



SCHULTZ FARM



*1528 STOKES RD.
FAYETTEVILLE TX*

COLORADO COUNTY
1913 FARM HOUSE
92.78 ACRES W/POND
TEXAS HISTORIC FARM SINCE 1903
COLUMBUS ISD



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970

Texas Historic Farm

Certified by the Family Land Heritage Program
for being maintained in continuous agricultural
operation by the same family for 100 years.



Certified by the Commissioner
Texas Department of Agriculture

SCHULTZ FARM *Since 1903*

The Schultz Farm, a Texas Historic Farm, has been in the Schultz family since 1903. This 92.78 acre farm is located approximately six miles west of New Ulm in the eastern part of Fayette County. The old farm house built in 1913 is blushing with character. The home, with a lead roof, features 6 bedrooms (4 upstairs), 1 bath, kitchen, living area and entry. A large front porch always enjoys a nice late evening breeze. The 92.78 acres is gently rolling with large oak trees scattered across the property. Stein Creek meanders along a portion of the properties southern deed line. A small pond is found near the center of the property. Minerals are negotiable. With a little TLC this one could be a Sweetheart!!



½ ACRE POND



GARDEN SHED



BARN/OUTBUILDINGS



92.78 GENTLY ROLLING ACRES

LOT OR ACREAGE LISTING

Location of Property:		From New Ulm: Track Rd-Left on Miller Rd;Right on Stokes to property				Listing #: 98267	
Address of Property:		1528 Stokes Road, Fayetteville, TX 78940				Road Frontage: * See Additional Information	
County:	Colorado Co.	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☒ YES ☐ NO		
Subdivision:	N/A			Lot Size or Dimensions:		92.78 Acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO				
Number of Acres:		92.78 Acres		Improvements on Property:			
Price per Acre (or)				Home:	☒ YES ☐ NO	See HOME listing if Yes	
Total Listing Price:		\$950,000.00		Buildings:	2 Garages		
Terms of Sale:				Barns:	One Metal Barn		
	Cash:	☒ YES ☐ NO		Others:	Old Outbuildings		
	Seller-Finance:	☐ YES ☒ NO					
	Sell.-Fin. Terms:						
	Down Payment:						
	Note Period:						
	Interest Rate:			% Wooded:	20%		
	Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.			Type Trees:	Tallow and Oak		
	Balloon Note: ☐ YES ☐ NO			Fencing:	Perimeter	☒ YES ☐ NO	
	Number of Years:				Condition:	Fair	(Hay meadow not fenced)
					Cross-Fencing:	☒ YES ☐ NO	
					Condition:	Fair	
Property Taxes:	Year:	2015		Ponds:	Number of Ponds:	One	
School:	\$	949.81		Sizes:	1/2 acre		
County:	\$	391.34		Creek(s):	Name(s):	Stein Branch	
FM/Rd/Br.:							
Hospital:				River(s):	Name(s):	None	
GCD:	\$	10.15					
TOTAL:	\$	1,351.30		Water Well(s): How Many?	One		
Agricultural Exemption:	☒ Yes ☐ No			Year Drilled:	Unknown	Depth:	Unknown
School District:	Columbus	I.S.D.		Community Water Available:	☐ YES ☒ NO		
Minerals and Royalty:				Provider:			
Seller believes	100%	*Minerals		Electric Service Provider (Name):	Bluebonnet		
to own:	100%	*Royalty		Electric Cooperative			
Seller will	Negotiable	Minerals		Gas Service Provider	Private		
Convey:	Negotiable	Royalty					
Leases Affecting Property:							
Oil and Gas Lease:	☐ Yes ☒ No			Septic System(s): How Many:	One		
Lessee's Name:				Soil Type:	Dark		
Lease Expiration Date:				Grass Type(s):	Native		
				Flood Hazard Zone: See Seller's Disclosure or to be determined by survey			
Surface Lease:	☐ Yes ☒ No			Nearest Town to Property:	New Ulm TX		
Lessee's Name:				Distance:	6 +/- miles		
Lease Expiration Date:				Driving time from Houston	1.5 hours		
Oil or Gas Locations:	☐ Yes ☒ No			Items specifically excluded from the sale:		All of Sellers' and Occupants personal property in and around said 92.78 Acres	
Easements Affecting Property:	Name(s):			Additional Information:		* Road Frontage:	
Pipeline:	Teppco Crude			Stokes Road:		3,254.27'	
Roadway:				Fischer-Buller Road:		2,664.51'	
Electric:	Texas Power & Light; Bluebonnet Electric Co-Op						
Telephone:							
Water:							
Other:							

