



**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@bire.com](mailto:billjohnson@bire.com)



Price:	<b>\$230,000</b>
Type:	Acreage
Address:	Hwy 159 and Zettel Road
City/County:	INDUSTRY, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~22.00 Acres
ID No.:	54682
Status:	Active

This attractive 22-acre tract lies at the corner of Hwy 159 and Zettel Road. It features a half-acre pond and good grazing. Several scattered trees provide shade for livestock. It is lightly restricted so as to provide protection of the pleasant community. \*\*\*BILL JOHNSON & ASSOCIATES WILL COBROKER IF THE BUYER AGENT ACCOMPANIES ALL SHOWINGS\*\*\*

[Color Brochure](#)





Improvements	Land Features	Other
	Restricted Maint. Fees: \$0 Paved Road Frontage Gravel Road Frontage County Road Frontage Highway Road Frontage Agricultural Lease Agricultural Exemption Minerals Conveyed: Partial Pond Partially Wooded Rolling Sandy Soil	School District: Bellville ISD Taxes: \$40.08  <b>Financing</b>  Cash Conventional
<b>Directions:</b> FROM INDUSTRY, GO EAST ABOUT THREE MILES. LOOK FOR BILL JOHNSON SIGNS ON THE RIGHT NEAR ZETTEL ROAD.		

[Map of INDUSTRY](#)
[Contact the Agent](#)
[Email this Listing](#)

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### Hwy 159 @ Zettel Road



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# Bill Johnson and Associates Real Estate Co.

420 E. Main St., P.O. Box 294  
Bellville, Texas 77418  
979-865-5969 or 281-463-3791  
979-865-5500 - fax

www.bjre.com billjohnson@bjre.com

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## LOT OR ACREAGE LISTING

Location of Property: SW corner of Zettel Road, Listing #: 54682  
 Address of Property: Corner of Hwy 159 & Zettel Road Road Frontage 1278'  
 County: Austin Paved Road:  YES  NO For Sale Sign on Property?  YES  NO  
 Subdivision: Hillcrest Farms, Tract A Lot Size or Dimensions: 22 Acres  
 Subdivision Restricted:  YES  NO Mandatory Membership in Property Owners' Assn.  YES  NO

**Number of Acres:** 22 Acres  
**Price per Acre (or)** \$10,454.00  
**Total Listing Price:** \$230,000.00

**Terms of Sale:**  
 Cash:  YES  NO  
 Seller-Finance:  YES  NO  
 Sell.-Fin. Terms: \_\_\_\_\_  
 Down Payment: \_\_\_\_\_  
 Note Period: \_\_\_\_\_  
 Interest Rate: \_\_\_\_\_  
 Payment Mode:  Mo.  Qt.  S.A.  Ann.  
 Balloon Note:  YES  NO  
 Number of Years: \_\_\_\_\_

**Improvements on Property:**  
 Home:  YES  NO See HOME listing if Yes  
 Buildings: \_\_\_\_\_  
 Barns: \_\_\_\_\_  
 Others: \_\_\_\_\_

Approx. % Wooded: 10%  
 Type Trees: Oak, Cedar, Pecan, Mesquite  
**Fencing:** Perimeter  YES  NO  
 Condition: Two sides (Good)  
 Cross-Fencing:  YES  NO  
 Condition: \_\_\_\_\_

**Ponds:** Number of Ponds: ONE  
 Sizes: 1/2 acre  
**Creek(s):** Name(s): NONE  
**River(s):** Name(s): NONE

**Water Well(s): How Many?** NONE  
 Year Drilled: \_\_\_\_\_ Depth: \_\_\_\_\_  
**Community Water Available:**  YES  NO  
 Provider: \_\_\_\_\_

**Electric Service Provider (Name):** \_\_\_\_\_  
San Bernard Electric Cooperative, Inc.  
**Gas Service Provider (Name):** \_\_\_\_\_  
NONE

**Septic System(s): How Many:** NONE  
 Year Installed: \_\_\_\_\_  
**Soil Type:** Sandy  
**Grass Type(s):** Native and Bluestem  
**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.

