



BILL JOHNSON AND ASSOC. REAL ESTATE CO.

420 E. Main St., Bellville
FM 1094 at Cedar St., New Ulm
Bellville - New Ulm, TX 77418 - 78950
Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636
Fax: Bellville (979) 865-5500 New Ulm (979) 992-2637
Email: billjohnson@bjre.com

Post Oak Road



Entrance to Property

[More Photos](#)

ID: 53890
Type: Acreage
Status: Active
City: LA GRANGE
County: Fayette
Price: \$707,642
Acreage: 141.67
School Dist: La Grange ISD
Taxes: \$262.04
Financing: Cash - Conventional -

[Map of LA GRANGE](#)

[Contact the Agent](#)

[Email this Listing](#)

GREAT LOCATION: Located in the Golden Triangle of Texas (between Houston, Austin, & San Antonio) just North of LaGrange. The property has been in a family trust for years. The property is fenced, has a cattle guard, production, water, electricity and an Ag Exemption. The unlimited potential and convience, makes this a great place to build memories, on a country ranch. This opportunity will not last long. Hurry..... For an appointment to view this treasure or receive a detailed brochure. Please call the New Ulm office at (979) 992-2636 or Bellville, at (979) 865-5969. BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

Improvements:

Other Exterior - Other Roof - Well -

Land Features:

Maint. Fees: \$0 - Paved Road Frontage - Agricultural Lease - Agricultural Exemption - Mineral Lease - Seasonal Creek - Partially Wooded -

Directions: From LaGrange, at the Hwy 71 & 77 North intersection, 5 miles North on Hwy 77 to Race Track Road. Turn right on Race Track Road to Post Oak Road. Turn right on Post Oak Road and travel to the property - Look for the Bill Johnson & Associates Real Estate sign.

[Previous Page](#)



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Post Oak Road



Trees & Cover



Trees



Rock Outcropping



Outcropping

[Previous Page](#)



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420 E. Main St., Bellville, TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

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 HEREIN.

LOT OR ACREAGE LISTING

Location of Property: LaGrange@Hwy 77&71, N-5 mi., Race Track Rd-Rt. On Post Oak Rd. Listing#: 53890
 Address of Property: Post Oak Road, LaGrange, Texas Road Frontage 425 Feet
 County: Fayette Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: None / Ranch Property Lot Size or Dimensions: 141.67 Acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 141.6700
Price per Acre (or) \$4995.00 / Acre
Total Listing Price: \$707,642.00
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: 2007
 School: \$190.41 - La Grange ISD
 County: \$ 46.62
 FM/Rd/Br.: \$ 23.28
 Hospital: _____
 Fayette Cty \$ 1.73
 TOTAL: \$ 262.04

Agricultural Exemption: Yes No
 School District: La Grange I.S.D.
Minerals and Royalty:
 Seller believes 100% *Minerals
 to own: 100% *Royalty
 Seller will 1/8 Minerals
 Convey: 1/8 Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:

Oil and Gas Lease: Yes No
 Lessee's Name: US Operating, Inc.
 Lease Expiration Date: On-Going

Surface Lease: Yes No
 Lessee's Name: Marty (Rooster) Norsworthy
 Lease Expiration Date: (979) 249-6900 - Years

Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s):
 Pipeline: Aquila SW, Clajon Gas, Seminole Pipeline
 Roadway: None- Weger Energy Corp to service SITES.
 Electric: Fayette Electric
 Telephone: Colorado Valley Telephone
 Water: Well
 Other: All Easements - To be Determined with Survey

Improvements on Property:
 Home: YES NO See HOME listing if Yes
 Buildings: _____
 Barns: _____
 Others: Old House near pens in back of property
No Value

Approx. % Wooded: 40%
 Type Trees: Oak, Cedar, Mesquite

Fencing: Perimeter YES NO
 Condition: 3 Sides - Fair
 Cross-Fencing: YES NO
 Condition: _____

