

## Details of Homes

613 & 615 Witte Rd., Bellville

### House #1

- 3 bed 2 bath
- Multiple large decks
- Handicap ramp
- Saltwater swimming pool (fully fenced with locking gates)
- In ground water softener
- Central AC/Furnace less than 5 years old and had servicing check in Fall of 2019
- Hand pump water well (working)
- 2 propane tanks ½ full
- Instant propane water heater
- Piping and availability for standard water heater
- Propane fireplace in Bedroom 1 and Great Room
- Propane ran to all other bedrooms but capped off currently
- Propane dryer
- Propane stove
- Large chef's kitchen
- Large open concept living/dining/sitting
- New roof in May 2020 with lifetime architectural shingles and transferrable warranty from Houser Roofing
- New paint inside and out
  - Two large propane tanks, plus propane stove and multiple propane fireplaces provides confidence during a hurricane or major storm that you can still heat your home and feed your family for several months.

### House #2

- Was previously a business (Sanctuary Arms Gun Shop), so no kitchen and no full bathroom, just ½ bath
- Has 2 bedrooms downstairs and a loft upstairs
- Large area for kitchen & full bath available
- Central AC/Furnace last used May 2019
- Water has been run to this house
- On separate electric service from House #1
  - Outside of House #2 is a 50amp power and water hookup with an RV pad

### House #3 (615 Witte Rd.)

- 3 bed 1 bath
- Electric AC/furnace
- On separate electric service from House #1 & #2

### Mother in Law quarters

- 1 bed efficiency cabin
- Full bathroom with large standup shower
- Kitchenette
- 220V window AC/Heat

## **Additional Improvements**

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### **Renovated 1800s era Party Barn**

- Central AC/furnace needs servicing
- Has ladies and men's bathroom (with urinal)
- Pool Table & Stand Up Piano included
- Commercial Ice Machine included
- Small kitchenette with Refrigerator included

### **Man Cave / Shop**

- Cement slab
- Has electric throughout
- Has electric heat and also wood burning stove
- Hard piped air lines throughout
  - Small pre-fabricated storage shed next to Shop which stores 6' air compressor (included) linked to Shop via piping. Shed was used for camping supplies and additional storage.

### **Green House**

- Electric throughout (for heaters in the winter, lighting, sprayers)
- Includes sink and water run to it
- Hydroponic growing system
- Needs TLC but bones are good

### **Climate Controlled Storage**

- All metal structure
- Electric throughout
- Central AC

**3 metal carports** (1 in front of House #1 utilized as covered parking, 2 in rear of House #1)

### **5 lane covered pistol range with steel U-shaped backstop**

- Includes fully covered shooting stalls and shooting lanes

### **Other things to mention**

- There is a current AG exemption on the land for tax purposes. I've been keeping the pastures maintained for years and it is horse quality hay (I shred in the fall/winter to keep it from going to seed and it's hayed every spring and summer so we don't lose the exemption). There is a large hay pasture at the front of the property, another in the middle, and a third in the back.
- At first appearance one would think the shape of the land would be odd since it is so long. However, once you're on the land you quickly notice that the unique shape is what gives each area its own privacy and distinct, magical feel. House #1 is separated and totally private from House #2, which is separated and completely private from House #3. The unique shape of the land provides perfectly private areas where multiple families can live together yet feel completely separate.
- There are two wet weather creeks traversing the property. They only have water in them a few times a year and only during a heavy rain. They drain very quickly.
- There is a retention pond between the Party Barn and House #2 which is dry 90% of the year – except during heavy rains when it serves its purpose well and keeps the land nice and dry. Up until 10 years ago the pond held water and was a beautiful addition to the property. During a drought my father decided to have it dug a little deeper and unfortunately pierced the clay layer and it hasn't held water since then. It needs about 3 feet of clay added to the bottom for it to hold water again which is a very simple thing. The clay can be taken from the back of the retention berm at the rear of the pond and re-spread.

## **History of the Land & Cemetery**

In the 1970's the Austin County Courthouse burnt down and many of the land and census records were lost to the fire. The history below was compiled through interviews with old timers in the community and what limited records I could find still available from the early 1900's.

When Bellville was originally settled a family named the Colliers owned the land, but it was much larger and originally extended from Hwy 159 to Witte to Langberg Rd (large circle). Stephen Collier and his wife Hannah settled the land and are currently buried in the cemetery which is behind the pistol range and climate controlled storage. The cemetery contains the graves of not only Hannah and Stephen Collier, but also several other adults and children that passed when the Spanish Flu raged in this area from 1918-1920. In the same cemetery are the graves of several share croppers. The share cropper graves are marked by large rocks and pieces of metal, not actual headstones. There is at least one grave dating back to the Civil War with a headstone. It was common practice at the time for an acorn to be placed in the deceased mouth when they were buried to grow a tree. The cemetery is now in a huge cluster of oaks, some very clearly growing from graves. There is an estimated 27 graves in the cemetery dating back to the late 1800's.

In 1996 a very old man came to the land looking for his mother's grave. He had been born and raised on the land, working it along with the Collier's and their children, farming and raising animals for food. He told me they all worked together just to survive, everyone had a job every day. That it was very hard living and every day was a struggle to survive. When he was a child the Collier's gave his mother a small piece of their land and built her a small home where he lived until he became an adult and moved away. The Collier's did this for many of their share croppers. We looked for his mother's grave in the cemetery for several hours but unfortunately couldn't find it. He only remembered that it had been marked with a piece of brass. I unfortunately don't remember his name.

In 1998 I found another old timer who had lived on the land. His name was David Remmert. He had lived on the land when he was a teenager and remembered the last funeral that had happened. It was someone that had lived on the land as a child and young adult and wanted to be buried there, but he didn't remember the name of the person who was buried. He stated the year was 1972 and that it was raining very hard that day. So hard in fact that the hearse could not make it back to the cemetery. They ended up putting the casket on a horse drawn cart and everyone walked from the main house to the cemetery in the rain for the funeral.

Unfortunately, when my parents got old, taking care of the cemetery became a lesser priority. Several trees have now fallen and it's difficult to get back to the headstones. One person with a chainsaw could have it cleared within a couple days.

In the early 1990's my parents, Ed & Elaine Lewis, bought the property, which at that time only contained one share cropper's cabin, the old barn and the cemetery. Everything else mentioned above was added little by little to turn it into the wonderfully relaxing property you see today.