



# *612 Zettel Road*

## *New Ulm, TX 78950*

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*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*

- **Renovated Farmhouse (2012)**
- **2,968Sq. Ft.**
- **Levels: Two Story**
- **Open Concept**
- **4 Bdrm / 3 Bth + 1/2 Bth**
- **46.0 Acres / Ag Exempt**



612 Zettel Road, New Ulm  
Renovated Farmhouse

- 2960 Sq Ft 4 Br, 3 ½ Bth per ACAD
- Built in 1885 Renovated 2012
- Open Concept bottom floor
- Butlers Pantry
- Office with Built in Cabinets
- 1100 Sq Ft Wrap Around Porch
- His & Hers Baths off Primary Suite
- Hardi Siding & Metal Roof
- High Ceilings with lots of storage
- Propane Cook Top, Electric Air/Heat
- Move-In Ready





612 Zettel Road, New Ulm TX

Exterior Features

- 2400 Sq Ft Shop with Full Bath
- Renovated Antique Barn - 2017
- 1600 Sq Ft Patio with Fire Pit
- Panoramic Views
- Perimeter & Cross Fenced
- Ag Exempt - Cattle
- 25% Mineral & 100% Surface Control
- Two Entrances off Zettel Road
- 25% Trees / 75% Native Pasture
- Irrigated Pastures
- ¼ Mile from Four County Auction Ctr





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



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**HOME**

Address of Home:	612 Zettel Road, New Ulm TX 78950	Listing #:	139873
Location of Home:	Hwy 159 West @ FM 2754 between Industry TX and Nelsonville TX		
County or Region:	Austin	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	Light Restrictions	Property Size:	46.0 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

**Listing Price:** **\$1,895,000.00**

**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:

**Home Features**

Ceiling Fans No. 1

Dishwasher

Garbage Disposal

Microwave (Built-In)

Kitchen Range (Built-In)  Gas  Electric

Refrigerator

**Size and Construction:**

Year Home was Built: 1885

Lead Based Paint Addendum Required if prior to 1978:  YES

Bedrooms: 4 Bath: 3 1/2

Items Specifically Excluded from The Sale: LIST:  
 All of Sellers Personal property

Size of Home (Approx.): 2968 Per ACAD Living Area

Foundation:  Slab  Pier/Beam  Other

Roof Type: Metal Year Installed: 2012

Exterior Construction: Hardi Board

**Heat and Air:**

Central Heat Gas  Electric

Central Air Gas  Electric

Other:

Fireplace(s)

Wood Stove

Water Heater(s):  Gas  Electric

**Room Measurements: APPROXIMATE SIZE: 2968**

Dining Room:	16 x 13
Kitchen:	16 x 15
Family Room:	15 x 13
Utility:	13.5 x 11.5
1/2 Bath:	6 x 6
Bath:	Her Bathroom 10.5 x 8 <input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower
Bath:	His Bathroom 12 x 6 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower
Upstairs Bath	6 x 4 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower
Bedroom	12 x 10.5
Bedroom:	11 x 17
Bedroom:	11 x 13
Office	13.5 x 12

Approximate measurements don't include halls/closets

Shop  Carport:  No. of Cars: 2

Size:  Attached  Detached

**Utilities:**

Electricity Provider: San Bernard Electric

Gas Provider: Fayetteville Propane

Sewer Provider: Septic

Water Provider: Well

Water Well:  YES  NO Depth: 285'

Year Drilled: 2009

Average Utility Bill: Monthly: \$350.00

Wi-Fi & Telephone: Industry Telephone Co

**Taxes: Estimated**

School:	\$2,501.76
County:	\$1,055.02
Hospital:	\$250.09
FM Road:	\$195.51
Rd/Brg:	\$201.48
<b>Taxes:</b>	\$4,203.86

**School District:** Bellville ISD

**Porches:**

Front: Size: 1100 Sq Ft Wrap Covered Around per ACAD

Back: Size:

