



6084 FM 1456

Bellville, TX



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- 40.9790 Acres
- Ag Exempt
- 4 BDRM/2Bath Home
- 5,275 SF Office Building



Views, views, and more views! This amazing **42-acre tract** of land is located in Austin County, northeast of Bellville. The **main home** sits atop a sandy loam hill with panoramic views of the beautiful rural countryside. The 2,900 square foot home boasts 3 bedrooms, 2 baths, and a large family room complete with fireplace.



There is also a 5,275 square foot **metal office building** with unlimited potential. Leave it as an office building, let it house a home business, or turn it into a party barn, workshop, or bed and breakfast...the possibilities are endless!!!



Other amenities include a 48' x 20' **metallic shop** with a large covered porch, a 40' x 60' **tin barn** with a set of working pens, and a **covered parking area for your RV**. In addition, the adjacent 20 acres with a large stock pond is also available for purchase.

Bring your horses and cattle, kick your feet up, and relax while enjoying the beautiful Texas sunsets!



THE INFORMATION CONTAINED HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE; HOWEVER, BJRE HOLDINGS LLC AND ITS AGENTS, EMPLOYEES AND REPRESENTATIVES CANNOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. PROSPECTIVE BUYERS SHOULD VERIFY ALL INFORMATION TO THEIR SATISFACTION.



Kitchen in Home



Family Room



5,275 SF Office



Office Building



Shop and RV Cover



Barn

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



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New Ulm:
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LOT OR ACREAGE LISTING

Location of Property: 6084 FM 1456 (approximately 5.5 miles out of Bellville) Listing #: _____
 Address of Property: 6084 FM 1456, Bellville, TX 774118 Road Frontage: _____
 County: Austin Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: No Lot Size or Dimensions: 40.9790 acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 40.9790
Price per Acre (or) _____
Total Listing Price: \$1,299,000.00
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: 2021
 School: \$4,932.72
 County: \$2,734.89
 Hospital: \$624.14
 FM Road: \$505.62
 Rd/Brg: \$416.72
 TOTAL: \$9,214.09

Agricultural Exemption: Yes No
School District: Bellville
Minerals and Royalty:
 Seller believes 50% *Minerals
 to own: 50% *Royalty
 Seller will 0% Minerals
 Convey: 0% Royalty

Leases Affecting Property:
 Oil and Gas Lease: Yes No
 Lessee's Name: _____
 Lease Expiration Date: _____
 Surface Lease: Yes No
 Lessee's Name: Ryan Krueger
 Lease Expiration Date: Month before closing
Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s): _____
 Pipeline: N/A
 Roadway: N/A
 Electric: San Bernard
 Telephone: ATT
 Water: Austin County Water Supply Corporation
 Other: _____

Improvements on Property:
 Home: YES NO
 Buildings: metallic office building (See Workup)
 48 x 20 metallic shop
 Barns: 40 x 60 tin barn
 16 x 12 metallic well house/storage building
 Others: 18 x 36 metallic RV cover
 working pens

% Wooded: 30%
 Type Trees: live oaks and yaupons
Fencing: Perimeter: (3 sides) YES NO
 Condition: good
 Cross-Fencing: YES NO
 Condition: _____
Ponds: Number of Ponds: N/A
 Sizes: _____
Creek(s): Name(s): N/A
River(s): Name(s): N/A

Water Well(s): How Many? 1
 Year Drilled: 1970 Depth: 155"
Community Water Available: YES NO
 Provider: Austin County Water Supply Corporation
Electric Service Provider (Name): San Bernard Electric
Gas Service Provider None

Septic System(s): How Many: 3 - house in 1979, office in
 Year Installed: 1979, mobile home site - 1999 (no longer in use)
Soil Type: Sandy Loam
Grass Type(s): Coastal & Native
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey
Nearest Town to Property: Bellville
 Distance: 5.5 miles
 Driving time from Houston 50 miles
Items specifically excluded from the sale: all personal property

Additional Information:
 a mobile home was once located to the right of the RV cover

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

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HOME

Address of Home: 6084 FM 1456 (approximately 5.5 miles out of Bellville) Listing #: _____

Location of Home: 6084 FM 1456, Bellville, TX 77418

County or Region: Austin For Sale Sign on Property? YES NO

Subdivision: N/A Property Size: 40.9790 acres

Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$1,299,000.00

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: _____

Size and Construction:

Year Home was Built: 1979

Lead Based Paint Addendum Required if prior to 1978: YES

Bedrooms: 4 Bath: 2

Size of Home (Approx.) 2,900 Living Area

2,900 Total

Foundation: Slab Pier/Beam Other

Roof Type: Composition Year Installed: 2002

Exterior Construction: 1 inch thick cypress siding

Room Measurements: APPROXIMATE SIZE:

Kitchen: 16'5" x 11'

Den/Dine Rm: 41'5" x 19'5"

Hallway: 31'6" x 3'5"

Flex Room: 50' x 7'

Utility: 9'6" x 7'6"