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

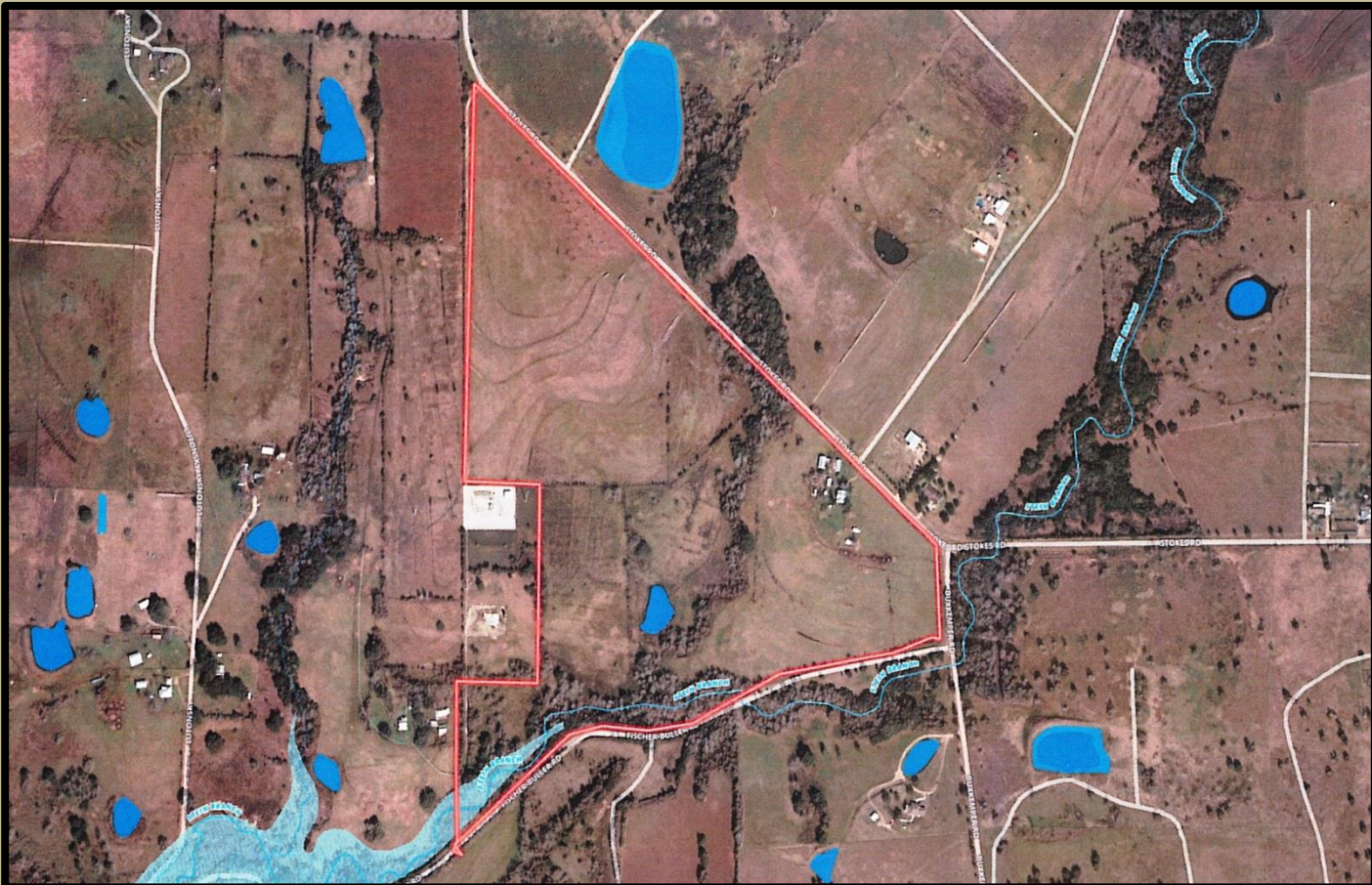
