



SHUNKA CAMPHOUSE-NEW ULM



6158 Shunka Rd. New Ulm

- *36 Wooded Acres *2 Ponds**
- *Custom Built Barndominium**
- *1800+ sq ft living space**
- *Austin County**
- *Bellville ISD**



Texas is Our Territory

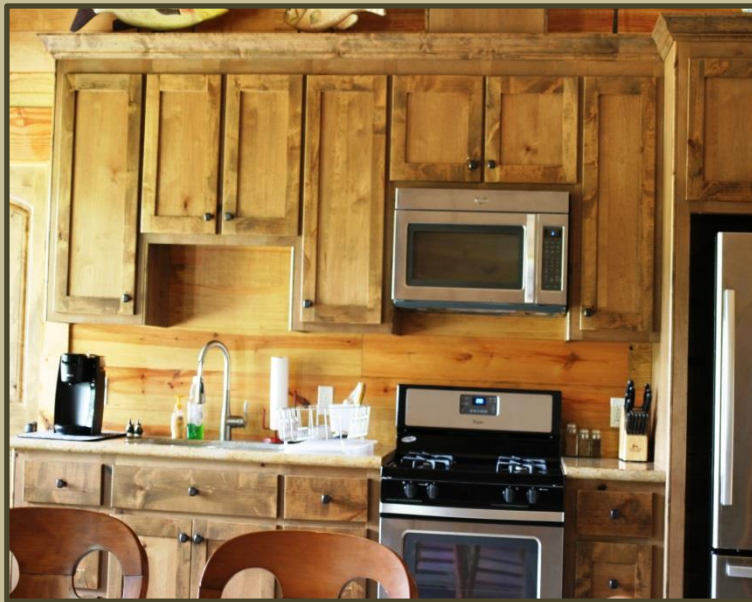
**Bill Johnson & Associates
Real Estate**

Since 1970



The Shunka Camphouse Oasis consists of 36 beautiful wooded acres and is located between Industry and New Ulm in far west Austin County. This country hideaway boasts a state of the art steel engineered barndominium built by the owner/custom home builder and offers every convenience as well as many upgrades and special features not often found. Some of the features include pine on pine shiplap, diamond polished concrete flooring, reclaimed wood in the bunkroom loft and hall ceiling as well as many other architectural details. The property is heavily wooded for seclusion with a pond in the front and a pond in the back of the property. Water is provided by one solar well and one electric well.







LOT OR ACREAGE LISTING

Location of Property:	FM 109 1.2 mi towards Industry; Rt on Shunka 3.1 mi to property			Listing #:	97950
Address of Property:	6158 Shunka Rd., New Ulm TX 78950		Road Frontage:	Approx. 690 Ft.	
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	N/A		Lot Size or Dimensions: 35.947 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	
Number of Acres: 35.9470			Improvements on Property:		
Price per Acre (or)			Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See HOME listing if Yes
Total Listing Price: \$699,000.00			Buildings:	Well House	
Terms of Sale:			Barns:	Shed	
Cash:			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Seller-Finance:			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Sell.-Fin. Terms:			Others:		
Down Payment:			Barndominium - See attached workup Sheet		
Note Period:					
Interest Rate:					
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.			% Wooded:	90-95%	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees:	Oak, Pine, Cedar, dogwood, various	
Number of Years:			Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
				Condition:	Fair
				Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
				Condition:	
Property Taxes:	Year:	2016			
School:		\$1,842.44			
County:		\$580.81			
FM Road:		\$117.56			
SpRd/Brg:		\$97.53			
Hospital:		\$92.71			
TOTAL:		\$2,731.05			
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Belville	I.S.D.			
Minerals and Royalty:					
Seller believes	20%	*Minerals			
to own:	20%	*Royalty			
Seller will	None	Minerals			
Convey:	None	Royalty			
Leases Affecting Property:					
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 type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Easements Affecting Property:					
Pipeline:	None				
Roadway:	None				
Electric:	San Bernard Electric				
Telephone:	Industry iNet				
Water:	None				
Other:	None				
			Nearest Town to Property: New Ulm		
			Distance: 4.3 Miles		
			Driving time from Houston 75 minutes		
			Items specifically excluded from the sale: All of		
			Sellers personal property located on said 35.947 Acres.**		
			**Some items available by separate purchase		
			Additional Information:		

