



Welcome Retreat

11546 FM 109 (Welcome)

Industry, Texas 78944



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**Bill Johnson & Associates
Real Estate**

Since 1970



Welcome Retreat (Welcome) Industry, Texas

Property is an **UNRESTRICTED** tract of 6.00 acres with 453. feet paved road frontage on FM 109 on the west side and 673. feet gravel road frontage on Faist Road on the north side. The 6.00 acres is an open hay field with a small creek on east side. Survey dated 05-10-21 reflects minimal property in the flood plain. The property is fenced on three sides with scattered trees along the creek. The **UNRESTRICTED** 6.0 acres has two (2) pipelines crossing the property (as per survey plat and aerial map). A Future Buyer could easily divide the 6.0 acres in two tracts along the pipeline easement. There are 2-3-4 potential mobile home sites on the property. A complete copy of the current appraisal for \$216,000. is available for any buyer and/or agent.



If you are looking for a weekend retreat, this could be the place for you.

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



Welcome Retreat

- ❖ **6.0 ACRES**
UNRESTRICTED
- ❖ **MOBILE HOMES**
ALLOWED
- ❖ 1,126. FEET ROAD
FRONTAGE
- ❖ 453 FT. PAVED
ROAD - FM 109 RD.
- ❖ 673. FT. GRAVEL
ROAD - FAIST RD.

