United Country Real Estate | Market Realty

TBD Trenckmann Road

$1,236,708







COUNTRY LAND NEAR SEALY | 56.214 ACRES

Enjoy wide-open Texas countryside on this 56.214-acre tract along Trenckmann Road, just minutes from SH 36. Featuring open pasture, productive hayfield, mature trees, and a small pond, the property is well suited for livestock, recreation, agricultural use, or building your country home.

Electricity is available, and light restrictions help maintain the peaceful rural setting. Convenient access to Sealy and major highways makes this a great combination of country living and accessibility.



Roger Chambers

(C) 979-830-7708

(o) 979-836-9600

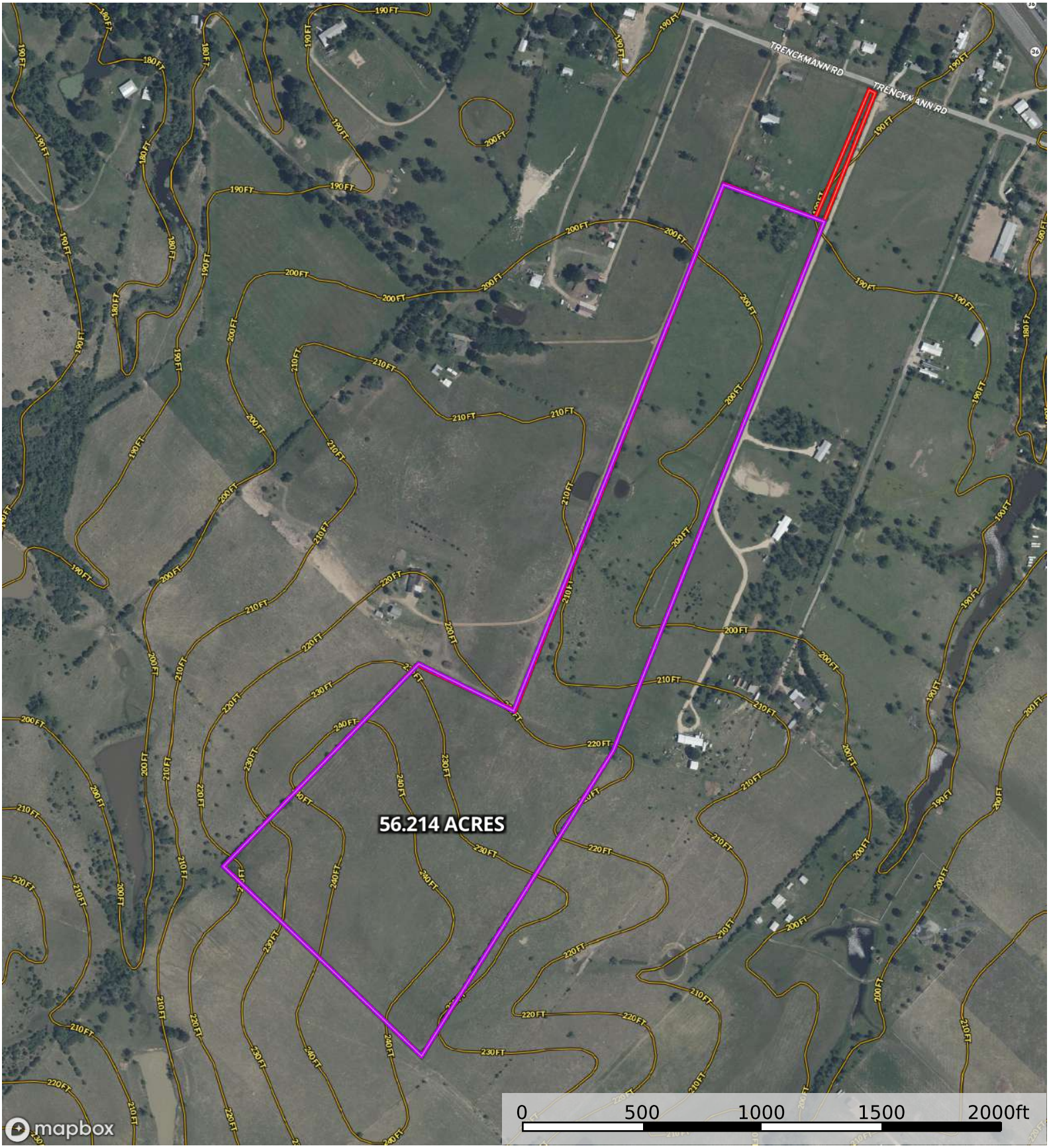
355843-B