**Nearest Town to Property:** Industry  
 Distance: 3 Miles

Approximate driving time to Houston: One Hour  
**Items specifically excluded from the sale:** \_\_\_\_\_  
Any and all of Seller or Lessee's personal property located on the subject property.

**Additional Information:** \_\_\_\_\_  
Seller is a relative of Bill Johnson Listing Agent.

Property Taxes:	Year:	2006
School:	\$	24.99
County:	\$	9.63
City:		
Hospital:	\$	1.80
Other:	\$	3.66
TOTAL:	\$	40.08

Agricultural Exemption:  Yes  No  
**School District:** Bellville I.S.D.  
**Minerals and Royalty:** Seller to convey 100% Surf. Control  
 Seller believes 50% \*Minerals  
 to own: 49.2%(Forty nine point two) \*Royalty  
 Seller will 25% Minerals  
 Convey: 24.2%(Twenty four point two) Royalty

\* Current title commitment to reflect mineral and royalty reservations \*

**Leases Affecting Property:**  
 Oil and Gas Lease:  Yes  No  
 Lessee's Name: \_\_\_\_\_  
 Lease Expiration Date: \_\_\_\_\_

Surface Lease:  Yes  No  
 Lessee's Name: Deitre Reilly  
 Lease Expiration Date: As needed

**Oil or Gas Locations:**  Yes  No

**Easements Affecting Property:** Name(s): \_\_\_\_\_  
 Pipeline: NONE  
 Roadway: NONE  
 Electric: San Bernard Electric Coop.  
 Telephone: Industry Tel. Co.  
 Water: NONE  
 Other: NONE

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

## Hillcrest Farms Deed Restrictions

Tracts 1-8, located on Hwy 159, approximately 4 miles east of Industry, Texas

1. No noxious or offensive activity shall be carried out upon any tract, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.
2. No tract shall be used or maintained as a dumping or storage area for rubbish, Trash or any toxic substance; and no garbage or other waste shall be kept except in sanitary containers.
3. No tract shall be operated as a feed lot.
4. No tract shall be used for storing junk automobiles or other equipment.
5. No structure that is manufactured offsite, including trailers, modular homes, or mobile homes shall be located upon, used, placed or erected on any tract and used for a personal residence at any time (except for and during construction of a permanent residence by construction personnel). Personal travel trailers or motor homes may be kept on the property when not used as a permanent residence.
6. All tracts shall be limited to use for only residential, farm and ranch purposes and non-commercial activities.
7. No Billboards shall be permitted, erected or maintained on any tract in Hillcrest Farms.

**HILLCREST FARM**

JUSTIN

STATE HIGHWAY NO. 159  
 (See right side of map)



J. R. Broadnor, Jr.  
 Tract No. One  
 Called 50,000 Acres  
 Vol. 498, Pg. 401,  
 ORACT

5 32° 49' 53" E 2,231.91'  
 (See right side of map)

J. R. Broadnor, Jr.  
 Tract No. Two  
 Called 0.375 Acres  
 Vol. 498, Pg. 481,  
 ORACT

S 44° 29' 33" W 1,241.71'  
 (Called S 45° 05' 00" W)

TRACT "A" = ③ + ④ = 22 ACRES

EXHIBIT 'A'