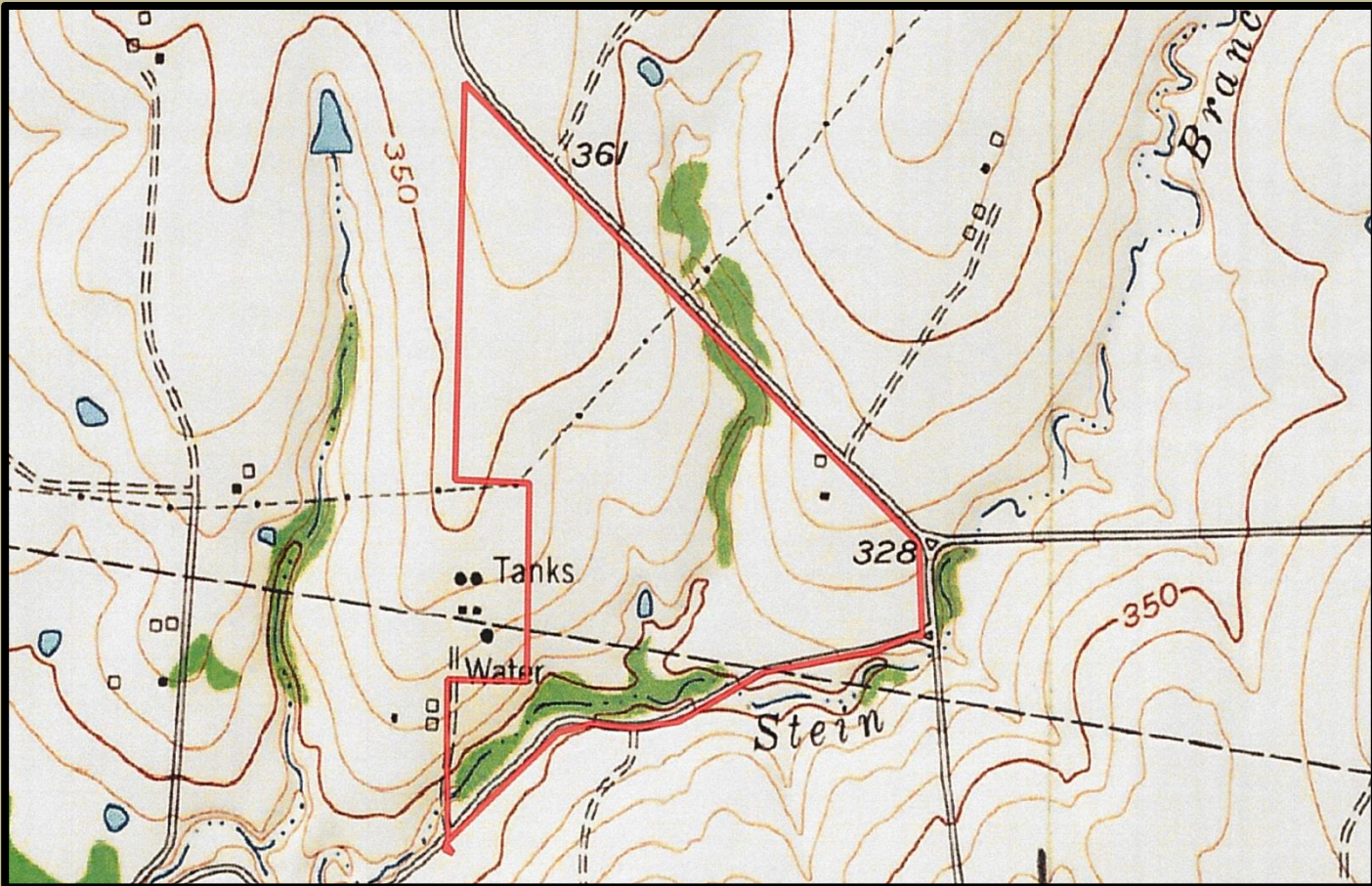
HOME LISTING

