



1735 Old Nelsonville Rd

Bellville, Texas



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 979-865-5969 office
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LOT OR ACREAGE LISTING

Location of Property:	9.43 miles NW of Bellville town square	Listing #:	
Address of Property:	1735 Old Nelsonville Rd, Bellville, Tx 77	Road Frontage:	1796'+/-
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	NONE	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Lot Size or Dimensions:	63.45 acres +/-
		Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Number of Acres:	63.4500
Price per Acre (or)	\$24,500.00
Total Listing Price:	\$1,554,525.00
Terms of Sale:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Sell.-Fin. Terms:	
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:

Improvements on Property:	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	Home and Barns in poor condition and add no value to the property.
Barns:	
Others:	
% Wooded:	35% +/-
Type Trees:	sycamore, oak, pecan, yaupon
Fencing:	Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Condition: any that exists is poor
	Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Condition:
Ponds:	Number of Ponds: none
	Sizes: NONE
Creek(s):	Name(s): unnamed tributary of East Mill Creek
River(s):	Name(s): NONE

Property Taxes:	Year:	2022
School:		\$576.48
County:		\$207.36
Hospital:		\$50.86
FM Road:		\$38.43
Rd/Brg:		\$39.60
TOTAL:		\$912.73

Agricultural Valuation:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School District:	Bellville ISD

Minerals and Royalty:	
Seller believes	20% *Minerals
to own:	20% *Royalty
Seller will	all owned Minerals
Convey:	all owned Royalty

Seller will convey all Surface control rights owned.

Leases Affecting Property:	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	

Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	

Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Easements Affecting Property:	Name(s):
Pipeline:	
Roadway:	Old Nelsonville Rd
Electric:	San Bernard Electric Cooperative
Telephone:	
Water:	
Other:	

Water Well(s): How Many?	none
Year Drilled:	
Depth:	
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
Electric Service Provider (Name):	San Bernard Electric Cooperative
Gas Service Provider	NONE
Septic System(s): How Many:	NONE
Year Installed:	
Soil Type:	clay loam, sandy loam, clay
Grass Type(s)	native
Flood Hazard Zone:	[portion in NW and SE corners
Nearest Town to Property:	Bellville
Distance:	9.43 miles SE
Driving time from Houston	about an hour
Items specifically excluded from the sale:	

Additional Information
 seeping spring in NW corner of property
 3.2 acres +/- in flood plain / FEMA

