

Texas Listing Service

The Realtor's™ Choice for Country Real Estate

1317 Warschak Schuette - New Ulm 78950, Colorado County



Trust In Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

Bill Johnson & Associates Real Estate
Office Phone: Bellville (979) 865-5466
New Ulm (979) 992-2636

Remote Property with a lot of Privacy in the outskirts of New Ulm, Frelsburg. This property has been owned by a family for several years and is just being offered for sale. You will not be disappointed if you are looking for a unrestricted piece of wooded land. Bill Johnson & Associates Real Estate will co-broker if the Buyers Agent accompanies the Buyer at all showings.

List Price: \$150,000
ID No.: 100349
Listing Type: For Sale
Use: Farm & Ranch
Building: Land Only
Acreage: 9.93 Acres
Frontage: Gravel Road
Land Use: Agricultural Lease

Directions: Drive to the entrance to the Falls Golf Course; Continue South on Warschak Schuette Road 2/10 Mile on the Left, look for our Bill Johnson Company Signs.

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



Texas is Our Territory
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Real Estate
Since 1970

New Ulm:
 979-992-3626 office
 979-865-5500 fax
 www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED

LOT OR ACREAGE LISTING

Location of Property: Entrance to The Falls Golf Course, South on Warschak Schuette Listing #: 100349
 Address of Property: Warschak Schuette Rd to BJRE Sign Road Frontage 410 feet
 County: Colorado Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: _____ Lot Size or Dimensions: 9.93 Acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: (4.965 Plus 4.965 Ac)= 9.93 ACRES

Price per Acre (or) _____

Total Listing Price: \$150,000.00

Terms of Sale:

Cash: YES NO
 Seller-Finance: YES NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: Mo. Qt. Ann.
 Balloon Note: YES NO
 Number of Years: _____

Property Taxes: Year: 2015

School: \$11.14
 County: \$4.90
 FM Rd: \$0.12
 ESD: _____

TOTAL: \$16.16

Agricultural Exemption: Yes No

School District: Columbus I.S.D.

Minerals and Royalty:

Seller believes 100% *Minerals
 to own: 100% *Royalty
 Seller will Neg Minerals
 Convey: Neg Royalty

Leases Affecting Property:

Oil and Gas Lease: Yes No

Lessee's Name: _____

Lease Expiration Date: _____

Surface Lease: Yes No

Lessee's Name: _____

Lease Expiration Date: _____

Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s): _____

Pipeline: NONE

Roadway: GRAVEL

Electric: SAN BERNARD

Telephone: INDUSTRY TELEPHONE

Water: WELL

Other: _____

Improvements on Property:

Home: YES NO Barndominium _____

Buildings: NONE

Barns: NONE

Others: NONE

% Wooded: 100%

Type Trees: OAK, PINE, CEDAR

Fencing: Perimeter YES NO

Condition: _____

Cross-Fencing: YES NO

Condition: POOR

Ponds: Number of Ponds: _____

Sizes: _____

Creek(s): Name(s): _____ Seasonal _____

River(s): Name(s): _____ NONE _____

Water Well(s): How Many?

Year Drilled: _____ Depth: 230

Community Water Available: YES NO

Provider: _____

Electric Service Provider (Name): _____

San Bernard

Gas Service Provider _____

Local Butane

Septic System(s): How Many: Septic

Year Installed: _____

Soil Type: Sandy Loam

Grass Type(s): Native

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey

Nearest Town to Property: New Ulm, Columbus

Distance: 10 miles

Driving time from Houston 75 Minutes

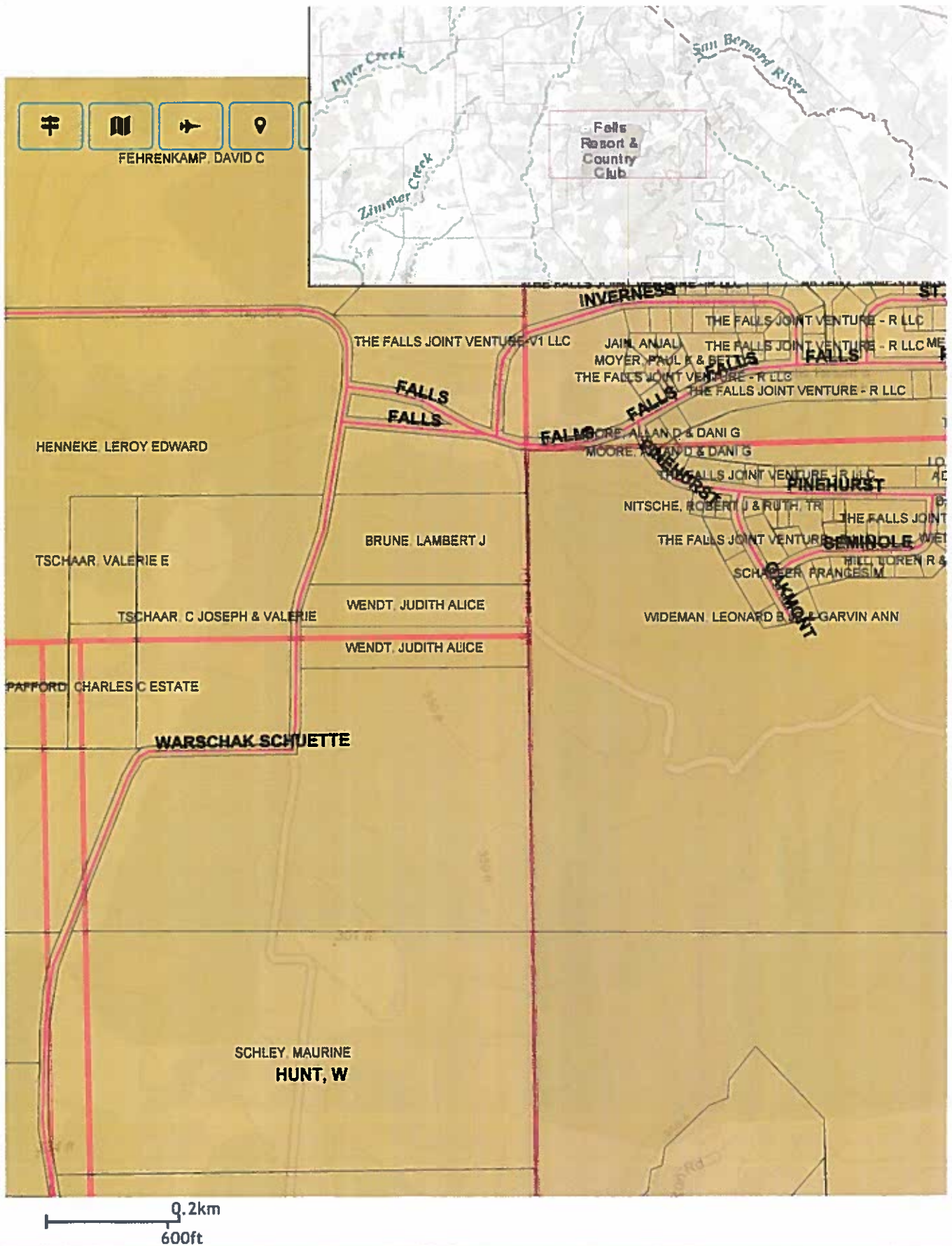
Items specifically excluded from the sale: _____