appraisals@marketrealty.com

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special Interest should be obtained through independent verification. This Is not a solicitation if your property is currently listed with another broker. Equal Opportunity Housing Provider. Franchise offices are independently owned and operated.

Trenckmann Rd, Sealy

Texas, AC +/-



Boundary 1 | Boundary | Voltage Unavailable | Voltage 0 - 99 KV | Voltage 100 - 161 KV | Voltage 220 - 287 KV | Voltage 345 KV | Voltage 500 KV | Voltage 735 KV+

Susan Kiel
P: 979-289-2159 www.marketrealty.com 2201 Becker Dr. Brenham, TX 77833

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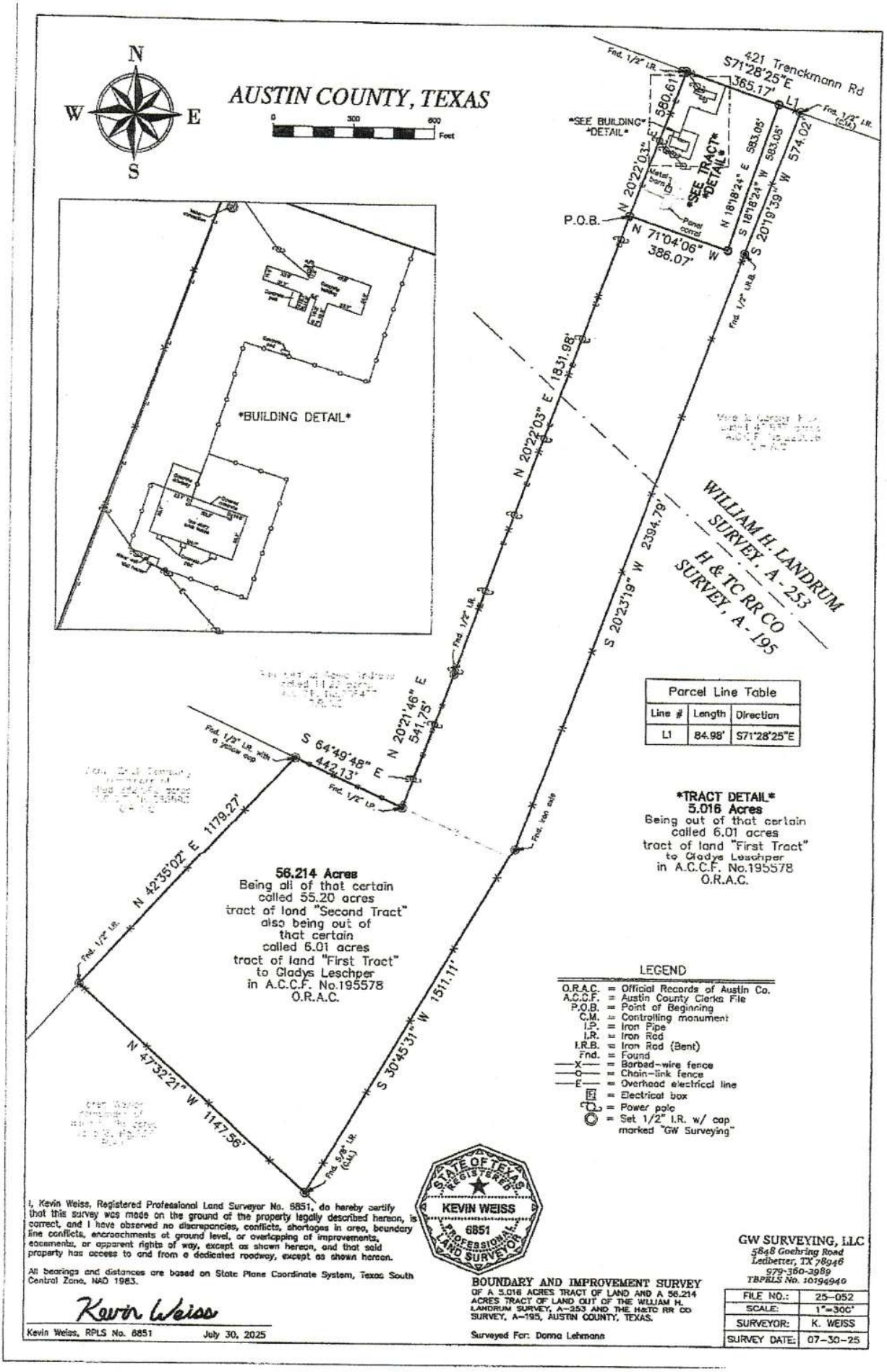
Survey