Ponds: Number of Ponds: Near Oil Well
 Sizes: 1 Acre - empty

Creek(s): Name(s): Seasonal

River(s): Name(s): _____

Water Well(s): How Many? 1 - Near Oil Well
 Year Drilled: Unknown Depth: _____

Community Water Available: YES NO
 Provider: _____

Electric Service Provider (Name): _____
Fayette Electric

Gas Service Provider (Name): _____

Septic System(s): How Many: None
 Year Installed: _____

Soil Type: Clay, Heavy Blackland, Sandy Loam
Grass Type(s): Native

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

Nearest Town to Property: LaGrange
 Distance: 6 Miles

Driving time from Houston: 1 Hour, 30 Minutes
Items specifically excluded from the sale: Leassee's personal property, Oil & Gas related property

Additional Information: _____
NO SURFACE CONTROL

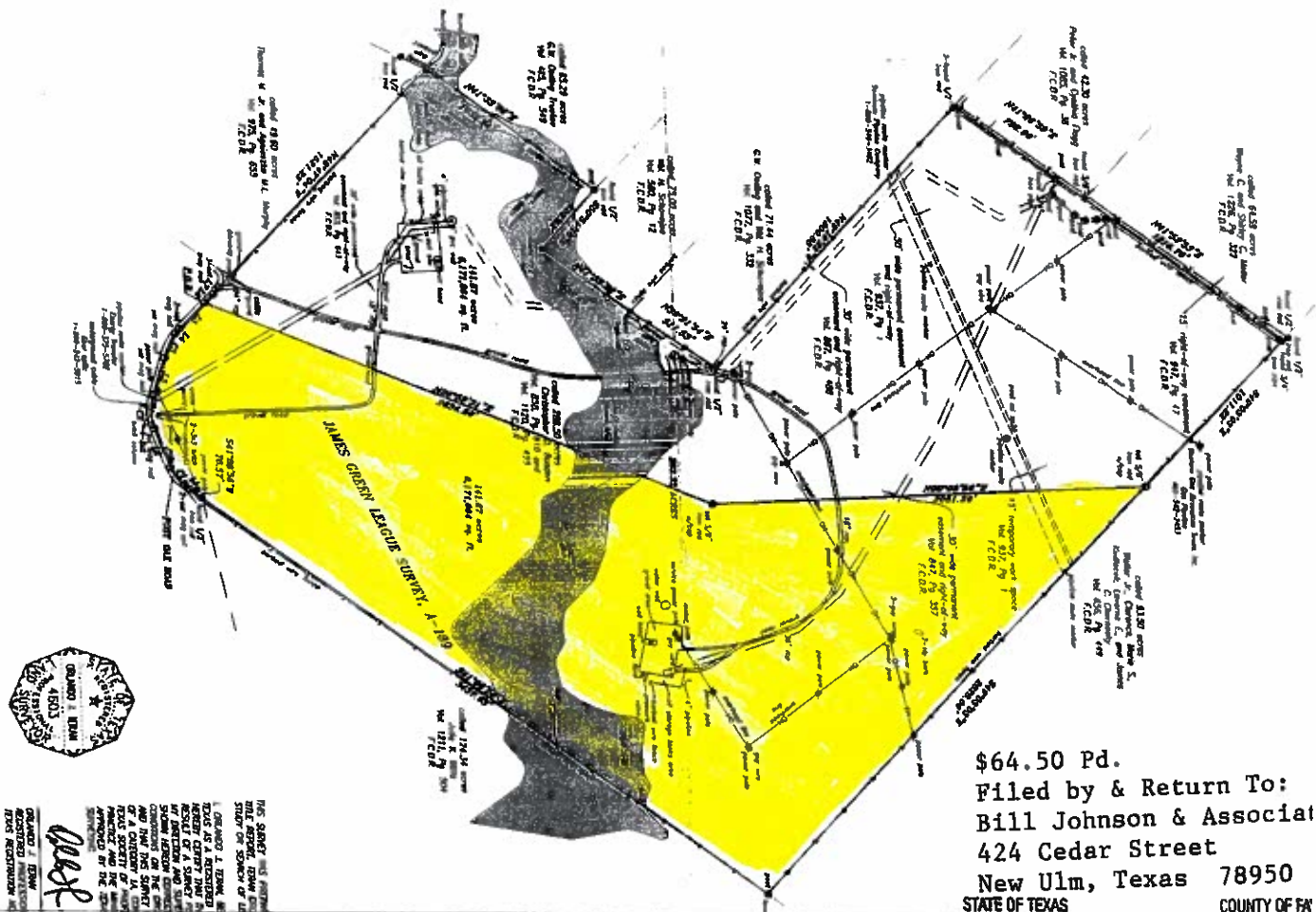
THE DEED WILL BE "Special Warranty Deed".