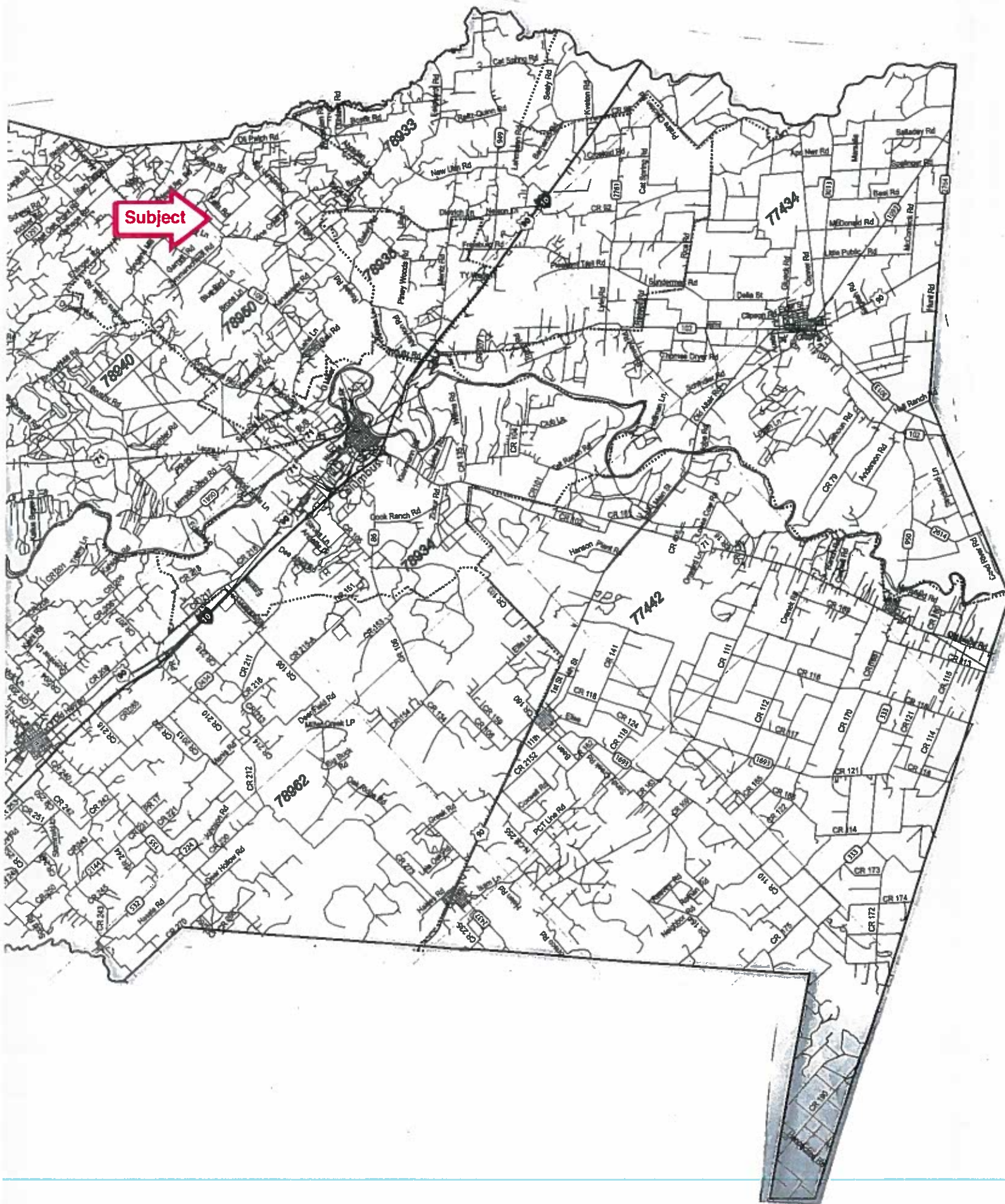
Sellers Personal Property

Additional Information: _____



Boundary







Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

<u>BJRE Holdings L.L.C.</u>	<u>9004851</u>	<u>kzपालac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
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

TAR 2501

IABS 1-0

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IABS Forms (New)

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