HRC

5855 Old Independence Road
Brenham, Texas 77833
Ph 979-525-1085
Don@holtkampconsulting.com

HOLTKAMP REALTY CONSULTANTS

FOR SALE

17.156 Acres

Located on FM 2502 & Maeckel Road in Austin County



For more information contact:
Don Holtkamp
Holtkamp Realty Consultants Inc.
(979) 525-1085 Cell
don@holtkampconsulting.com

PROPERTY INFORMATION

Address:	FM 2502 & Maeckel Road in Bleiblerville Community Austin County, Texas
Location:	Located at the SE Corner of FM 2502 & Maeckel Road in Northwest Austin County.
Description:	Great recreation and possible homesite type property, mostly open pastures with scattered trees. Property has good access to both FM 2502 and Maeckel Road with approximately 595 LF of frontage on FM 2502 and 1828 LF of frontage on Maeckel Road. (Subject to Survey)
Flood:	No flood area per Flood Plain Mapping
Improvements:	Partial Perimeter Fencing
Directions:	From Bellville take FM 159 West towards Industry go 8.5 miles and take right onto FM 2502. Go North on FM 2502 for 2.8 miles. Property will be on the right at the corner of Maeckel Road and FM 2502
Minerals:	Seller to retain all owned minerals and royalties
Property Showing:	Call Don Holtkamp at (979) 525-1085 to arrange showings.

Price $617,616 ($36,000 Per Acre)

Note: The information contained herein has been gathered from sources deemed reliable; however, Holtkamp Realty Consultants Inc., it brokers and agents cannot guarantee the accuracy of such information. The information contained herein is also subject to changes, errors, omissions, prior sale or withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction.

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LOCATION MAP



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AERIAL MAP



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FLOOD MAP



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2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Don Holtkamp dba Holtkamp Realty Consultants Inc.			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Don Holtkamp	258298		
Designated Broker of Firm	License No.	Email	Phone
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**

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TXR 2501

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