

BURLEIGH COMMUNITY

This 21.415 acre property is located in Austin County. With approximately 1,135+ feet of frontage on FM 331, the property is partially wooded with a dense stand of oak and pecan trees. A seasonal branch meanders through the wooded area providing excellent habitat for an abundance of wildlife. The open areas within the property are currently used to produce hay.

Minerals are available!!

Bill Johnson and Associates Real Estate Company will co-broker if buyer is accompanied by his or her agent at all property showings.

NORTH FM 331 * BELLVILLE, TX * AUSTIN COUNTY



From Bellville travel FM 529 for approximately 7 miles to the community of Burleigh. Turn left onto FM 331 to property on the left.

Look for Bill Johnson Real Estate Sign.

LOT OR ACREAGE LISTING

Location of Property:	Bellville: FM 529 7 mi.-L on FM 331 to property on left.	Listing #:	114479
Address of Property:	North FM 331, Bellville, TX 77418	Road Frontage:	Approx. 1135' on FM 331
County:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Lot Size or Dimensions:	21.415 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:	21.415 Acres
Price per Acre (or)	
Total Listing Price:	\$175,000.00
Terms of Sale:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES <input 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"/> Ann.
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO
Number of Years:	

Property Taxes:	Year:	2018
School:	\$	30.49
County:	\$	9.67
FM/Rd/Br.:	\$	1.96
Hospital:	\$	1.33
RD & Bridge	\$	1.63
TOTAL:	\$	45.08

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School District:	Bellville I.S.D.
Minerals and Royalty:	
Seller believes	100% *Minerals
to own:	75% *Royalty
Seller will	100% Minerals
Convey:	75% Royalty

Leases Affecting Property:	
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:	James Grawunder
Lease Expiration Date:	Verbal- 30 days to vacate

Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Easements Affecting Property:	
Pipeline:	None
Roadway:	None
Electric:	None
Telephone:	None
Water:	None
Other:	None

Improvements on Property:	
Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO See HOME listing if Yes
Buildings:	None
Barns:	None
Others:	None

% Wooded:	35%
Type Trees:	Pecan and Oak
Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	3 Sides
Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Condition:	

Ponds:	Number of Ponds:	None
Sizes:		
Creek(s):	Name(s):	Williams Branch thru Prop.
River(s):	Name(s):	None

Water Well(s): How Many?	None
Year Drilled:	
Depth:	
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	Available but not currently on property

Electric Service Provider (Name):	None
Gas Service Provider	None

Septic System(s): How Many:	None
Soil Type:	Clays
Grass Type(s):	Native grasses

Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey
Nearest Town to Property:	Bellville
Distance:	Approximately 7 miles

Driving time from Houston	50 minutes
Items specifically excluded from the sale:	All of Seller's personal property located in and on said property.
Additional Information:	
Hay Production	

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



**Agriculture Exemption
Hay Production**



North FM 331



Pecan and Oak Trees



Minerals are available.



Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

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