



773 FM 949

*Sealy, Texas*



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*



Welcome home to this beautiful 3 bedroom, 2.5 bath home sitting on approximately 4 acres, located between Bellville and Sealy on FM 949. With approximately 1832 sf, the bright and open kitchen is equipped with lots of counter space, solid wood cabinets, and a window with a view! The open concept floor plan allows for the perfect entertaining space between the kitchen, dining room, and living room. The master suite has vinyl plank flooring, two closets, and features a bathroom with a large walk-in shower. Outside you will find matured live oak trees encompassing the backyard, a well established yard with sprinkler system, a 1,500 sf barn with a fenced in area for a dog kennel or garden, and another 1,500 sf barn complete with HVAC, Epoxy floors, 2 roll up doors, a half-bath, countertops and storage, it's the perfect party barn!

# Amenities

- Size: 1,832 Sq.Ft.
- Beds: 3
- Exterior: Brick
- Year Built: 1980
- Baths: 2.5
- Roof: Composite
- Formals
- Fireplace
- Central Heat & Air
- Garage/Carport
- Party Barn
- Large Live Oak Trees



## HOME

Address of Home:		773 FM 949 Sealy TX.		Listing	#134156
Location of Home:		Sealy Texas			
County or Region:		Austin County	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Subdivision:		None	Property Size:	approx. 4 acres	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Listing Price:</b>		<b>\$719,000.00</b>			
<b>Terms of Sale</b>		<b>Home Features</b>			
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Ceiling Fans No.			
Seller-Finance: <input type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Dishwasher			
Sell.-Fin. Terms:		<input type="checkbox"/> Garbage Disposal			
Down Payment:		<input checked="" type="checkbox"/> Microwave (Built-In)			
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In) <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric			
Interest Rate:		<input type="checkbox"/> Refrigerator			
Payment Mode: <input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Items Specifically Excluded from The Sale: LIST:			
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Buddha,			
Number of Years:					
<b>Size and Construction:</b>		<b>Heat and Air:</b>			
Year Home was Built: 1980		<input checked="" type="checkbox"/> Central Heat Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/>			
Lead Based Paint Addendum Required if prior to 1978: <input type="checkbox"/> YES		<input checked="" type="checkbox"/> Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>			
Bedrooms: 3 Baths: 2 1/2		<input type="checkbox"/> Other:			
Size of Home (Approx.) 1,832 Living Area		<input checked="" type="checkbox"/> Fireplace(s)			
		<input type="checkbox"/> Wood Stove			
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric			
Roof Type: composite Year Installed:		<b>Utilities:</b>			
Exterior Construction: brick		Electricity Provider: San Bernard			
		Gas Provider: Fayetteville Propane			
<b>Room Measurements: APPROXIMATE SIZE:</b>		Sewer Provider:			
Living Room:		Water Provider: Well			
Dining Room:		Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: unknown			
Kitchen:		Year Drilled: unknown			
Family Room:		Average Utility Bill: Monthly			
Utility:					
Bath: <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		<b>Taxes:</b> 2021 Year			
Bath: <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		School: \$654.42			
Bath: <input type="checkbox"/> Tub <input type="checkbox"/> Shower		County: \$1,006.03			
Master Bdrm:		Farm/Mark: \$185.59			
Bedroom:		Austin Cou: \$236.96			
Bedroom:		SpRd/Brg: \$152.96			
Entry		<b>Taxes:</b> \$2,235.96			
Other:		<b>School District:</b>			
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2		<b>Additional Information:</b>			
Size: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		Buddha, fire pit, and bench are excluded from property			
<b>Porches:</b>					
Sun Porch:					
Front: Size:					
Porch: Size: <input type="checkbox"/> Covered					
Patio: Size: <input type="checkbox"/> Covered					
Fenced Yard:					
Outside Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No Size:					
Construction:					
TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>					

