



Schulz Lane

Bleiblerville, Texas

*159 Acres

*High Elevation

*4 Ponds

*Lush Pastures



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



Schulz Lane Bleiberville, Texas

Imagine enjoying a constant breeze from one of the most beautiful peaks in Austin County, while you gaze for miles into the distance in all directions. There is no one nearby as you stand, surrounded by lush grasses, covering the rolling terrain of the approximate 160 acres. Four stocked ponds are currently spread throughout the property for your enjoyment. Nestled under native pecan trees, a 1500 sq. ft. brick house sits, waiting for an easy update. Several highly-elevated home sites are ready for you to build your dream house in the country. Come, take a look for yourself.....



Amenities

- Size: 1,539 Sq.Ft.
- Levels: Single
- Beds: 3
- Exterior: Brick
- Year Built: 1958
- Baths: 1
- Roof: Metal
- Central Heat & Air
- Garage/Carport
- Views



LOT OR ACREAGE LISTING

Location of Property: From Bellville take 159W, R on FM 2502, R on Bleiberville Rd, L on Warmke, L on Schulz Listing #: 123663
 Address of Property: 6921 Schulz Lane Bleiberville, TX Road Frontage: ~950' on Warmke Road
 County: Austin Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: None Lot Size or Dimensions: 159.44 acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 159.4400
Price per Acre (or) \$9,400/acre
Total Listing Price: \$1,498,736.00
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: 2019

School:	\$1,489.56
County:	\$472.40
Hospital:	\$64.84
FM Road:	\$95.88
Rd/Brg:	\$79.44
TOTAL:	\$2,202.12

Agricultural Exemption: Yes No
School District: _____
Minerals and Royalty:
 Seller believes 100% *Minerals
 to own: 100% *Royalty
 Seller will neg Minerals
 Convey: neg Royalty

Leases Affecting Property:
 Oil and Gas Lease: Yes No
 Lessee's Name: Ineos USA Oil & Gas, LLC
 Lease Expiration Date: Theldick Unit 1/Mikeska Unit 1

Surface Lease: Yes No
 Lessee's Name: Schubert Brothers
 Lease Expiration Date: _____

Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s):
 Pipeline: None
 Roadway: None
 Electric: Bluebonnet Electric
 Telephone: Industry Telephone Company
 Water: None
 Other: _____

Improvements on Property:
 Home: YES NO
 Buildings: _____
 Barns: 2 Barns
 Others: Shop, Well house, Smokehouse, Shed

% Wooded: 5%
 Type Trees: Pecans
Fencing: Perimeter YES NO
 Condition: Good
 Cross-Fencing: YES NO
 Condition: Good
Ponds: Number of Ponds: 4
 Sizes: _____

Creek(s): Name(s): None
River(s): Name(s): None

Water Well(s): How Many? One
 Year Drilled: Unknown Depth: Unknown
Community Water Available: YES NO
 Provider: _____

Electric Service Provider (Name): Bluebonnet Electric

Gas Service Provider Fayetteville Propane

Septic System(s): How Many: One
 Year Installed: 1958

Soil Type: Sandy
Grass Type(s): Bermuda and Johnson Grass

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

Nearest Town to Property: Bleiberville
 Distance: 3 miles

Driving time from Houston 1.5 Hour

Items specifically excluded from the sale:
 All Seller's personal property located on said 159.44 acres.

Additional Information: _____

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

HOME

Address of Home: 6921 Schulz Lane Bleiberville Listing # 123663
 Location of Home: From Bellville take 159W, R on FM 2502, R on Bleiberville Rd., L on Warmke, L on Schulz Lane
 County or Region: Austin For Sale Sign on Property? YES NO
 Subdivision: None Property Size: 159.44 acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$1,498,736.00

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: _____

Size and Construction:

Year Home was Built: 1958
 Lead Based Paint Addendum Required if prior to 1978: YES
 Bedrooms: 3 Baths: 1
 Size of Home (Approx.) 1,539 Living Area
 Total _____
 Foundation: Slab Pier/Beam Other _____
 Roof Type: Metal Year Installed: _____
 Exterior Construction: Brick

Room Measurements: APPROXIMATE SIZE:

Living Room: 16x14
 Dining Room: 11x10
 Kitchen: 15x13
 Family Room: _____
 Utility: 13x9
 Bath: 9x7 Tub Shower
 Bath: _____ Tub Shower
 Bath: _____ Tub Shower
 Master Bdrm: 13x13
 Bedroom: 13x13
 Bedroom: 13x9
 Entry: _____
 Other: _____
 Garage: Carport: No. of Cars: One
 Size: Attached Detached

Porches:

Sun Porch: S
 Front: Size: _____
 Porch: Size: 16x7 Covered
 Patio: Size: _____ Covered
 Fenced Yard: _____
 Outside Storage: Yes No Size: 45x25
 Construction: _____
 TV Antenna Dish Cable

Home Features

Ceiling Fans No. 2
 Dishwasher
 Garbage Disposal
 Microwave (Built-In)
 Kitchen Range (Built-In) Gas Electric
 Refrigerator

Items Specifically Excluded from The Sale: LIST:
All Seller's personal property located on said 159.44 acres.

Heat and Air:

Central Heat Gas Electric
 Central Air Gas Electric
 Other: _____
 Fireplace(s)
 Wood Stove
 Water Heater(s): Gas Electric

Utilities:

Electricity Provider: Bluebonnet Electric
 Gas Provider: Fayette Propane
 Sewer Provider: Septic
 Water Provider: Well
 Water Well: YES NO Depth: Unknown
 Year Drilled: Unknown
 Average Utility Bill: Monthly: _____

Taxes:

	Year
School:	2019 <u>\$1,489.56</u>
County:	<u>\$472.40</u>
Hospital:	<u>\$64.84</u>
Rd/Bridge:	<u>\$79.44</u>
Farm/Market:	<u>\$95.88</u>
Taxes:	<u>\$2,202.12</u>
School District:	<u>Bellville ISD</u>

Additional Information:

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



- Fence
- Boundary
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included
- Stream, Intermittent
- River/Creek
- Water Body

Bill Johnson & Associates Real Estate
 P. 979-865-5969 or 979-992-2636 www.bjre.com 420 E. Main Street, Bellville TX 77418

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

Directions: From Bellville
 take Hwy 159W, right on FM 2502, right
 on Bleiblerville Rd., left on Warmke Rd.,
 left on Schulz 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





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