Sunset Lane

New Ulm, Texas

4.00 acres +/-
To be surveyed

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

Sunset Lane
4.00 acres +/-, to be surveyed
New Ulm, Texas

Thinking about building? This deed restricted 4 acres are less than a mile from historic New Ulm, Texas. Off the beaten path but just minutes from Brenham, Columbus, Round Top, Warrenton, Industry, and Bellville. Privacy down Sunset Lane limited to three other properties. This oasis in the country awaits the imagination to create your dream home. Easy access to I-10 and US-290 for quick getaways. Kids attend Columbus Schools. Blinn College, University of Texas and Texas A&M within an hour drive.

Amenities

- Size: 4.00 acres +/- to be surveyed
- 430 ft +/- frontage on Sunset Lane
- Live Oaks and Pines
- Sandy soil
- Gently sloping
- Native Grasses
- Deed Restrictions

Bellville:
979-865-5969 office
979-865-5500 fax
www.bjre.com

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

New Ulm:
979-992-3626 office
979-865-5500 fax
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

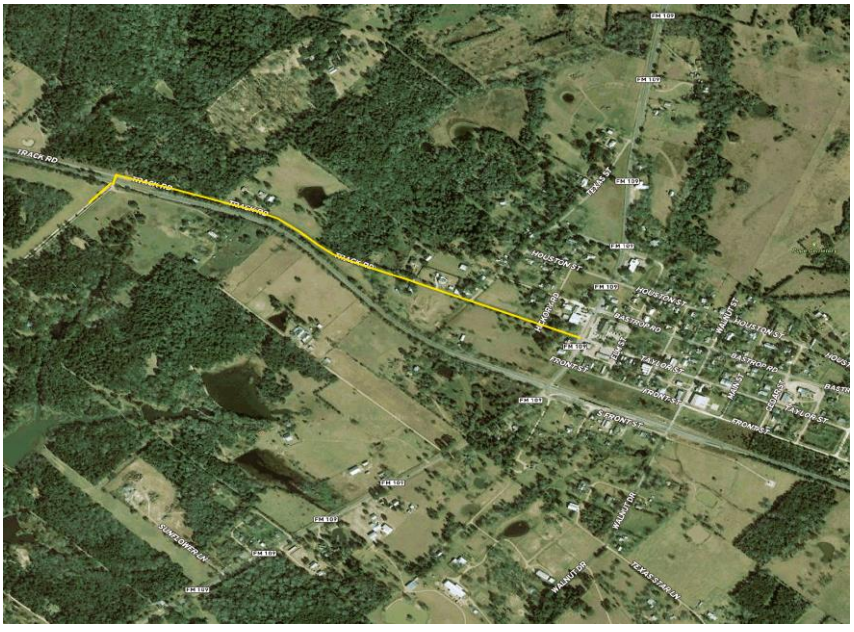
Location of Property:	0.9 mile NE of New Ulm off Track Rd on Sunset Lane			Listing #:	138647
Address of Property:	xxx Sunset Lane, New Ulm, Tx 77950		Road Frontage:	430 ft +/- on Sunset Lane	
County:	Austin	Paved Road: ☐ YES ☑ NO	For Sale Sign on Property? ☑ YES	☐ NO	
Subdivision:	N/A		Lot Size or Dimensions:	4.00 acres +/-	
Subdivision Restricted:	☑ YES ☐ NO	Mandatory Membership in Property Owners' Assn.	☐ YES	☑ NO	