Pantry: 8' x 4' Tub Shower

Bath: 10' x 7' Tub Shower

Master Bath: 12'6" x 8'6" Tub Shower

Master Bdrm: 15'6" x 12'6"

Bedroom: 13' x 13'

Bedroom: 13' x 13'

Bedroom: 13' x 13'

Entryway: 8'6" x 8'

Garage: Carport: No. of Cars: 6

Size: 60' x 20' Attached Detached

Porches:

Front: Size: 66' x 8'

Back: Size: 66' x 8'

Side: Size: 66' x 8' Covered

Deck: Size: _____ Covered

Fenced Yard: Yes

Outside Storage: Yes No Size: 48' x 20' shop

Construction: metallic

TV Antenna Dish Cable

Home Features

Ceiling Fans No. _____ 10

Dishwasher

Garbage Disposal

Microwave (Built-In)

Kitchen Range (Built-In) Gas Electric

Trash Compactor

Items Specifically Excluded from The Sale: LIST:

all personal property

Heat and Air:

Central Heat Gas Electric # Units: 2

Central Air Gas Electric # Units: 2

Other: _____

Fireplace(s)

Wood Stove

Water Heater(s): Gas Electric

Utilities:

Electricity Provider: San Bernard Electric

Gas Provider: N/A

Sewer Provider: Septic

Water Provider: Austin Crty Water Supply Corp.

Water Well: YES NO Depth: 155

Year Drilled: 1979

Average Utility Bill: Monthly: _____

Taxes: 2021 Year

School: _____ \$4,932.72

County: _____ \$2,734.89

Hospital: _____ \$624.14

FM Road: _____ \$505.62

Rd/Brg: _____ \$416.72

Taxes: _____ \$9,214.09

School District: Bellville

Additional Information:

metallic shop has 10'9" ceilings and a 48' x 10'6"

covered porch

shop is also partially walled out with 3/4 inch plywood

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OfficeAddress of Home: 6084 FM 1456 (approximately 5.5 miles out of Bellville) Listing #: _____Location of Home: 6084 FM 1456, Bellville, TX 77418County or Region: Austin For Sale Sign on Property? YES NOSubdivision: N/A Property Size: 40.9790 acresSubdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO**Listing Price:** \$1,299,000.00**Terms of Sale:**Cash: YES NOSeller-Finance: YES NO

Sell.-Fin. Terms: _____

Down Payment: _____

Note Period: _____

Interest Rate: _____

Payment Mode: Mo Ql. S.A. Ann.Balloon Note: YES NO

Number of Years: _____

Size and Construction:Year Office was Built: 1979Lead Based Paint Addendum Required if prior to 1978: YESOffices: 7 Baths: 3Size of office (Approx.) 5,275sq. ft. Living Area5,275sq. ft. TotalFoundation: Slab Pier/Beam OtherRoof Type: metallic Year Installed: 1979Exterior Construction metallic**Room Measurements: APPROXIMATE SIZE:**6 offices: 14' x 13'1 office: 13' x 12'Workroom: 20' x 15'Reception Rm: 12'6" x 15'6"Breakroom: 20' x 12'Bath: Men 8'6" x 6' Tub ShowerBath: Women 8'6" x 8' Tub ShowerBath:Breakrm 8'6" x 4' Tub ShowerWaiting Room: 18'6" x 11'6"Conf. Room: 29' x 21'6"Library: 21'6" x 16'Hallway 1: 15' x 3'6"Hallway 2: 59' x 5'Garage: Carport: No. of Cars: 4Size: 40' x 20' Attached Detached**Filerooms:**#1: Size: 15'6" x 10'#2: Size: 12' x 9'#3: Size: 9' x 8'6"

Fenced Yard: _____

Outside Storage: Yes No Size: _____

Construction: _____

TV Antenna Dish Cable **Office Features:** Ceiling Fans No. _____ Dishwasher Garbage Disposal Microwave (Built-In) Kitchen Range (Built-In) Gas Electric Other _____

Items Specifically Excluded from The Sale: LIST:

all personal property**Heat and Air:** Central Heat Gas Electric Units: 3 Central Air Gas Electric Units: 3

Other: _____

 Fireplace(s) Wood Stove Water Heater(s): Gas Electric**Utilities:**Electricity Provider: San BernardGas Provider: N/ASewer Provider: SepticWater Provider: A.C.W.S.C.Water Well: YES NO Depth: 155'Year Drilled: 1979

Average Utility Bill: Monthly: _____

Taxes: _____ 2021 Year

School: _____ \$4,932.72

County: _____ \$2,734.89

Hospital: _____ \$624.14

FM Road: _____ \$505.62

Rd/Brg: _____ \$416.72

Taxes: _____ \$9,214.09School District: Bellville**Additional Information:**20' x 20' 2 car garage behind officeample concrete parking in front of officeattic storage above filerom #3

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Directions:
From Bellville travel 6 miles on FM 1456
to property on the right



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420 East Main Street
Bellville, Texas 77418-0294

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Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950

(979) 992-2636

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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,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