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

THE SURVEY GROUP HAS BEEN ADVISED BY THE COUNTY CLERK OF FAYETTE COUNTY, TEXAS, THAT THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF FAYETTE COUNTY, TEXAS, ON OCTOBER 12, 2009.

THE SURVEY GROUP HAS BEEN ADVISED BY THE COUNTY CLERK OF FAYETTE COUNTY, TEXAS, THAT THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF FAYETTE COUNTY, TEXAS, ON OCTOBER 12, 2009.

LINE	TYPE	BEARING	DISTANCE
1	LINE	S 89° 15' 00" E	111.67
2	LINE	S 89° 15' 00" E	111.67
3	LINE	S 89° 15' 00" E	111.67
4	LINE	S 89° 15' 00" E	111.67
5	LINE	S 89° 15' 00" E	111.67
6	LINE	S 89° 15' 00" E	111.67
7	LINE	S 89° 15' 00" E	111.67
8	LINE	S 89° 15' 00" E	111.67
9	LINE	S 89° 15' 00" E	111.67
10	LINE	S 89° 15' 00" E	111.67



\$64.50 Pd.
 Filed by & Return To:
 Bill Johnson & Associates
 424 Cedar Street
 New Ulm, Texas 78950
 STATE OF TEXAS COUNTY OF FAYETTE

I hereby certify that this instrument was FILED on the date stamped hereon by me, and was duly RECORDED in the Volume and Page of the Named RECORDS of Fayette County, Texas as stamped hereon by me on,

FILED
 11:45 a.m.
 MAY 11 2009

Carolyn Kubos Roberts
 CAROLYN KUBOS ROBERTS
 CO CLERK, FAYETTE CO., TEXAS

MAY 11 2009
Carolyn Kubos Roberts
 CAROLYN KUBOS ROBERTS
 COUNTY CLERK, FAYETTE COUNTY, TX



- LEGEND**
- POST
 - POINTER
 - BOUNDARY
 - ROAD TRAIL
 - DASHED LINE TRAIL
 - FOUND FROM RED
 - FOUND FROM BLUE
 - SET MARKERS BY TEAM GROUP
 - FAYETTE COUNTY DEED RECORD

SCALE 1" = 300'

THE SURVEY GROUP HAS BEEN ADVISED BY THE COUNTY CLERK OF FAYETTE COUNTY, TEXAS, THAT THIS INSTRUMENT WAS FILED IN THE PUBLIC RECORDS OF FAYETTE COUNTY, TEXAS, ON OCTOBER 12, 2009.