I, Kevin Weiss, Registered Professional Land Surveyor No. 6851, do hereby certify that this survey was made on the ground of the property legally described hereon, is correct, and I have observed no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments at ground level, or overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

All bearings and distances are based on State Plane Coordinate System, Texas South Central Zone, NAD 1983.

Kevin Weiss

Kevin Weiss, RPLS No. 6851 July 30, 2025

BOUNDARY AND IMPROVEMENT SURVEY

OF A 5.016 ACRES TRACT OF LAND AND A 56.214 ACRES TRACT OF LAND OUT OF THE WILLIAM H. LANDRUM SURVEY, A-253 AND THE H&TC RR CO SURVEY, A-195, AUSTIN COUNTY, TEXAS.

Surveyed For: Donna Lehmann

GW SURVEYING, LLC
5848 Goehring Road
Ledbetter, TX 78946
979-360-3989
TBPELS No. 10194940

FILE NO.:	25-052
SCALE:	1"=300'
SURVEYOR:	K. WEISS
SURVEY DATE:	07-30-25

DEED RESTRICTIONS

TBD Trenckmann Road
Sealy, TX

- No Commercial Use
- No Industrial Use
- No Hazardous or Toxic Materials Use

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 11-07-2022

ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

TBD Trenckmann Rd, Sealy
(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.

B. *Subject to Section C below,* the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):

☑ (1) Seller reserves all of the Mineral Estate owned by Seller.

☐ (2) Seller reserves an undivided _____ interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*

C. Seller ☑ does ☐ does *not* waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*

D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the current contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate.

If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

Buyer	Seller
Buyer	Seller

The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC No. 44-3. This form replaces TREC No. 44-2.

