




## 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](mailto:billjohnson@bjre.com)

<b>Hwy 159 W &amp; Nelsonville Church</b>	
	<b>ID:</b> 60604 <b>Type:</b> Acreage <b>Status:</b> Active <b>City:</b> NELSONVILLE <b>County:</b> Austin <b>Price:</b> \$2,232,200 <b>Acreage:</b> 223.22 <b>School Dist:</b> Bellville I. S. D. <b>Taxes:</b> \$753.20 <b>Financing:</b> Cash - Conventional - <a href="#">Map of NELSONVILLE</a>  <a href="#">Contact the Agent</a>  <a href="#">Email this Listing</a>
<a href="#">More Photos</a>	

R. A. Coward Ranch, located in the gently rolling hills of the Nelsonville Community between Bellville and Industry, features 223 acres of breath taking panoramic views. A true diamond in the rough!! There are several outstanding potential home sites, which are obviously the property's highest points. Enjoy dynamic panoramic views of the neighboring countryside while overlooking a couple of large branches that are lined by native pecan trees and cedar trees. These branches eventually end up flowing into the Long Branch Creek which also runs through the property. The sandy loam terrain is covered with lush native grasses and features five ponds that vary in size. Numerous varieties of wildlife find habitat on the ranch. Another outstanding property feature is the access off of two different roads with approximately 2,500 feet of frontage on Skalak Road, and an additional 3,350 feet of frontage along Hwy. 159 W. Minerals are negotiable. Please call Bill Johnson & Associates Real Estate Company at (979) 865-5466 to schedule a showing today. BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

<b>Improvements:</b>
Barns - Pens -
<b>Land Features:</b>
Maint. Fees: \$0 - Paved Road Frontage - Gravel Road Frontage - County Road Frontage - Highway Road Frontage - Agricultural Lease - Agricultural Exemption - Pond - Seasonal Creek - Partially Wooded - Open - Rolling -
<b>Directions:</b> From Bellville: Travel west on Hwy 159 towards Nelsonville. Look for Bill Johnson & Associates Real Estate sign on the left hand side of the road right before you get to Nelsonville.



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### Hwy 159 W & Nelsonville Church



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# Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville, TX 77418

424 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.

## ACREAGE LISTING

Location of Property: Hwy 159 and Church Road Listing #: 60604  
 Address of Property: Hwy 159, Nelsonville Road Frontage: 5,840  
 County: Austin Paved Road:  YES  NO For Sale Sign on Property?  YES  NO  
 Subdivision: \_\_\_\_\_ Lot Size or Dimensions: 223.22 acres  
 Subdivision Restricted:  YES  NO Mandatory Membership in Property Owners' Assn.  YES  NO

**Number of Acres:** 223.2200  
**Price per Acre (or)** \$10,000.00  
**Total Listing Price:** \$2,232,200.00  
**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:** \_\_\_\_\_ 2009

School:	\$	518.71
County:	\$	149.56
FM/Rd/Br.:	\$	55.87
Hospital:	\$	29.06
City:	\$	\$0.00
TOTAL:	\$	753.20

Agricultural Exemption:  Yes  No  
**School District:** Bellville I.S.D.  
**Minerals and Royalty:**  
 Seller believes 100% \*Minerals  
 to own: 100% \*Royalty  
 Seller will NEG Minerals  
 Convey: NEG 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: \_\_\_\_\_  
 Lease Expiration Date: \_\_\_\_\_

**Oil or Gas Locations:**  Yes  No  
**Easements Affecting Property:** Name(s): \_\_\_\_\_  
 Pipeline: NONE  
 Roadway: NONE  
 Electric: San Bernard Electric Cooperative  
 Telephone: NONE  
 Water: NONE  
 Other: NONE

**Improvements on Property:**  
 Home:  YES  NO See HOME listing if Yes  
 Buildings: \_\_\_\_\_  
 Barns: Barns are in need of repair or to be torn down  
 Others: \_\_\_\_\_  
 Approx. % Wooded: 25%  
 Type Trees: various native trees (pecans, oaks, cedars, etc.)  
**Fencing:** Perimeter  YES  NO  
 Condition: Good  
 Cross-Fencing:  YES  NO  
 Condition: Poor  
**Ponds:** Number of Ponds: Five  
 Sizes: Various sizes all around 1 acre or smaller  
**Creek(s):** Name(s): Long Branch Creek  
**River(s):** Name(s): NONE  
**Water Well(s): How Many?** One  
 Year Drilled: Unknown Depth: Unknown  
**Community Water Available:**  YES  NO  
 Provider: \_\_\_\_\_  
**Electric Service Provider (Name):** \_\_\_\_\_  
San Bernard Electric Coop.  
**Gas Service Provider (Name):** \_\_\_\_\_  
NONE  
**Septic System(s): How Many:** NONE  
 Year Installed: \_\_\_\_\_  
**Soil Type:** Sandy loam to clay  
**Grass Type(s):** Native grasses  
**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.  
**Nearest Town to Property:** Bellville  
 Distance: 10  
 Driving time from Houston: 60 minutes  
**Items specifically excluded from the sale:** \_\_\_\_\_  
All Seller's personal property.  
**Additional Information:** \_\_\_\_\_