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

1735 Old Nelsonville Rd Bellville, Texas

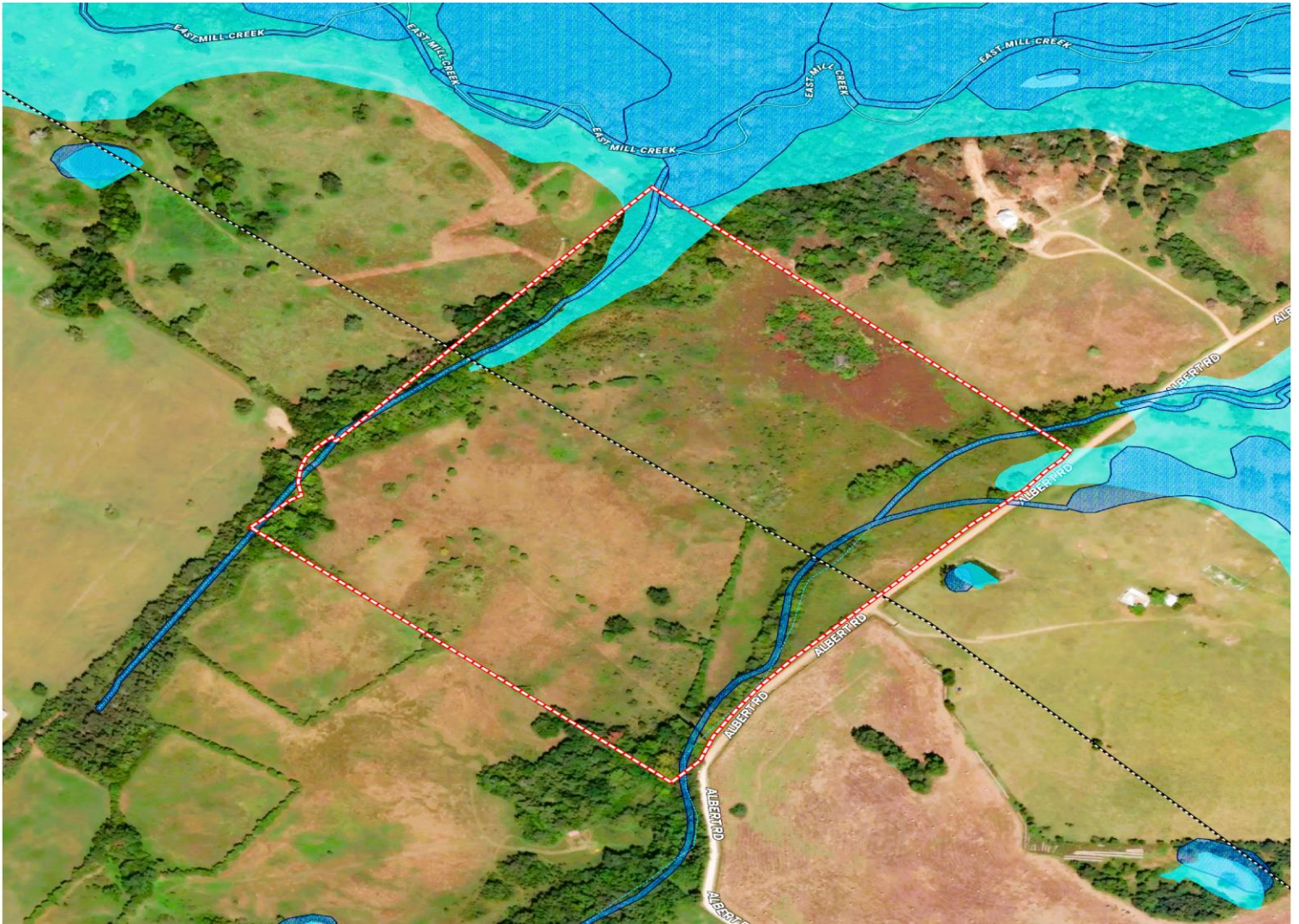
This beautiful, rolling 63.45-acre ranch is located between Bellville and Nelsonville, 1.57 miles off SH159 on Old Nelsonville Rd. Property has over 1,700 feet of road frontage, lush pastures with mature trees scattered about and a seeping spring along the branch. There are some structures on the property of no value. This is one you truly must see to appreciate.



Amenities

- Size: 63.45 acres +/-
- Rolling topography, 210' up to 270' /USGS
- Many mature trees
- Over 1700 ft road frontage
- Electric power already on property
- Seasonal unnamed Creek
- Seeping Spring along creek
- About an hour to Houston
- Bellville and Brenham short drives away

