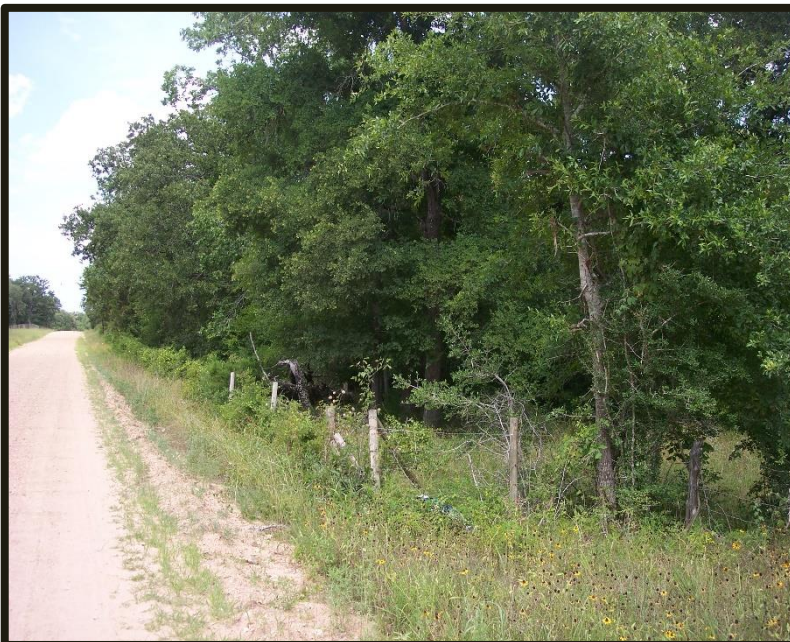




# *Schoenau Road- Brenham Austin County TX*



- \*10 acre tract**
- \*Unrestricted**
- \*Heavily Wooded, Pristine**
- \*Bellville ISD**



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Real Estate**

*Since 1970*



This unrestricted and unimproved 10-acre tract lies in the north-western most part of Austin County, near the Washington County line. It provides easy access to Hwy 290 and remains in the Bellville ISD boundaries. The property is pristine and heavily wooded for privacy and seclusion.



**Owner financing is available.**



**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  
 www.bjre.com

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**LOT OR ACREAGE LISTING**

Location of Property:	West Austin County between Industry and Shelby	Listing #:	111080
Address of Property:	4398 Schoenau Rd Brenham TX 77833	Road Frontage:	392.17'
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	NONE	Lot Size or Dimensions:	10 acres to be surveyed
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

<b>Number of Acres:</b>	<b>10 acres</b>
<b>Price per Acre (or)</b>	<b>\$25,175.00</b>
<b>Total Listing Price:</b>	<b>\$251,750.00</b>
<b>Terms of Sale:</b>	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller-Finance:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Sell.-Fin. Terms:	TBD
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:	Old travel trailer under a metal garage, an old outhouse, and a power pole.
% Wooded:	99%
Type Trees:	Oak, Cedar, Elm, Hackberry and Yaupon
<b>Fencing:</b>	Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Condition:	
Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Condition:	
<b>Ponds:</b>	Number of Ponds: NONE
Sizes:	
<b>Creek(s):</b>	Name(s): NONE
<b>River(s):</b>	Name(s): NONE

<b>Property Taxes:</b>	Year: <b>2020</b>
School:	\$10.34
County:	\$3.28
Hospital:	\$0.48
FM Road:	\$0.66
Rd/Brg:	\$0.55
<b>TOTAL:</b>	<b>\$15.32</b>

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>School District:</b>	Belville ISD
<b>Minerals and Royalty:</b>	
Seller believes	100% *Minerals
to own:	50% *Royalty
Seller will	NONE Minerals
Convey:	NONE Royalty

<b>Leases Affecting Property:</b>	
Oil and Gas Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lessee's Name:	Pallas Energy
Lease Expiration Date:	3/9/2020 with option to renew

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>Easements Affecting Property:</b>	Name(s):
Pipeline:	Yes (just one corner)
Roadway:	NO
Electric:	YES
Telephone:	YES
Water:	NO
Other:	NO

<b>Water Well(s): How Many?</b>	ONE (Inoperable)
Year Drilled:	
Depth:	Unknown
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
<b>Electric Service Provider (Name):</b>	Fayette Electric
<b>Gas Service Provider</b>	NONE
<b>Septic System(s): How Many:</b>	
Year Installed:	
<b>Soil Type:</b>	Sandy
<b>Grass Type(s)</b>	Naïve

<b>Nearest Town to Property:</b>	Industry
Distance:	5 Miles
Driving time from Houston	hour +/- to 290 West
<b>Items specifically excluded from the sale:</b>	Old travel trailer and All of sellers personal property located on said 10 acres
<b>Additional Information:</b>	

<b>determined by survey</b>	
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**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



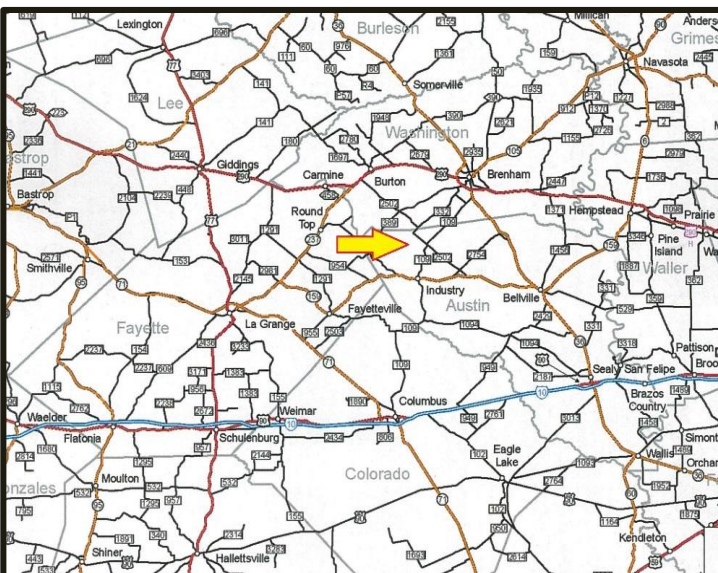
Directions: Hwy 159W approx. 18 miles veering right onto FM 1457. 1.5 miles turn right onto Schoenau Rd. Property is on the right in 2.7 miles.



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New Ulm, Texas 78950

(979) 992-2636

[www.bjre.com](http://www.bjre.com)



## 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 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/ 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