well(s): How Many? _____
 Year Drilled: _____ Depth: _____
 Community Water Available: YES NO
 Provider: _____
 Electric Service Provider (Name): _____
 Gas Service Provider _____
 Septic System(s): How Many: _____
 Year Installed: _____
 Soil Type: _____
 Grass Type(s): _____
 Flood Hazard Zone: See Seller's Disclosure or to be determined by survey

Nearest Town to Property: _____
 Distance: _____
 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
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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