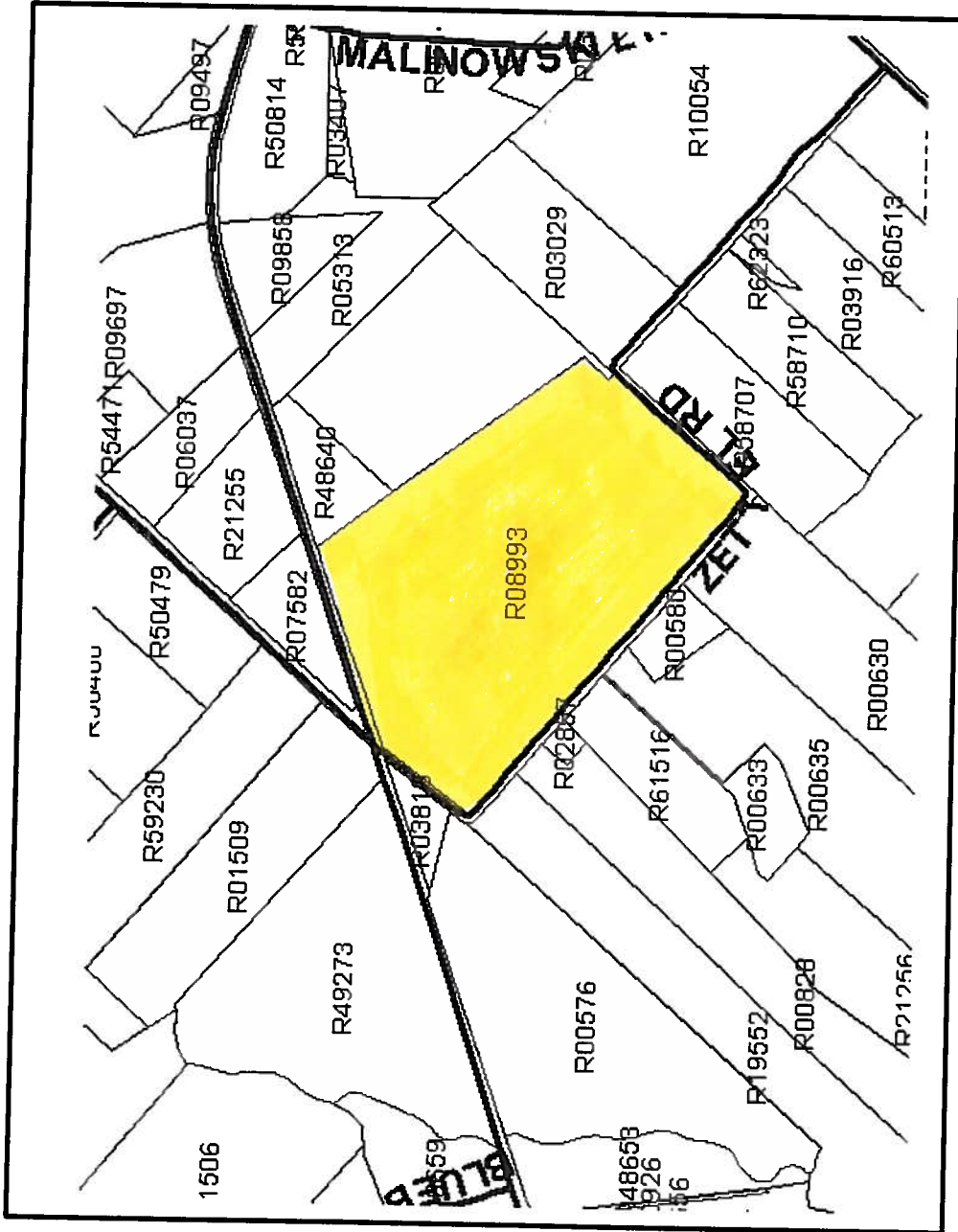
DPL

TRACT "B" = ⑧ + ⑨ = 22 ACRES

ESRI ArcExplorer 2.0