Deck: Size:  Covered

Deck: Size:  Covered

Fenced Yard: Yes - 1.5 Acres

Outside Storage:  Yes  No Size: 2-600 Sq Ft Pump Hse

Construction: Hardi Board & Metal

TV Antenna  Dish  Streaming

**Additional Information:**

Panaramic Views - 50' Elevation Change

1100 Sq Ft Wrap Around Porch

1600 Sq Ft Patio wth Fire Pit

Two Water Wells

His & Hers Primary Bathrooms

8000 Sq Ft Dog Pen

**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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**ACREAGE**

Location of Property:	Hwy 159 West at FM 2754 between Industry TX and Nelsonville TX	Listing #:	139873
Address of Property:	612 Zettel Road, New Ulm TX 78950	Road Frontage:	Approx 2055' on Zettel Rd
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	None	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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
		Lot Size or Dimensions:	46.0 Acs

<b>Number of Acres:</b>	<b>46.00</b>
<b>Price per Acre (or)</b>	<b>\$41,195.65</b>
<b>Total Listing Price:</b>	<b>\$1,895,000.00</b>
<b>Terms of Sale:</b>	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES <input checked="" 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>Improvements on Property:</b>	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO 2968 Sq Ft per ACAD
Buildings:	Shop - 2400 Sq Ft
Barns:	Antique Barn - 2500 Sq Ft
Others:	Irrigation Pump House - 600 Sq Ft Residence Pump House - 600 Sq Ft
% Wooded:	25%
Type Trees:	Pecan, Oak
<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	Good
Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	Good

<b>Property Taxes:</b>	Year:	<b>2022</b>
School:		\$2,501.76
County:		\$1,055.02
Hospital:		\$250.09
FM Road:		\$195.51
Rd/Brg:		\$201.48
<b>TOTAL:</b>		<b>\$4,203.86</b>

<b>Ponds:</b>	Number of Ponds:	1
Sizes:	1/2 Acre Stock Pond	
<b>Creek(s):</b>	Name(s): Wet Weather Creek	
<b>River(s):</b>	Name(s): None	

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>School District:</b>	Bellville ISD
<b>Minerals and Royalty:</b>	
Seller believes	25% *Minerals
to own:	100% *Surface
Seller will	25% Minerals
Convey:	100% Surface

<b>Water Well(s): How Many?</b>	Two
Year Drilled:	2000(?) & 2009
Depth:	280' M/L
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
<b>Electric Service Provider (Name):</b>	San Bernard
<b>Gas Service Provider</b>	

<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>Septic System(s): How Many:</b>	One
Year Installed:	2009
<b>Soil Type:</b>	Sandy
<b>Grass Type(s):</b>	Native
<b>Flood Hazard Zone:</b>	N/A