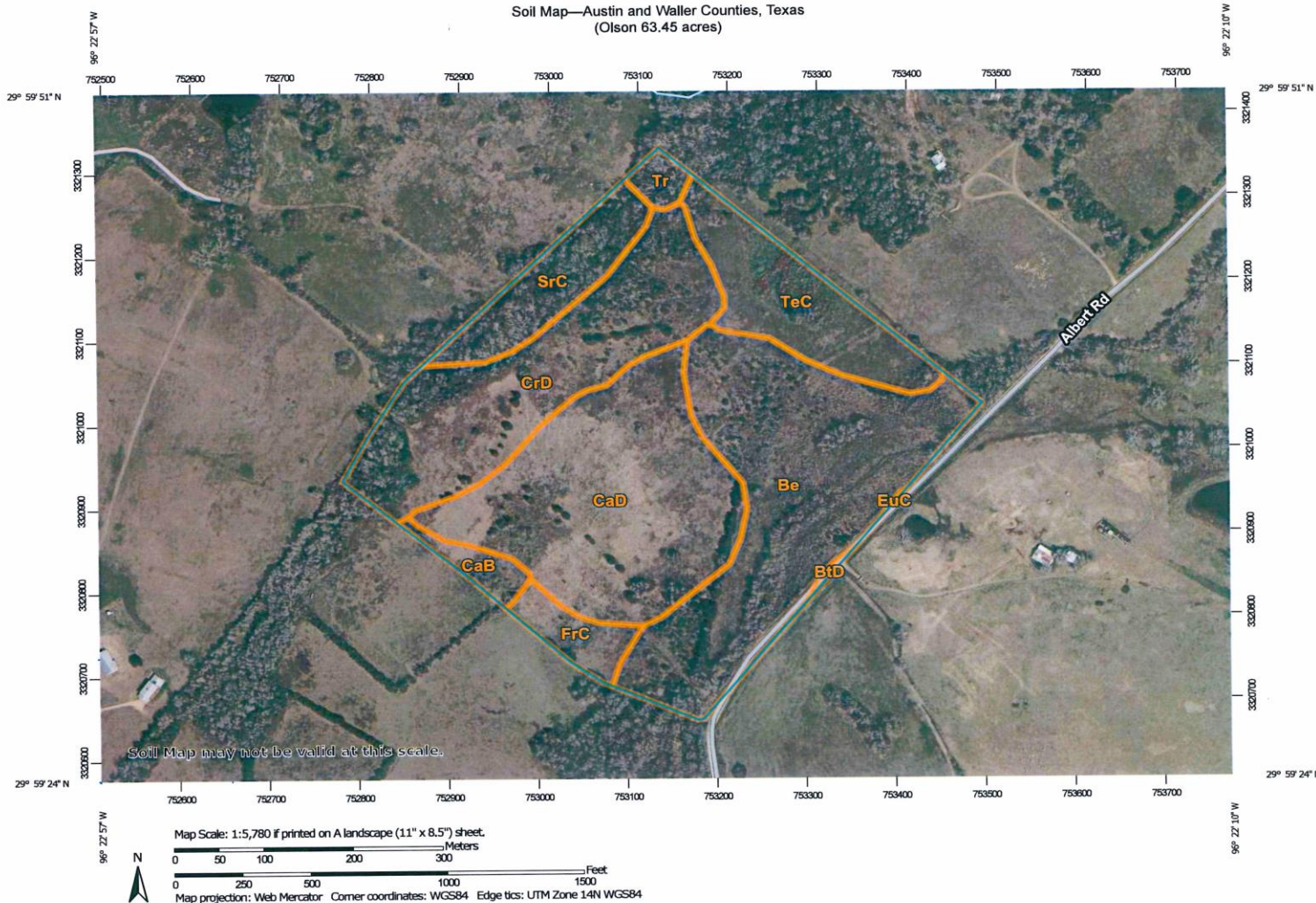




GIS Identify Results - Pipeline Attributes

COUNTY_FIPS	015
OPERATOR	AMP NGL PIPELINES, LLC
COMMODITY DESCRIPTION	HIGHLY VOLATILE LIQUID (HVL), TRANSMISSION
SYSTEM NAME	AMP NGL PIPELINES
SUBSYSTEM NAME	[10014 - PIPELINE NEVER BUILT]
DIAMETER	12.75
P5 NUMBER	020466
T4PERMIT	DDDDD
T4PERMIT MILES	44.49
STATUS	Abandoned
INTERSTATE	No

Soil Map—Austin and Waller Counties, Texas
(Olson 63.45 acres)