HOME LISTING

Address of Home:		6158 Shunka Rd., New Ulm TX 78950		Listing		97950	
Location of Home:		FM 109 1.2 mi towards Industry; Rt on Shunka 3.1 mi to property					
County or Region:		Austin		For Sale Sign on Property?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Subdivision:		N/A		Property Size:		35.947 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	
Listing Price:		\$699,000.00					
Terms of Sale							
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:							
Size and Construction:							
Year Home was Built:		2014					
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES					
Bedrooms:		3		Bath:		2	
Size of Home (Approx.)				1,800		Living Area	
				2,600		Total	
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other					
Roof Type:		Metal		Year Installed:		2014	
Exterior Construction:		Metal Barndominium					
Room Measurements: APPROXIMATE SIZE:							
Living Room:		18 x 15					
Dining/Kitchen:		15 x 12 with large walk-in pantry					
Family Room:							
Utility:		Washer/Dryer/Utility Sink in attached barn					
Hall Bath:		8 x 6		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Mstr Bath:		8 x 6		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:		13 x 13-Corrugated Tin wall/French Doors					
Bedroom:		12 x 12-Corrugated Tin wall (Downstairs)					
Loft Bunkroom:		12 x 21 with wood flooring (Access from Barn)					
Bedroom:							
Other:							
Garage:		<input checked="" type="checkbox"/> Carport: <input type="checkbox"/>		No. of Cars:			
Size:		30 x 16 Barndominium		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:							
Front:		34 x 15 Covered with 2 ceiling fans					
Other:		2 large overhead doors in Barn;					
Other:		Concrete driveways on both sides					
Other:		Outdoor Shower					
Fenced Yard:		No					
Outside Storage:		<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Size:		See Garage Size above	
Construction:		Metal Barndominium					
TV Antenna		<input type="checkbox"/>		Dish		<input checked="" type="checkbox"/>	
				Cable		<input type="checkbox"/>	
Home Features							
<input checked="" type="checkbox"/>		Ceiling Fans		No.		6	
<input type="checkbox"/>		Dishwasher					
<input checked="" type="checkbox"/>		Garbage Disposal					
<input checked="" type="checkbox"/>		Microwave (Built-In)					
<input checked="" type="checkbox"/>		Kitchen Range		<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric			
<input checked="" type="checkbox"/>		Refrigerator		Included			
Items Specifically Excluded from The Sale: LIST:							
All of Sellers personal property located on said 35.947 Ac.							
**Some items available by separate purchase							
Heat and Air:							
<input checked="" type="checkbox"/>		Central Heat		<input checked="" type="checkbox"/> Gas		Electric <input type="checkbox"/> 1	
<input checked="" type="checkbox"/>		Central Air		<input type="checkbox"/> Gas		Electric <input checked="" type="checkbox"/> 1	
<input type="checkbox"/>		Other:					
<input checked="" type="checkbox"/>		Fireplace(s)					
<input type="checkbox"/>		Wood Stove					
<input checked="" type="checkbox"/>		Water Heater(s):		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric			
Utilities:							
Electricity Provider:		San Bernard Electric					
Gas Provider:		Belville Propane (Private)					
Sewer Provider:		Septic					
Water Provider:		2 Wells on property					
Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth:		140' & 280'	
				Year Drilled:		2004 & 2015	
Average Utility Bill:		Monthly:		Varied			
Taxes:							
		2016		Year			
School:		\$1,842.44					
County:		\$580.81					
FM Road:		\$117.56					
SpRd/Brg:		\$97.53					
Hospital:		\$92.71					
Taxes:		\$2,731.05					
School District:		Bellville ISD					
Additional Information:							
Pine to Pine Shiplap walls throughout much of the downstairs							
Polished concrete flooring Down							
Reclaimed Wood flooring in Loft Bunkroom & Hall Ceiling							
Large Picture windows facing pond							
Double Insulated laminated windows							
Hand-hewn mesquite mantel from Seguin							
Engineered Steel building							
Architectural details galore							

1/2" = 200'

LLIAM LYNCH, ET AL
11,444 AC.
084327 DRACT.

JAMES E. STERNENBERG &
JOHN L. STERNENBERG
Called 45,000 AC.
650/393 DRACT.