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

## LOT OR ACREAGE LISTING

Location of Property:		773 FM 949 Sealy, Texas			Listing #: 134156	
Address of Property:		Road Frontage:				
County:	Austin County	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:	None		Lot Size or Dimensions: 4 acres			
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Number of Acres:</b>			<b>approximately 4</b>			
<b>Price per Acre (or)</b>						
<b>Total Listing Price:</b>			<b>\$719,000.00</b>			
<b>Terms of Sale:</b>						
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO					
Sell.-Fin. Terms:						
Down Payment:						
Note Period:						
Interest Rate:						
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.					
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO					
	Number of Years:					
<b>Property Taxes:</b>			Year: <b>2021</b>			
School:					\$1,006.03	
County:					\$654.42	
Hospital:					\$185.59	
FM Road:					\$236.96	
Rd/Brg:					\$152.96	
TOTAL:					\$2,235.96	
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
<b>School District:</b>						
<b>Minerals and Royalty:</b>						
Seller believes	unknown	*Minerals				
to own:		*Royalty				
Seller will		Minerals				
Convey:		Royalty				
<b>Leases Affecting Property:</b>						
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Lessee's Name:						
Lease Expiration Date:						
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Lessee's Name:						
Lease Expiration Date:						
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No					
<b>Easements Affecting Property:</b>			Name(s):			
Pipeline:	No					
Roadway:						
Electric:						
Telephone:						
Water:						
Other:						
<b>Improvements on Property:</b>						
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Buildings:	(2) 1500 sf barns one has HVAC, epoxy floors, 2 roll up doors					
Barns:						
Others:						
% Wooded:	10%					
Type Trees:	Live Oaks					
<b>Fencing:</b>	Perimeter	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
	Condition:					
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
	Condition:					
<b>Ponds:</b>	Number of Ponds:					
	Sizes:					
<b>Creek(s):</b>						
<b>River(s):</b>	Name(s):					
<b>Water Well(s): How Many?</b>						
Year Drilled:	unknown	Depth:	unknown			
<b>Community Water Available:</b>			<input type="checkbox"/> YES <input type="checkbox"/> NO			
	Provider:					
<b>Electric Service Provider (Name):</b>			San Bernard			
<b>Gas Service Provider</b>			NONE			
<b>Septic System(s): How Many:</b>			1			
Year Installed:						
<b>Soil Type:</b>						
<b>Grass Type(s)</b>			St. Augustine			
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>						
<b>Nearest Town to Property:</b>						
Distance:	Bellville or Sealy 5 minutes					
Driving time from Houston	One hour					
<b>Items specifically excluded from the sale:</b>			Buddha, fire pit, bench			
<b>Additional Information:</b>						

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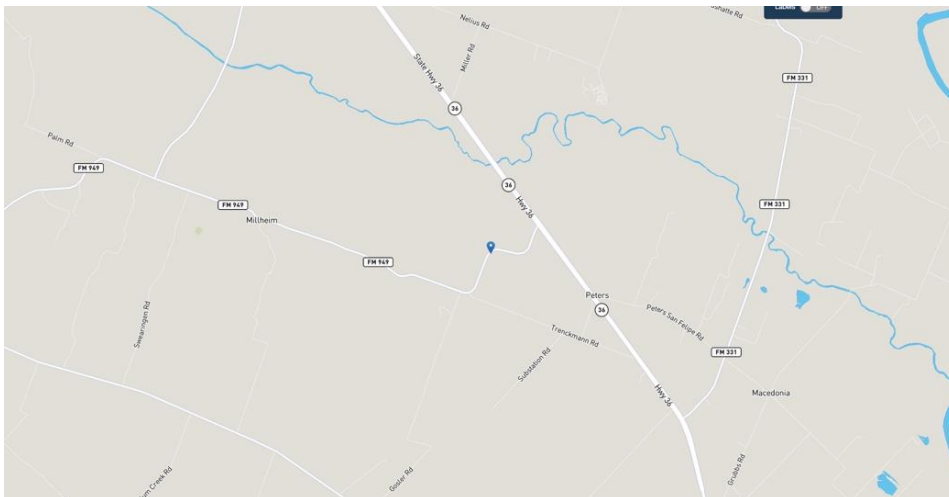
*Since 1970*

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](http://www.bjre.com)

Directions: From Bellville  
Take Hwy 36 S towards Sealy, after the Mill  
Creek bridges you will see FM 949, take a  
right. Property is about a mile on left.





## 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.

<b>BJRE HOLDINGS,LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date