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

Nelsonville, TX

Fordtran Blvd  
Old Nelsonville Rd  
Kamas Rd

E. A. Coward Ranch, Nelsonville, TX

Subject

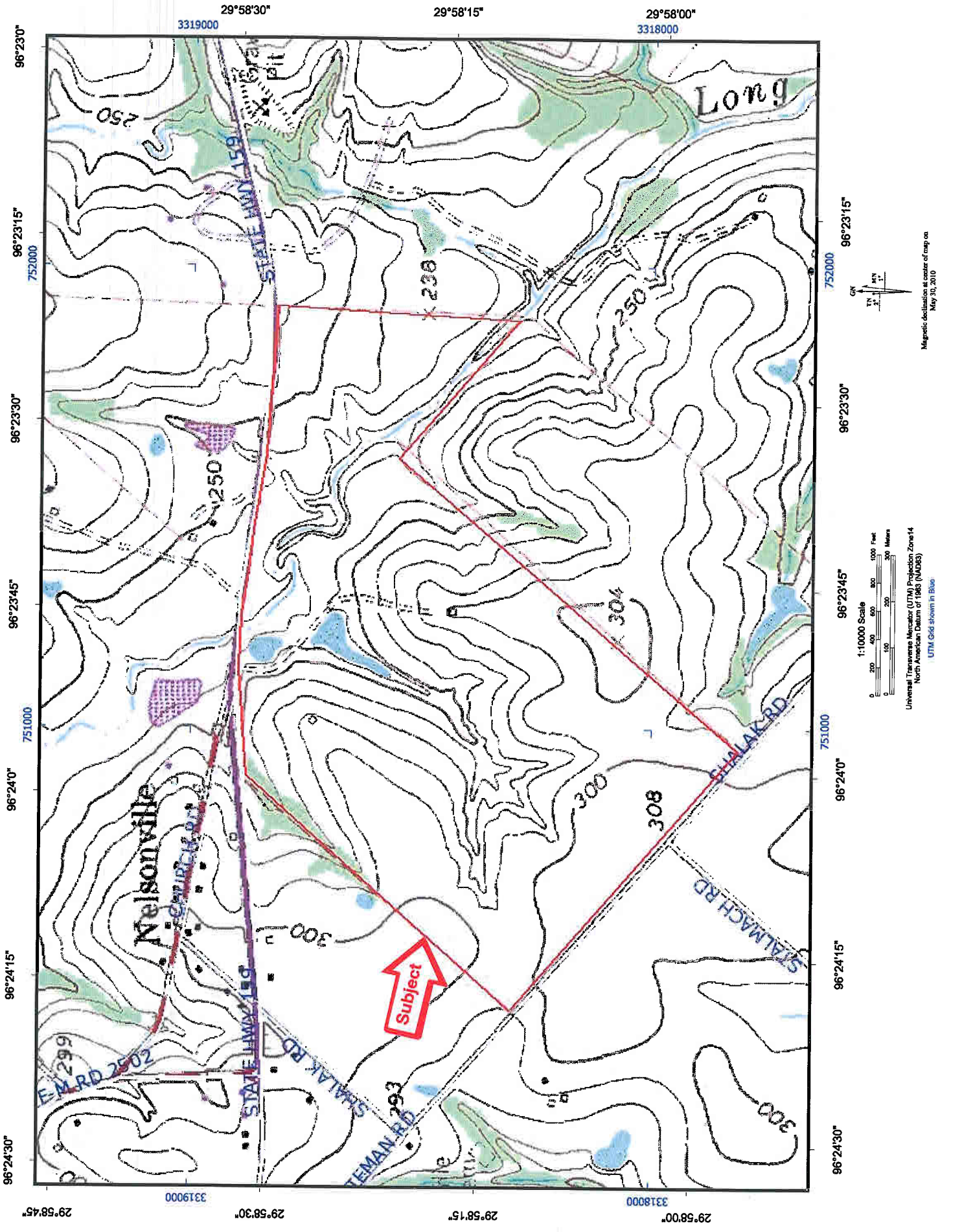
© 2010 Google  
Texas Orthimagery Program