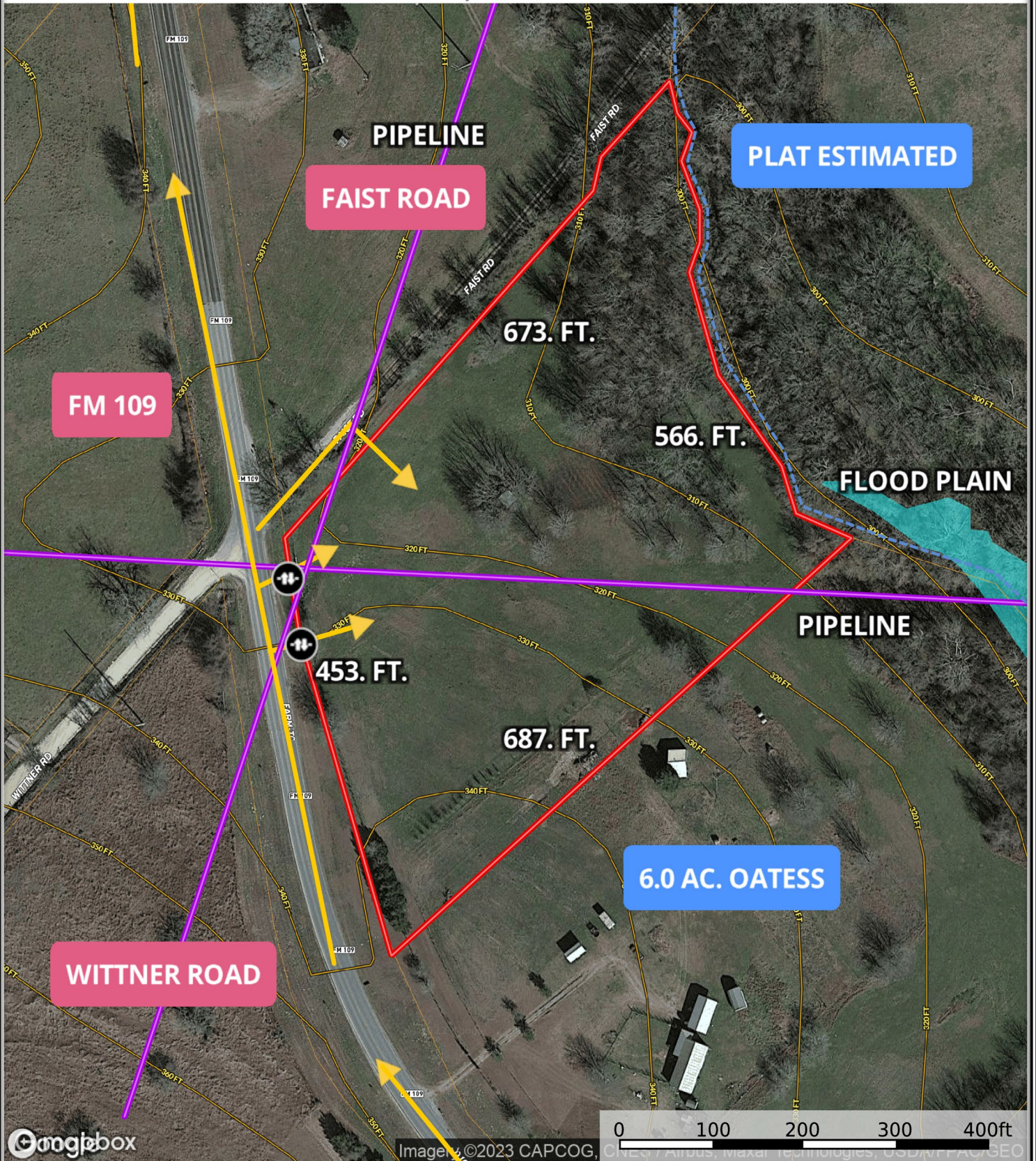




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Oatess #4
Austin County, Texas, 6 AC +/-



© mapbox

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- ⊕ Gate
- Pipeline
- Direction
- - - Stream
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

EXHIBIT " A " AERIAL PHOTO 6.0 ACRES

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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



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LOT OR ACREAGE LISTING

Location of Property: 1.0 miles South of Welcome on FM 109 TXLS Listing # 142367; HAR MLS #523932;
 Address of Property: 11546 FM 109, Industry, Tx. 78944 Road Frontage: 1,126. feet on 2 roads
 County: Austin Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: None Lot Size or Dimensions: 6.00 acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 6.0000
Price per Acre (or) \$36,000.00
Total Listing Price: \$216,000.00
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: _____

Property Taxes: Year: **R #81420** **2022**
 School: \$2,738.10
 County: \$984.87
 Hospital: \$241.58
 FM Road: \$182.51
 Rd/Brg: \$188.08
 TOTAL: \$4,335.14

Agricultural Exemption: Yes No
School District: Bellville ISD
Minerals and Royalty:
 Seller believes None of Minerals or Royalty *Minerals
 to own: None of Minerals or Royalty *Royalty
 Seller will Any Minerals and Royalty Owned Minerals
 Convey: Any Minerals and Royalty Owned Royalty

Leases Affecting Property:
 Oil and Gas Lease: Yes No
 Lessee's Name: Unknown
 Lease Expiration Date: _____

Surface Lease: Yes No
 Lessee's Name: Verbal Hay Lease
 Lease Expiration Date: Unknown

Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s):
 Pipeline: Magellan Pipeline Comp. LP 855-737-9555
 Roadway: FM 109 and Faist Road ROW
 Electric: Electric Service Line 800-672-0181
 Telephone: _____
 Water: _____
 Other: Kinder Morgan Pipeline Comp. 800-720-2417

Improvements on Property:
 Home: YES NO
 Buildings: _____
 Barns: One small shed - no value
 Others: _____

% Wooded: 20% wooded along creek
 Type Trees: hardwood

Fencing: Perimeter YES NO
 Condition: _____
 Cross-Fencing: YES NO
 Condition: _____

Ponds: Number of Ponds: _____
 Sizes: _____

Creek(s): Name(s): Pecan Branch

River(s): Name(s): _____

Water Well(s): How Many? None
 Year Drilled: _____ Depth: _____

Community Water Available: YES NO
 Provider: _____

Electric Service Provider (Name): San Bernard Electric

Gas Service Provider Local Propane Distributor

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

Soil Type: Gray to Black Sandy Clay Loam

Grass Type(s): Native Hay Grass Pasture

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

Nearest Town to Property: Welcome 1 miles
 Distance: Brenham 11. mi., Bellville 17.5 mi., Ind. 4.mi.