Number of Acres:	**4.00 +/-**	**Improvements on Property:**	
Price per Acre (or)	**$45,000.00**	Home:	☐ YES ☑ NO
Total Listing Price:	**$180,000.00**	Buildings:	none
Terms of Sale:			
Cash:	☑ YES ☐ NO	Barns:	none
Seller-Finance:	☐ YES ☑ NO		
Sell.-Fin. Terms:		Others:	
Down Payment:			
Note Period:			
Interest Rate:		% Wooded:	20%
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		Type Trees:	Live Oaks, Pines
Balloon Note: ☐ YES ☐ NO		**Fencing:** Perimeter	☐ YES ☑ NO
Number of Years:		Condition:	
		Cross-Fencing:	☐ YES ☑ NO
		Condition:	
Property Taxes:	Year: **2022 estimated**		
School:		**Ponds:** Number of Ponds:	none
County:		Sizes:	
Hospital:		**Creek(s):** Name(s):	
FM Road:			
Rd/Brg:		**River(s):** Name(s):	
TOTAL:	$10.00		
Agricultural Exemption:	☑ Yes ☐ No	**Water Well(s): How Many?**	none
School District:		Year Drilled:	Depth:
Minerals and Royalty:		**Community Water Available:**	☐ YES ☑ NO
Seller believes 0%	*Minerals	Provider:	
to own: 0%	*Royalty	**Electric Service Provider (Name):**	
Seller will	Minerals	Bluebonnet Electric Cooperative	
Convey:	Royalty	**Gas Service Provider**	
Leases Affecting Property:		**Septic System(s): How Many:**	NONE
Oil and Gas Lease: ☐ Yes	☑ No	Year Installed:	
Lessee's Name:		**Soil Type:**	sandy
Lease Expiration Date:		**Grass Type(s)**	Native
		Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	
Surface Lease: ☐ Yes	☑ No		
Lessee's Name:		**Nearest Town to Property:**	New Ulm
Lease Expiration Date:		Distance:	1 mile
Oil or Gas Locations:	☐ Yes ☑ No	Driving time from Houston	
Easements Affecting Property:	Name(s):	**Items specifically excluded from the sale:**	
Pipeline:			
Roadway:	Sunset Lane		
Electric:		**Additional Information:**	
Telephone:		property to be divided out of larger tract. Property tax	
Water:		estimated on 4 acres with agricultural valuation. Future	
Other:		property tax will be higher. SURFACE ESTATE ONLY	

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

g \

Directions: From New Ulm go NW on Track Rd 0.8 miles, turn south on Sunset Lane. Property on the east side of Sunset Lane



Texas is Our Territory

Bill Johnson & Associates Real Estate

Since 1970

420 East Main Street
Bellville, Texas 77418-0294
(979) 865-5969
Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950
(979) 992-2636

www.bjre.com

Concerning the property known as: 4.00+/- acres of land found on Sunset Lane in the S.O. Pettus Survey A-76, New Ulm, Austin County, TX.

Deed Restrictions: This conveyance is made and accepted subject to the hereinafter stated deed restrictions.

1. No home or residential structure shall be built on the tract unless its living area has a minimum of fifteen hundred (1,500.) square feet of climate-controlled living space area.

2. Single wide, double wide, triple wide mobile homes, multi-family dwellings, and manufactured homes, and modular homes are not allowed on the property.

3. Travel trailers, tents or any other temporary portable structure may not be occupied as a temporary or permanent residence on this property, unless to accommodate the construction of a conforming home or residential structure, not to exceed twenty-four (24) months from commencement of construction or completion, whichever occurs first.

4. Commercial hog or poultry operations or junkyard or commercial agricultural activity or offensive or noxious activity on the property is prohibited.

5. Property shall not be used or supported as a dumping ground for trash, rubbish, or any other material.

6. The creation of "feed lots" or any other type of agricultural activity which concentrates animals in such a manner as to create a health hazard or offensive odor, or concentration of animal waste products is prohibited.

7. Sewage Disposal: No structure intended for human habitation shall be occupied until such time as a sewage disposal system which follows the Austin County on site sewer facility (OSSF) regulation, has been installed and approved. In no event shall cesspools be installed, or raw sewage or sludge dumped on any part of the property.

8. Toxic or Hazardous Waste Prohibited: No part of the property shall be used for storage or disposal of any toxic or hazardous waste as same may be, from time to time, defined by applicable law or regulation.

9. The property may not be subdivided into smaller tracts.

10. Harvesting or clearing of trees on the property must be approved by mutual consent of owner and David M Greer or heirs and assigns, for a period of Twenty (20) years after closing.

EQUAL HOUSING OPPORTUNITY

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.

BJRE HOLDINGS,LLC	**9004851**	**KZAPALAC@BJRE.COM**	**(979)865-5969**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	**621522**	**KZAPALAC@BJRE.COM**	**(979)865-5969**
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	**621522**	**KZAPALAC@BJRE.COM**	**(979)865-5969**
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**

IABS 1-0 Date