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

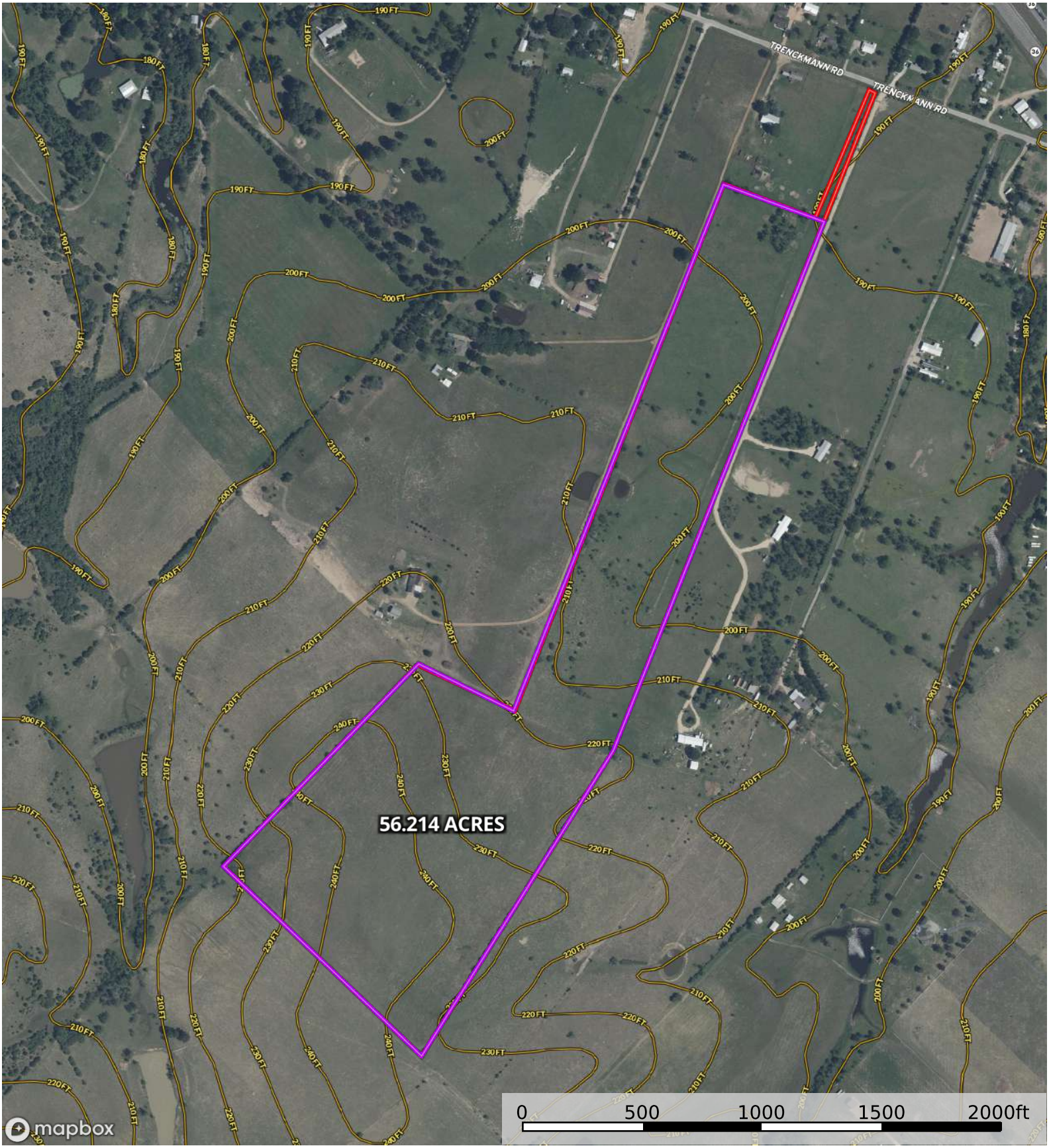
LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Market Realty, Inc.	**462379**	**agents@marketrealty.com**	**(979)836-9600**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Susan Schulenberg Kiel	**558624**	**burton@marketrealty.com**	**(979)251-4078**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Roger D. Chambers	**355843**	**appraisals@marketrealty.com**	**(979)830-7708**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date