<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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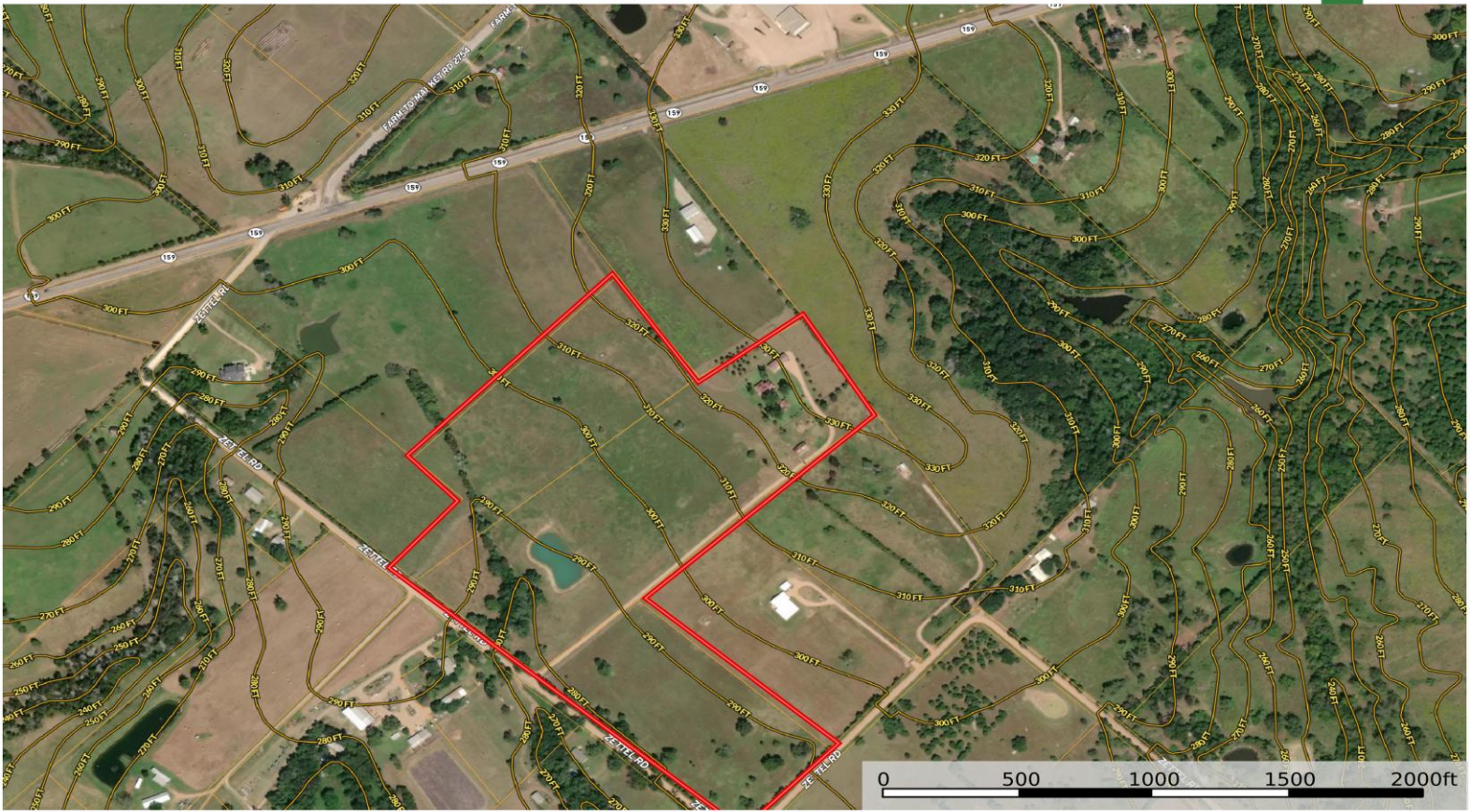
<b>Nearest Town to Property:</b>	Bellville
Distance:	12 miles
Driving time from Houston	45 mins to Katy, TX

<b>Easements Affecting Property:</b>	
Pipeline:	None
Roadway:	County Road
Electric:	San Bernard Electric Coop
Telephone:	Industry Telephone for Land Line & Streaming TV
Water:	
Other:	

<b>Items specifically excluded from the sale:</b>	All of Sellers personal property located on the subject premises.
<b>Additional Information:</b>	

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□ Boundary

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

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

**Directions:**

From Bellville, go west on HWY 159 12 miles and turn left on Zettel Road. Property will be on your left.

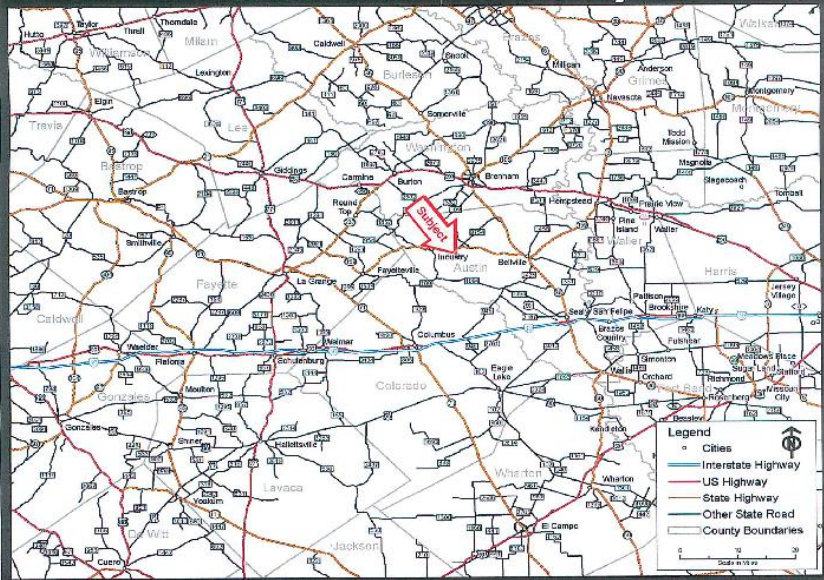


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420 East Main Street  
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424 Cedar Street  
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## Information About Brokerage Services

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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