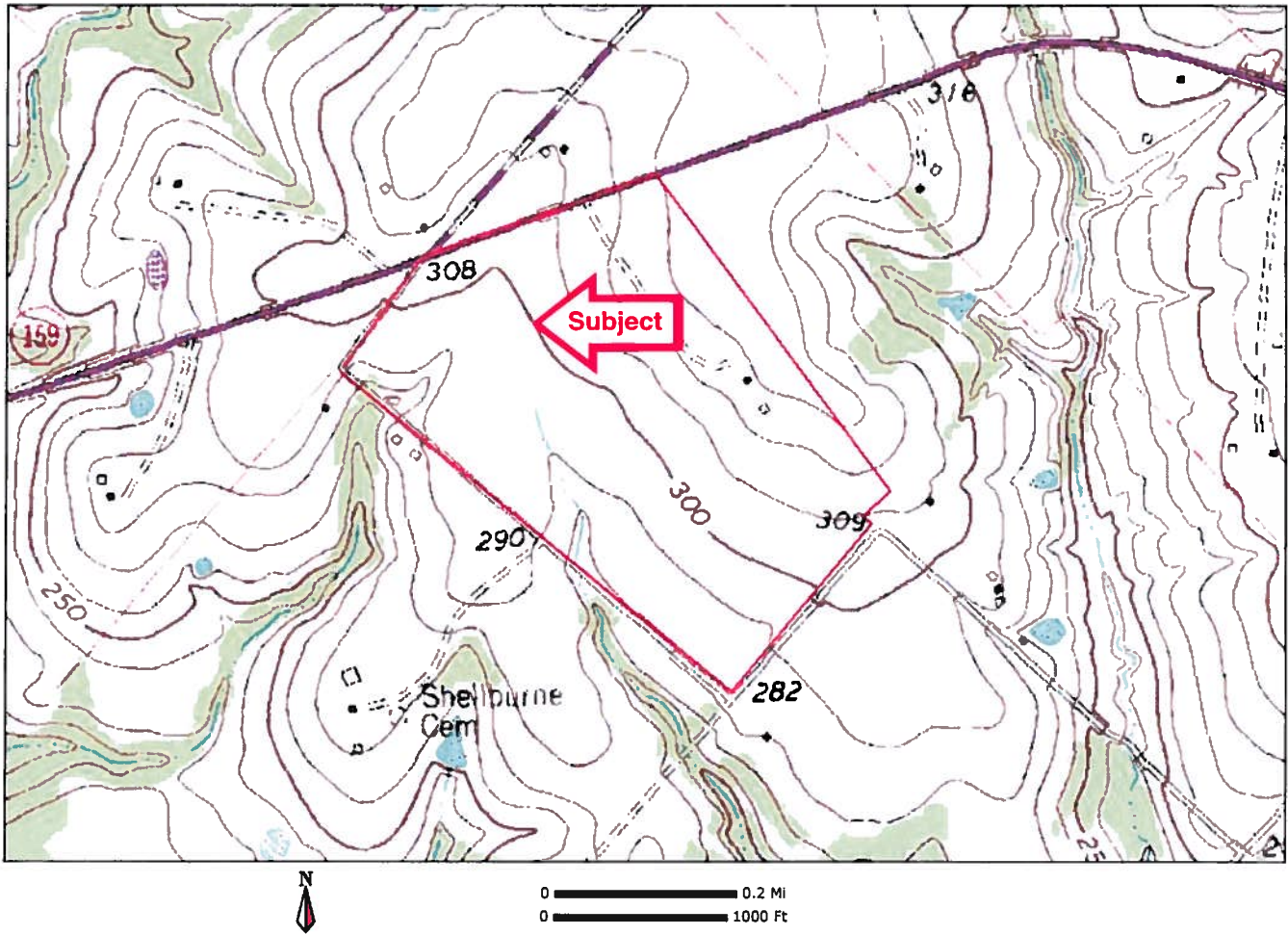
# Hillcrest Farms 111.937 acres Highway 159 @ Zettel Road