Trenckmann Rd, Sealy

Texas, AC +/-



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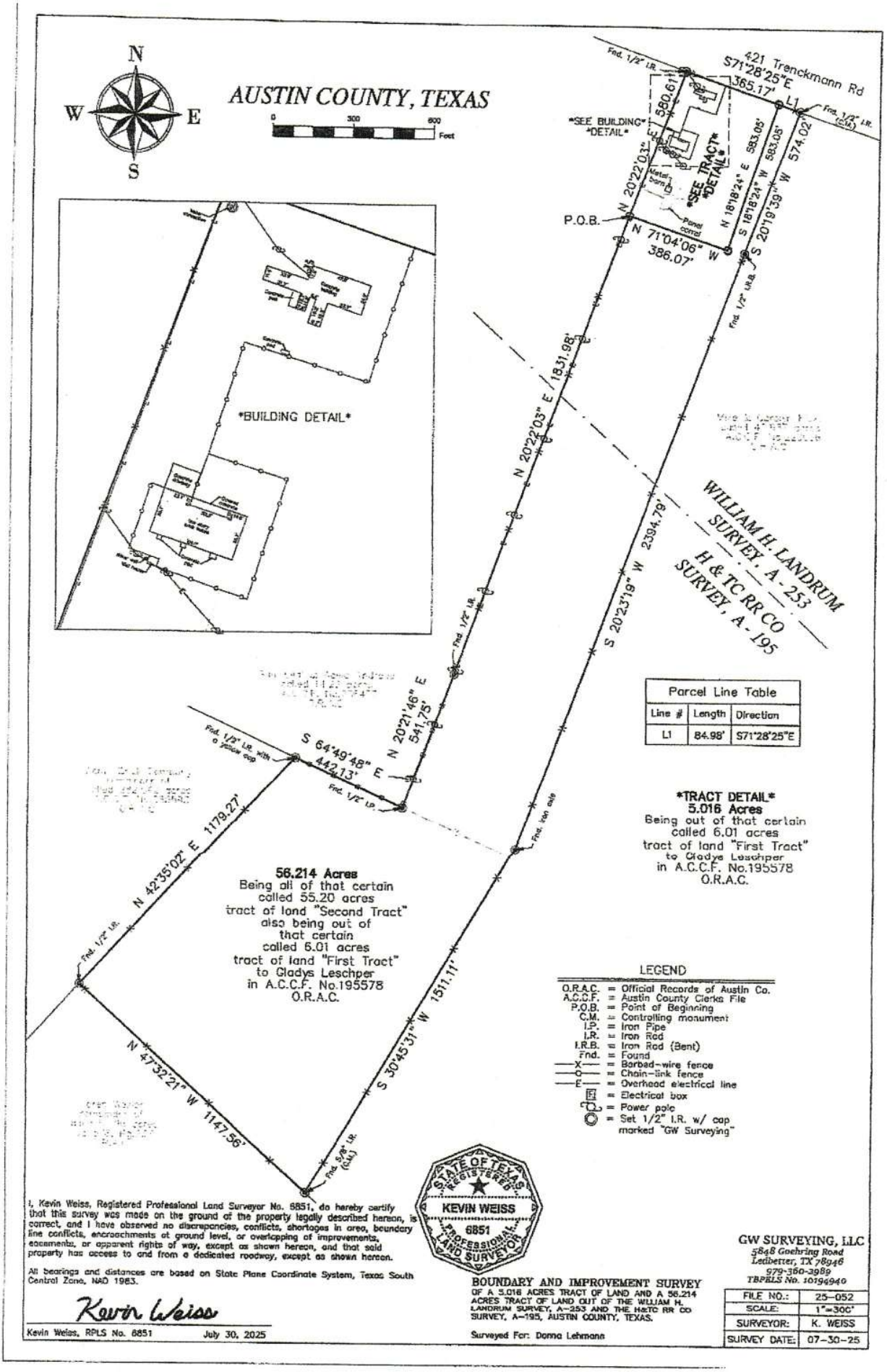

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Surveyed For: Donna Lehmann

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TBPELS No. 10194940

FILE NO.:	25-052
SCALE:	1"=300'
SURVEYOR:	K. WEISS
SURVEY DATE:	07-30-25

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Susan Schulenberg Kiel	**558624**	**burton@marketrealty.com**	**(979)251-4078**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Roger D. Chambers	**355843**	**appraisals@marketrealty.com**	**(979)830-7708**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date