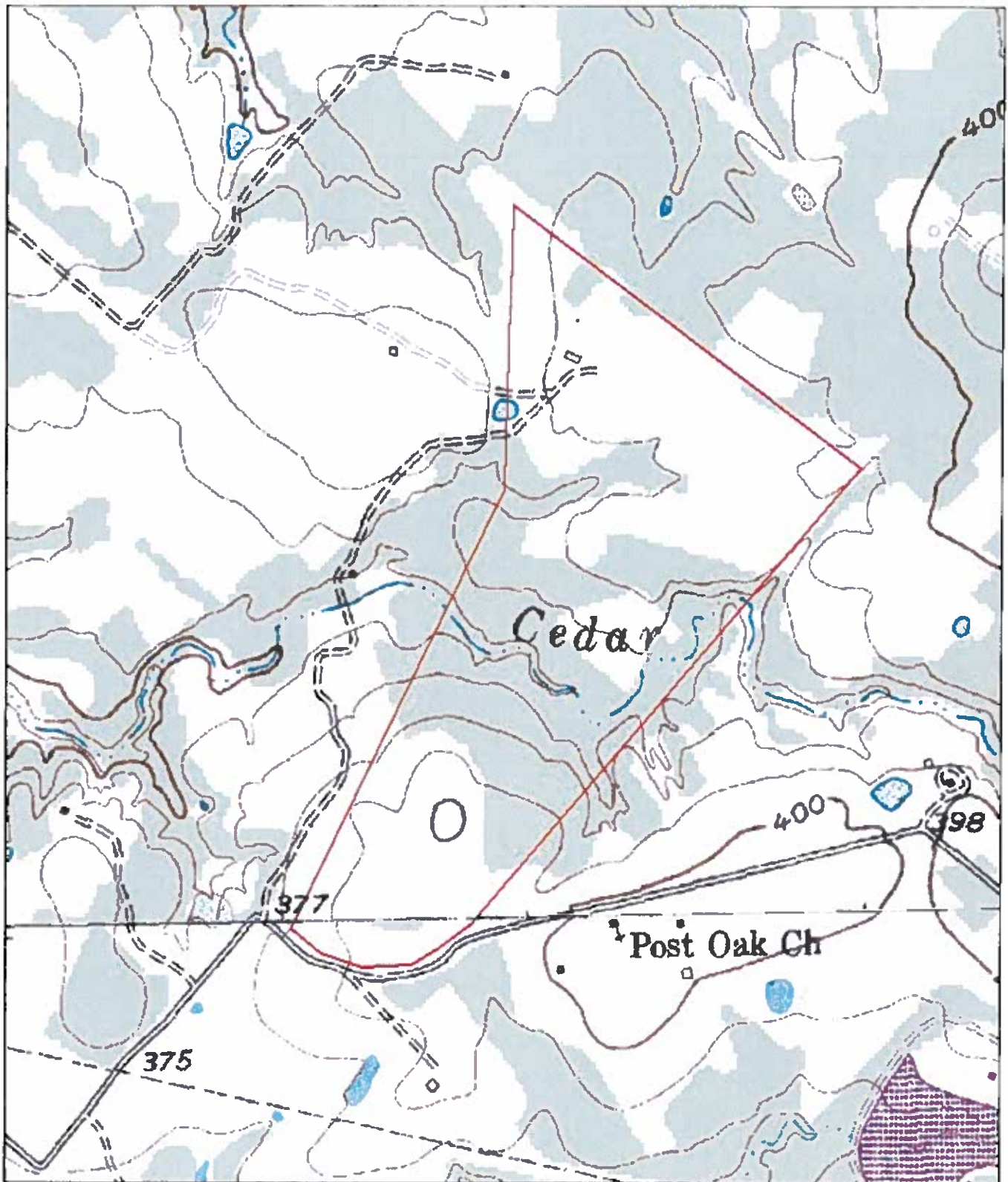
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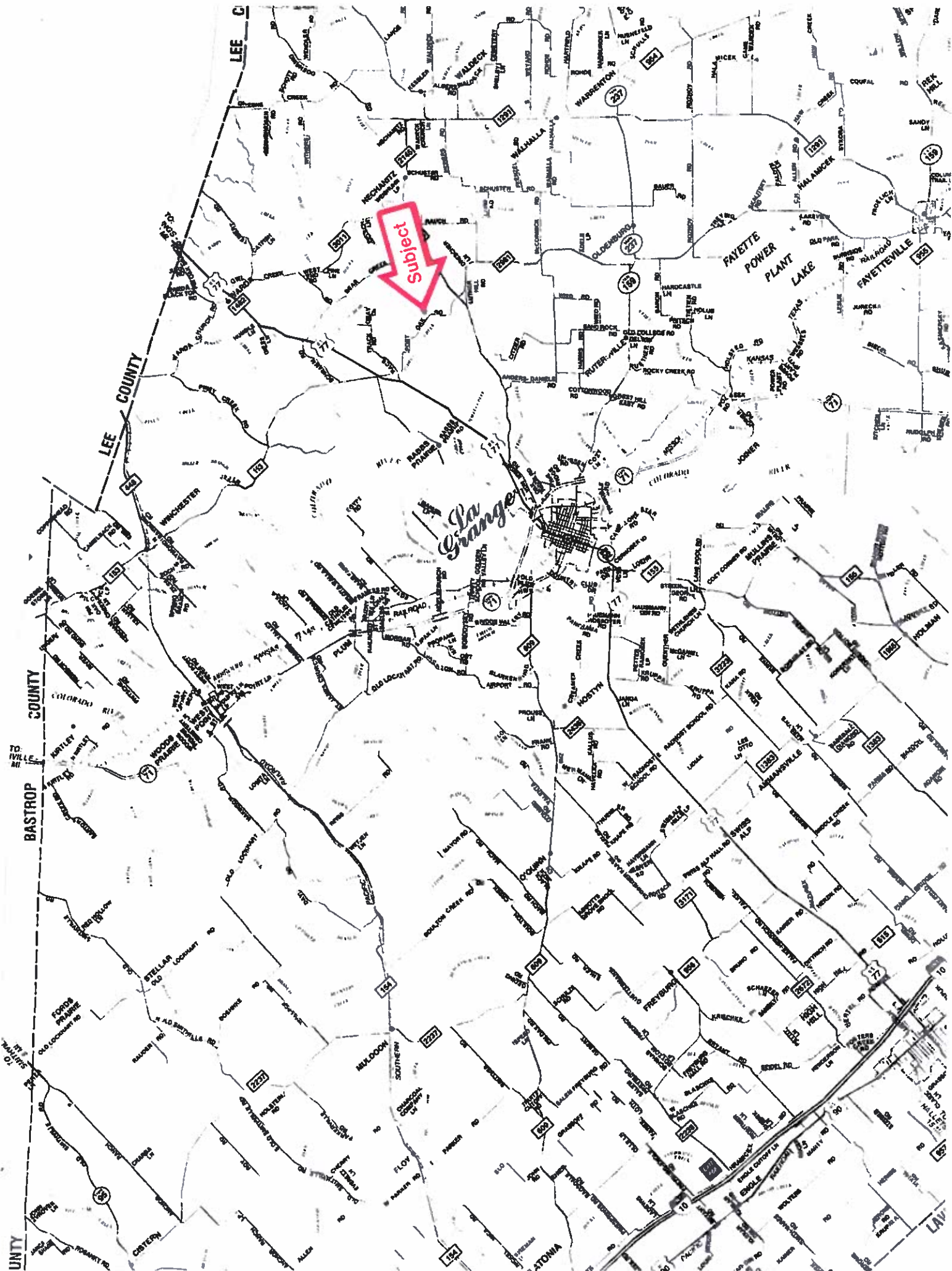
TERAN GROUP
 283.33 ACRES TRACT OF LAND
 OUT OF THE
 JAMES GREEN LEAGUE SURVEY, A-185
 VOLUME 1120, PAGE 495
 F.C.D.R.
 FAYETTE COUNTY, TX

DATE: 08-09-08
 SHEET NO. 1 OF 1



0 ————— 0.2 MI
0 ————— 1000 Ft





Subject

La Grange

FAYETTE
POWER
PLANT
LAKE

FAYETTEVILLE

BASTROP COUNTY

LEE COUNTY

UNITY

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

* **Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

** **If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

Bill Johnson & Associates Real Estate 420 E. Main St., Bellville TX 77418
Phone: 979-865-5466 Fax: 979-865-5500 Bill Johnson and Associates Re

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