DOROTHY BRUNE
Called 39,22 AC.
FILE# 916807 DRACT.

N 22° 02' 41" E, 11.74'
(Called N 27° 01' 49" E,
10.68')

SHUNKA ROAD
(PUBLIC ROAD)

N 42° 34' 53" E, 687.67'
(Called N 43° 20' 06" E,
689.06')

P.O.B.
Found 1/2" Iron
Rod in Concrete
at F.C. Post

Found 1/2" Iron Rod
at F.C. Post

Found 1/2" Iron Rod
at F.C. Post

ENTRANCE

EXISTING
FENCE

BLDG

COMMON DEED LINE &
BOUNDARY LINE
AGREEMENT
612/124 DRACT.

N 48° 45' 44" W, 914.98'
(Called per Boundary Line
Agreement N 47° 55' 07" W,
915.03')

Called 13,486 AC.
781/39 DRACT.

TOTAL
35.947 AC.

HILIAN UMANZOR
Called 200 AC.
FILE# 120196 DRACT.

COVERED
AREA

Found 1/2" Iron Rod

Found 1/2" Iron Rod

Found 1/2" Iron Rod

Found 1/2" Iron Rod

N 47° 40' 54" W, 70.94'
(Called N 47° 55' 07" W,
71.12')

N 46° 49' 18" W, 154.86'
(Called N 47° 05' 43" W,
154.86')

N 48° 21' 34" W, 44.52'
(Called N 50° 35' 33" W,
44.52')

N 48° 27' 29" W, 505.20'
(Called N 47° 22' 05" W,
505.20')

Found 1/2" Iron Rod

OLD DEED LINE

Called 22,476 AC.
FILE# 040632 DRACT.

N 47° 16' 35" W, 565.99'
(Called N 46° 14' 45" W,
567.58')

Found 1/2" Iron Rod

Set 1/2" Iron Rod

Found 1/2" Iron Rod

Found 3/8" Iron Rod

Found 3/8" Iron Rod

S 43° 23' 44" W, 251.45'
(Called S 44° 05' 59" W,
251.77')

Tree F.L.
Angle

Set 1/2" Iron Rod

Found 1/2" Iron Rod

Found 3/8" Iron Rod

Found 3/8" Iron Rod

SPILLWAY/
CULVERT PIPE

S 42° 54' 42" W, 76.56'
(Called S 42° 56' 22" W,
76.50')

S 42° 04' 28" W, 250.06'
(Called S 42° 56' 22" W,
250.27')

S 38° 11' 23" W, 122.19'
(Called S 39° 04' 32" W,
122.19')

HAVEN HILL FARM, LLC
Called 136,785 AC.
FILE# 093672 DRACT.

JOHN ASHTON,
Residue of
56 AC.
371/924 DRA
(BETTER DESCRIBE)

MCLENDON INVESTMENTS,
10,032 AC.
FILE# 093985 DRACT.

TREE
F.L.
4.6'

S 48° 10' 38" E, 2252.55'
(Called S 47° 23' 58" E,
2253.10')

FL
2.6'

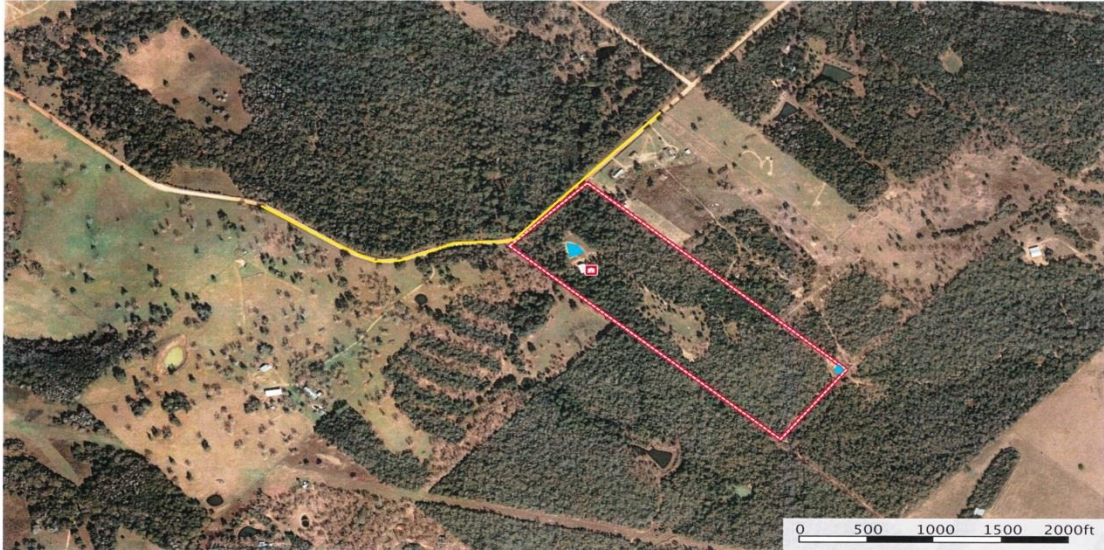
Tree F.L.
8.9'

