



4277 Mustang Rd

Brenham, TX



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- 8.5 Acres
- Unrestricted
- 260 ft of Road Frontage
- Prime location just minutes from Brenham

4277 Mustang Road | Brenham, TX

8.5 unrestricted acres just minutes outside of Brenham. This tract has approximately 260 feet of road frontage and is currently under ag exemption. With stunning views, lush grasses, and mature trees this piece of land has endless possibilities. The property features a barn and water well.



4277 Mustang Road | Brenham, TX



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



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New Ulm:
 979-992-3626 office
 979-865-5500 fax
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LOT OR ACREAGE LISTING

Location of Property:	4277 Mustang Road Brenham, TX 77833		Listing #:	148937	
Address of Property:	4277 Mustang Road		Road Frontage:	Approx 258 feet	
County:	Washington	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:	No		Lot Size or Dimensions: 8.5 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:	8.5000		Improvements on Property:		
Price per Acre (or)			Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Total Listing Price:	\$999,000.00		Buildings:	Shed - 15.5 X 46.5	
Terms of Sale:			Barns:	Barn - 30.5 X 35.5	
Cash:	<input type="checkbox"/> YES <input type="checkbox"/> NO		Others:	Pumphouse - 12X12	
Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO		% Wooded:	<10%	
Sell.-Fin. Terms:			Type Trees:		
Down Payment:			Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Note Period:			Condition:	Good	
Interest Rate:			Cross-Fencing:	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Condition:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO		Ponds:	Number of Ponds: 0	
Number of Years:			Sizes:		
Property Taxes:	Year:	2024	Creek(s):	Name(s):	
School:		\$227.13	River(s):	Name(s):	
County:		\$92.75	Water Well(s): How Many?	1	
Blinn:		\$12.80	Year Drilled:		
FM Road:		\$24.02	Depth:		
Rd/Brg:			Community Water Available:	<input type="checkbox"/> YES <input type="checkbox"/> NO	
TOTAL:		\$356.70	Provider:		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Electric Service Provider (Name):		
School District:	Brenham ISD		Gas Service Provider		
Minerals and Royalty:			Bluebonnet		
Seller believes	100%	*Minerals	Septic System(s): How Many:	0	
to own:		*Royalty	Year Installed:		
Seller will	negotiate	Minerals	Soil Type:	Frelsburg Clay	
Convey:		Royalty	Grass Type(s):	Native	
Leases Affecting Property:			Flood Hazard Zone:	See Seller's Disclosure or to be 0% determined by survey	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Nearest Town to Property:	Brenham, TX	
Lessee's Name:			Distance:	4 miles	
Lease Expiration Date:			Driving time from Houston		
Surface Lease:	<input type="checkbox"/> Yes <input type="checkbox"/> No		Items specifically excluded from the sale:		
Lessee's Name:					
Lease Expiration Date:			Additional Information:		
Oil or Gas Locations:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Easements Affecting Property:	Name(s):				
Pipeline:					
Roadway:					
Electric:					
Telephone:					
Water:					
Other:	Cattle Easement - see file				

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	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
_____	_____	_____	_____
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