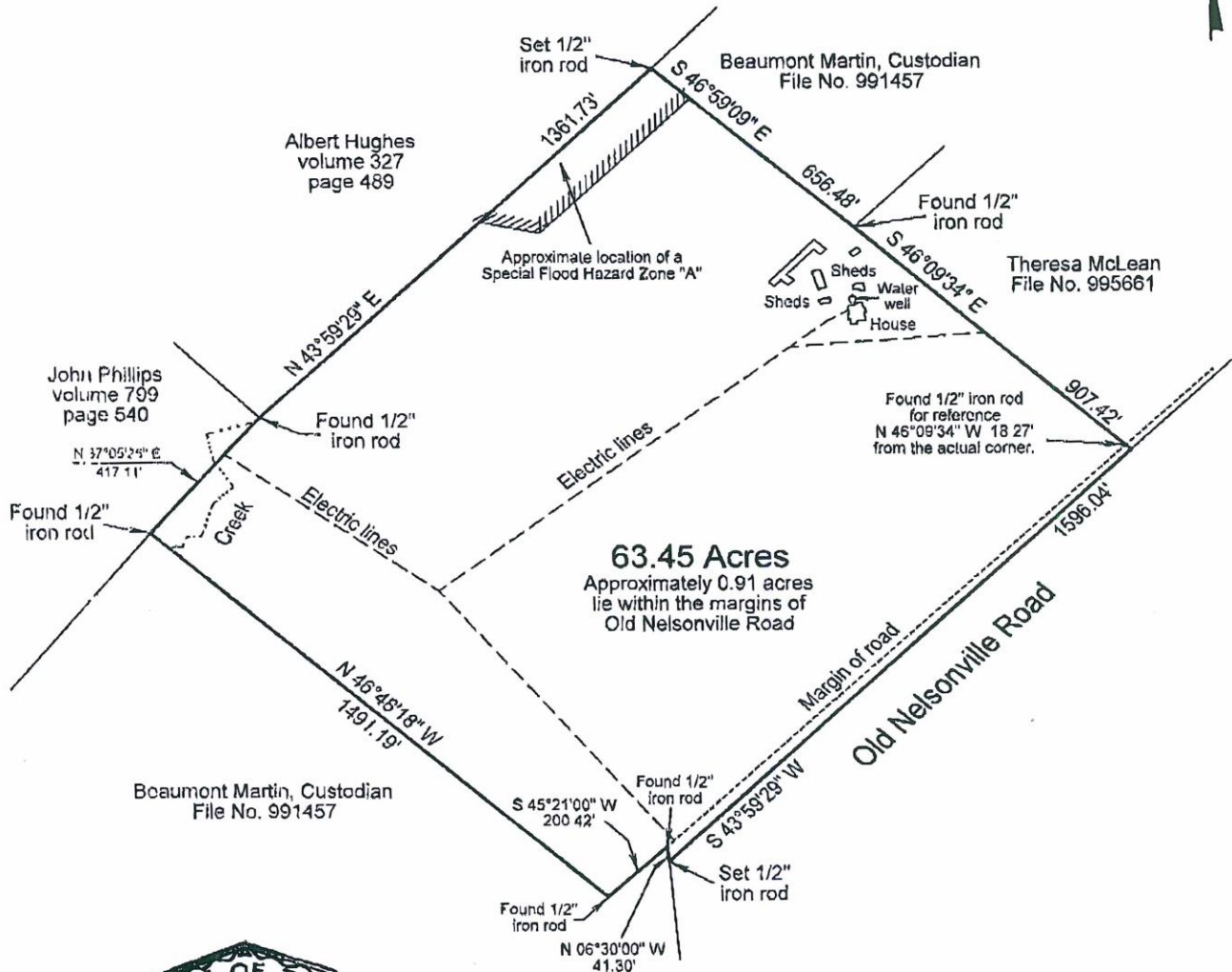
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Be	Bosque clay loam, frequently flooded	19.4	30.0%
BtD	Brenham clay loam, 3 to 8 percent slopes	0.1	0.1%
CaB	Carbangle clay loam, 1 to 3 percent slopes	1.2	1.8%
CaD	Carbangle clay loam, 5 to 8 percent slopes	16.8	26.0%
CrD	Crockett fine sandy loam, 5 to 8 percent slopes	13.4	20.7%
EuC	Eufaula fine sand, 0 to 5 percent slopes	0.0	0.0%
FrC	Frelsburg clay, 3 to 5 percent slopes	1.9	2.9%
SrC	Straber loamy fine sand, 1 to 5 percent slopes	4.3	6.7%
TeC	Tremona loamy fine sand, 1 to 5 percent slopes	6.7	10.4%
Tr	Trinity clay, 0 to 1 percent slopes, frequently flooded	0.8	1.2%
Totals for Area of Interest		64.5	100.0%

Austin County, Texas

George Grimes Survey Abstract 44

Survey plat showing a 63.45 acre tract of land, being a part of the George Grimes Survey Abstract 44 of Austin County, Texas, and being all of that certain tract as conveyed to C. E. Schmalriede as recorded in volume 140, page 159 of the Deed Records of Austin County, Texas.



I hereby certify that this plat represents the facts as found during an on the ground survey made under my direct supervision on November 5, 2001, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition IV Survey

Rocky Von Roesler

Rocky Von Roesler
Registered Professional Land Surveyor
Number 4702

Reference is hereby made to a land description attached hereto and made a part hereof.

Bearings based on deed call as applied to found monuments on the Southeast line of this tract.

According to the FEMA Flood Insurance Rate Map Community Panel No. 48015C0050 C and Panel No. 480815C0125 C effective Date January 17, 1990, it appears that approximately 1.4 acres of this tract lie within a Special Flood Hazard Zone "A".