AT 2103.0'

Tree F.L.
Angle

POND

Shunka Camphouse
Austin County, Texas, 35.947 AC +/-

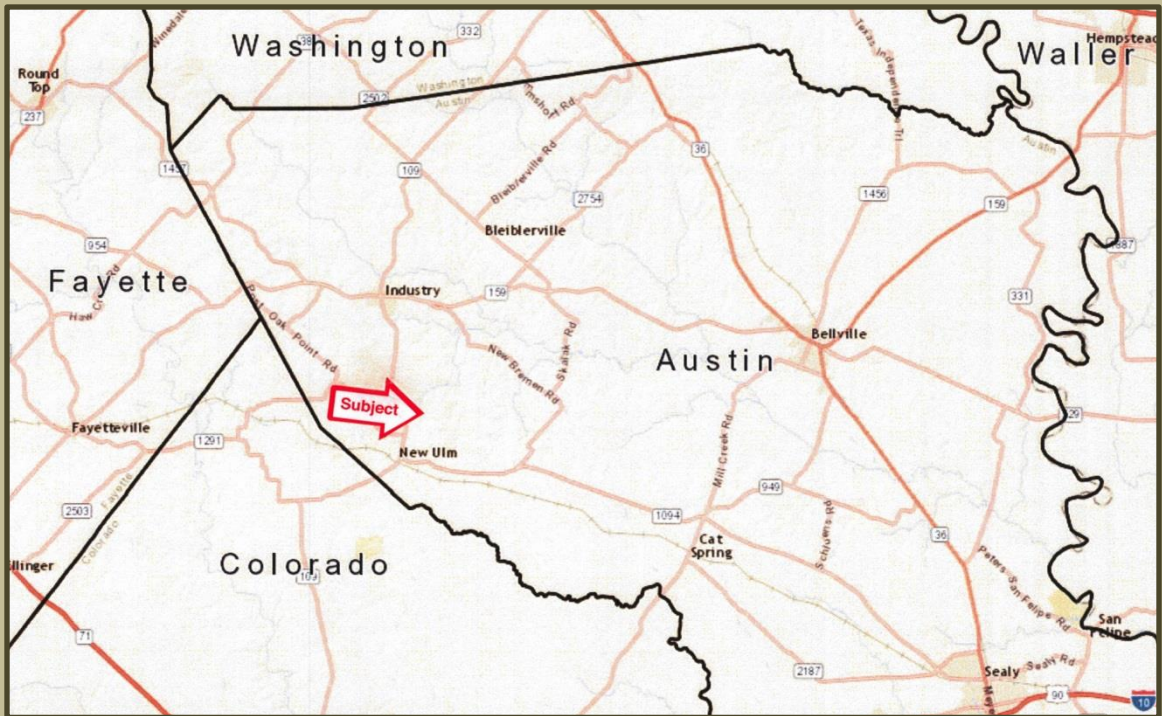


100 Year Floodplain 500 Year Floodplain Pond / Tank Boundary Primary Road Main House

BILL JOHNSON & ASSOCIATES REAL ESTATE
P: 979-865-5969 or 979-992-2636 www.bjre.com 429 E. Main Street, Bellville, TX 77418



The information contained herein was obtained from sources deemed to be reliable. Mapbox reserves the right to discontinue or alter its services without notice or liability.



Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



Texas is Our Territory
**Bill Johnson & Associates
Real Estate**
Since 1970

New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636

WWW.BJRE.COM