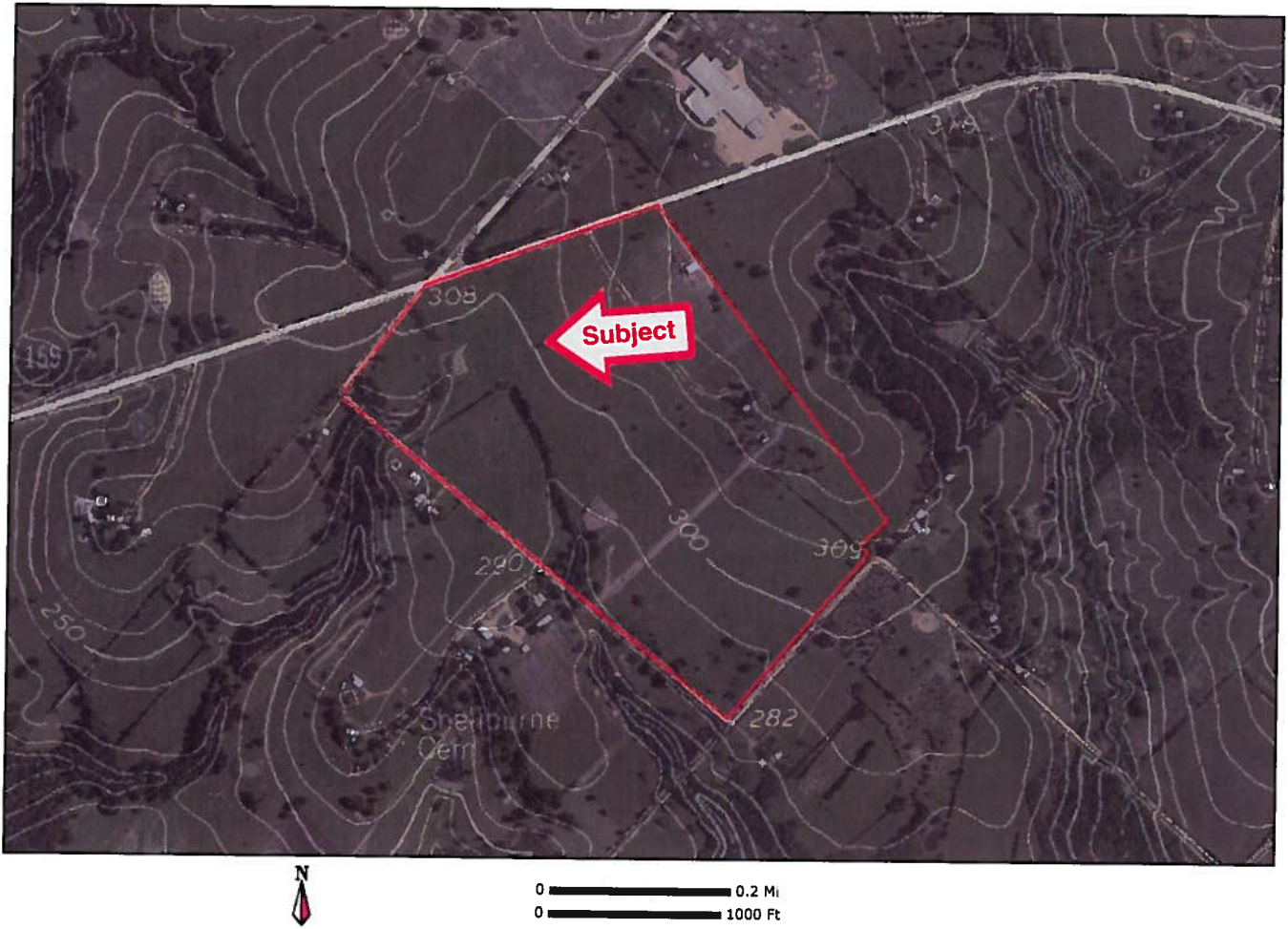
parcels (PIN)  
roads (STREETS)  
stream