Driving time from Houston 70 miles

Items specifically excluded from the sale:

PROPERTY IS NOT RESTRICTED.
MOBILE HOMES ARE ALLOWED.
PROPERTY MAY BE DIVIDED BY NEW BUYER
Subject to Austin County Subdivision Regulations.
A copy of \$216,000. new appraisal @ \$36,000./acre
 dated 05-12-23 is available.

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

AUSTIN COUNTY

6.0 ACRES

SOUTH OF WELCOME, TEXAS

\$216,000.

@ \$36,000. / ACRE

APPRAISAL 05-12-23

LOCATED AT:

11546 Fm 109
See Attached Legal
Industry, TX 78944

FOR:

Mr. & Mrs. David Oatess
32122 Bunker Lane
Waller, Texas 77484

AS OF:

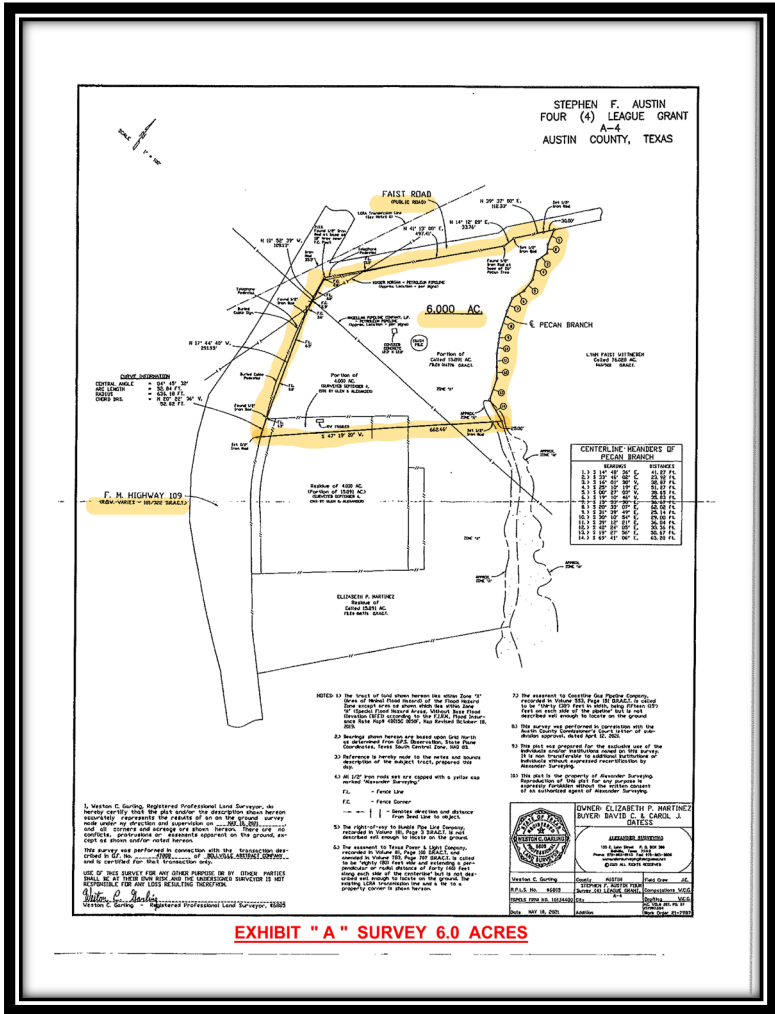
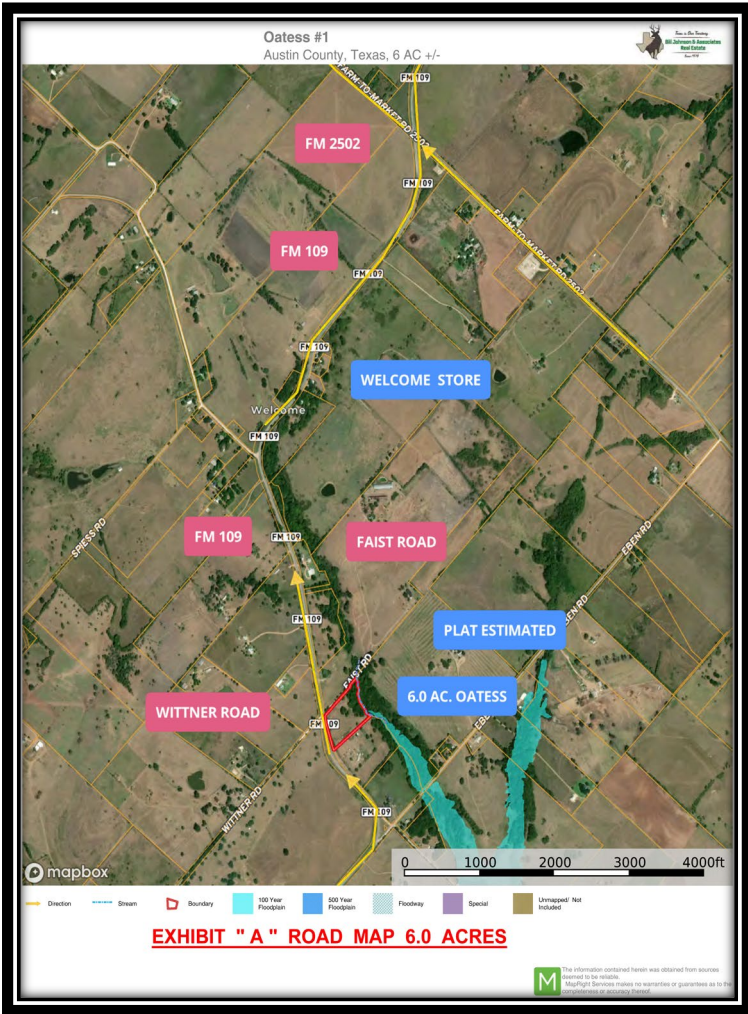
May 12, 2023