Address of Home:		1528 Stokes Road, Fayetteville, TX 78940		Listing	98267
Location of Home:		From New Ulm-Track Rd-Left on Miller; Right onto Stokes Rd to property on left			
County or Region:		Colorado County	For Sale Sign on Property?	☒ YES	☐ NO
Subdivision:		N/A	Property Size:	92.78 Acres	
Subdivision Restricted:		☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO
Listing Price:		\$950,000.00		Home Features	
Terms of Sale				☒ Ceiling Fans No. 2 ☐ Dishwasher ☐ Garbage Disposal ☐ Microwave (Built-In) ☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric ☒ Refrigerator 1	
Cash:		☒ YES ☐ NO			
Seller-Finance:		☐ YES ☒ NO			
Sell.-Fin. Terms:					
Down Payment:					
Note Period:					
Interest Rate:		Items Specifically Excluded from The Sale: LIST:			
Payment Mode:		☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		All of seller's personal property located in and around said	
Balloon Note:		☐ YES ☐ NO		92.78 Acres	
Number of Years:					
Size and Construction:		Heat and Air:			
Year Home was Built:		1913, Restored in 1925		☐ Central Heat ☐ Gas Electric ☐ # Units: _____ ☐ Central Air ☐ Gas Electric ☐ # Units: _____ ☐ Other: ☐ Fireplace(s) ☒ Wood Stove ☒ Water Heater(s): ☐ Gas ☒ Electric	
Lead Based Paint Addendum Required if prior to 1978:		☒ YES			
Bedrooms:	6	Bath:	1		
Size of Home (Approx.)		2,595		Living Area	
				Total	
Foundation:		☐ Slab ☒ Pier/Beam ☐ Other			
Roof Type:		Lead		Year Installed: 1925	
Exterior Construction:		Wood		Utilities:	
				Electricity Provider: Bluebonnet Electric	
				Gas Provider: Private	
				Sewer Provider: Septic Tank & flow lines	
				Water Provider: Water Well	
				Water Well: ☒ YES ☐ NO Depth: Unknown	
				Year Drilled: Unknown	
				Average Utility Bill: Monthly: \$50.00 +/-	
Room Measurements:		APPROXIMATE SIZE:		Taxes:	
Living Room:				2015 Year	
Dining Room:				School: \$949.81	
Kitchen:		12 x 12		County: \$391.34	
Family Room:		2- x 19		FM/Rd/Br:	
Utility:				Hospital:	
Bath:		13 x 15		CC GCD \$10.15	
		☒ Tub ☒ Shower		Taxes: \$1,351.30	
Bath:				School District: Columbus I. S. D.	
		☐ Tub ☐ Shower		Additional Information:	
Bath:				Iron wood stove is included	
		☐ Tub ☐ Shower		washer and dryer are included	
Bedroom:		14 x 14 10 x 14			
Bedroom:		14 x 14 upstairs 15 x 14			
Bedroom:		17 x 12 16 x 12			
Bedroom:					
Other:					
Garage:		☒ Carport: ☐ No. of Cars: 2			
Size:		☐ Attached ☒ Detached			
Porches:					
Front: Size:		8 x 20 Covered			
Back: Size:		6 x 12			
Deck: Size:		☐ Covered			
Deck: Size:		☐ Covered			
Fenced Yard:		yes			
Outside Storage:		☒ Yes ☐ No Size: various outbuildings and barns			
Construction:		Metal			
TV Antenna		☐ Dish ☐ Cable ☐			

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T. JEFFERSON SURVEY
A-363

HOWARD MCELROY SURVEY
A-32



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