29°58'18.61"N 96°23'52.44"W elev 242 ft

2426 ft

2009

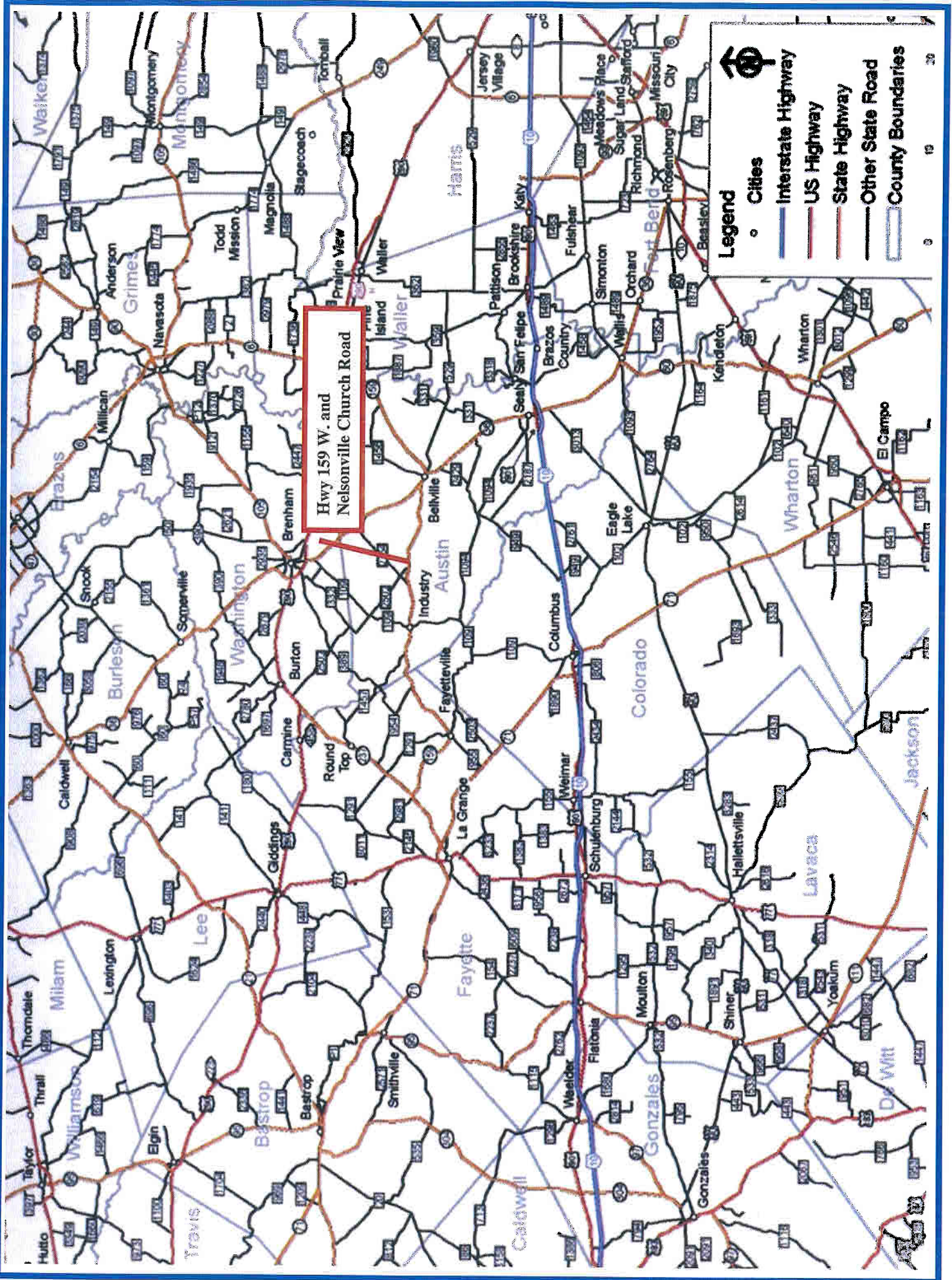




1:10000 Scale  
0 200 400 600 800 1000 Feet  
0 200 400 600 800 1000 Meters  
Universal Transverse Mercator (UTM) Projection Zone 14  
North American Datum of 1983 (NAD83)  
UTM Grid shown in Blue

GN  
Magnetic declination at date of map on  
May 30, 2010





*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 512-465-8888.