BY:

Jerry C. Kovar

COMPLETE COPY OF APPRAISAL

AVAILABLE UPON REQUEST

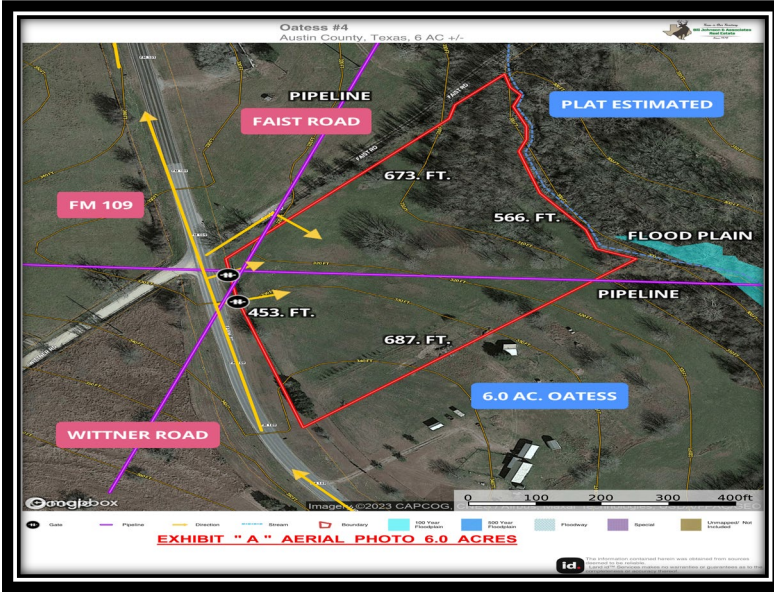


Directions - Bellville north on Hwy. 36, turn left on FM 159 and go West to Industry. At Industry, turn right (north) on FM 109 and go 4.0 miles to Witner Road and Faist Road intersection, south of Welcome. The 6.0 acres is on east side of FM 109 and south side of Faist Road at corner.



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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 L.L.C.	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
 TXR-2501
 Bill Johnson, P.O. Box 165 Bellville TX 77418
 Ernest Mahon

Information available at www.trec.texas.gov
 IABS 1-0 Date
 David C. Oates