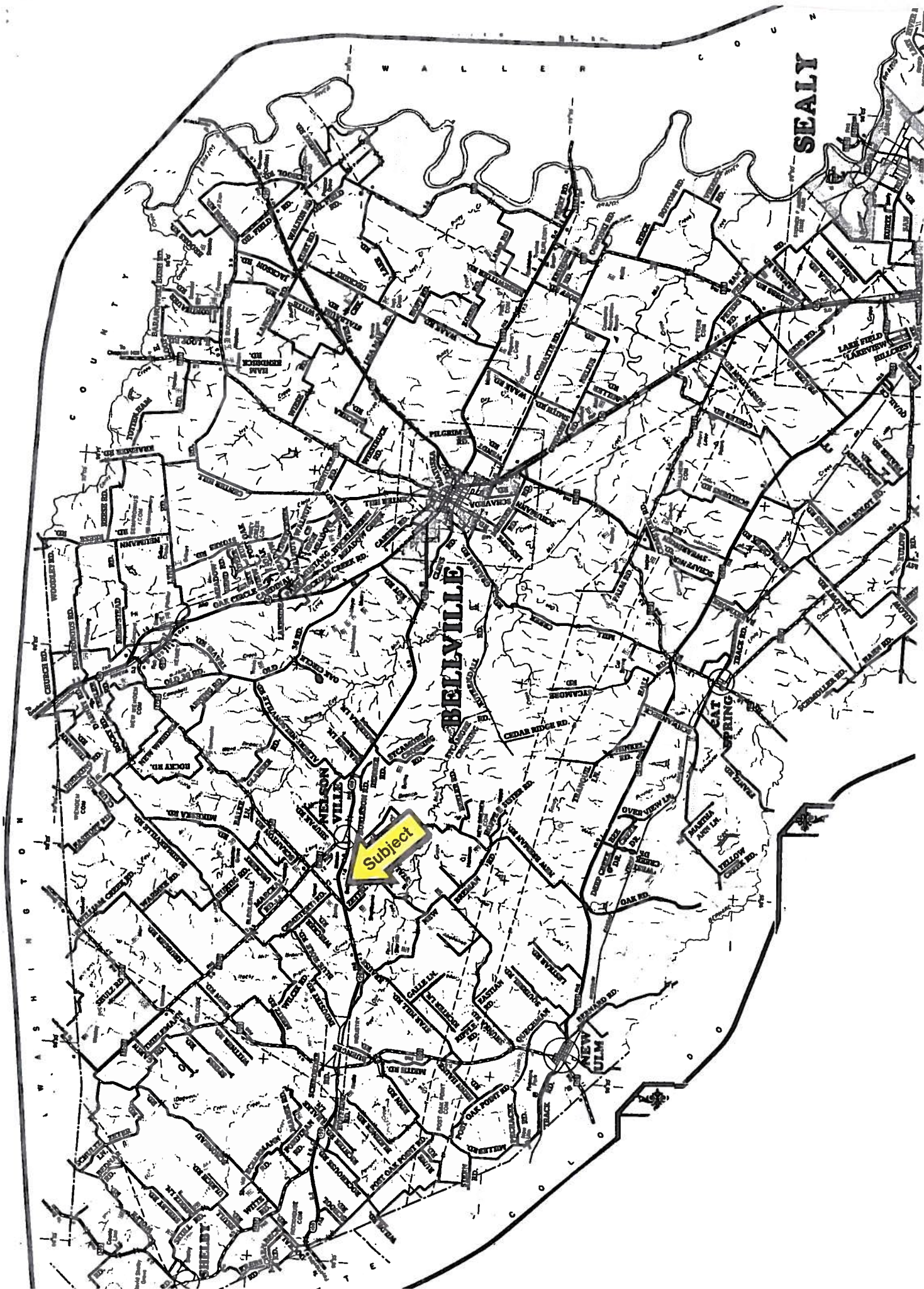




0 ————— 0.2 Mi  
0 ————— 1000 Ft







Subject

SEALY

BELLEVILLE

W A S H I N G T O N

W A L L E R

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-



TREX REGIONS  
OF TEXAS