Prepared by **Rocky Von Roesler**

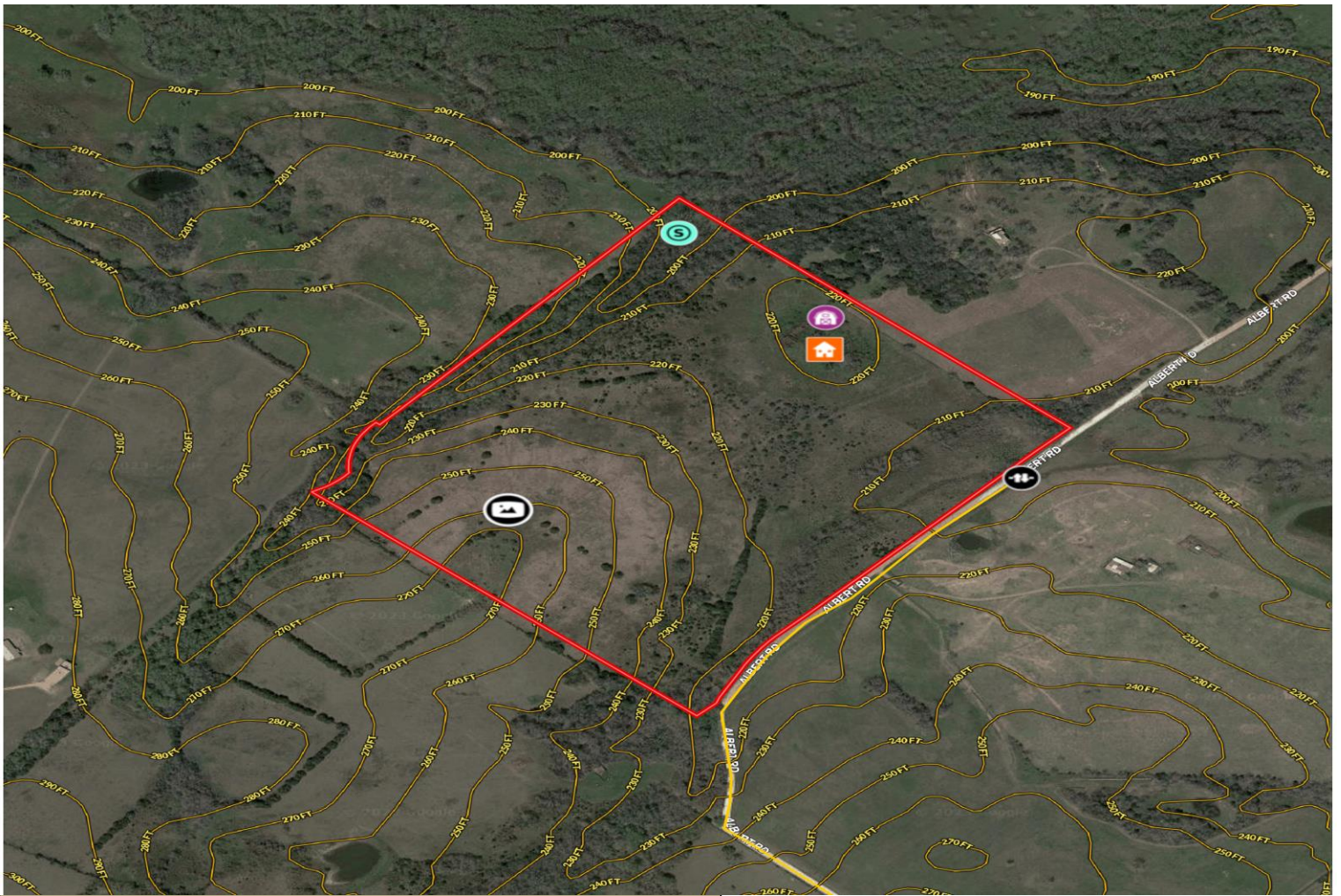
RPLS # 4702
6339 Skillet Road La Grange, Texas 78945
(979) 247-4321

Scale: 1" = 400' Date: November 5, 2001

Drawn by: CSM

Revision:

WO # 21364



From Bellville town square go NW on State Highway 159W, 7.73 miles to intersection with Shupak Rd. Turn NE on Shupak Rd and go NW 1.57 miles. Shupak Rd will become Old Nelsonville Rd, (a.k.a. Albert Rd) to the property on the north side of Old Nelsonville Rd.



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