

## SCHULTZ FARM



### 1528 STOKES RD. FAYETTEVILLE TX

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





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!!







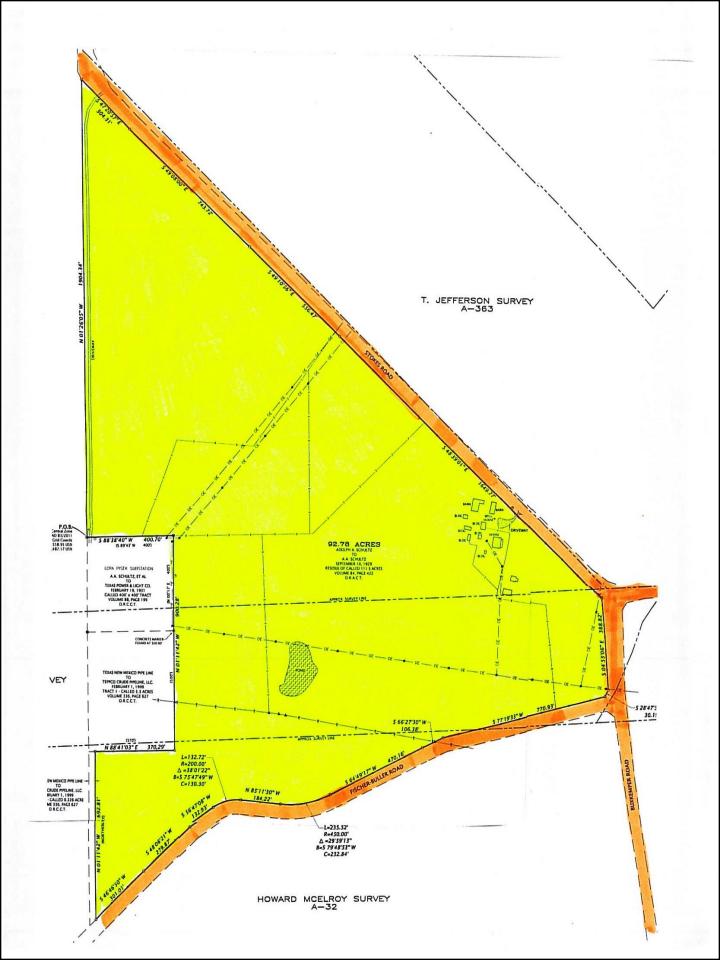


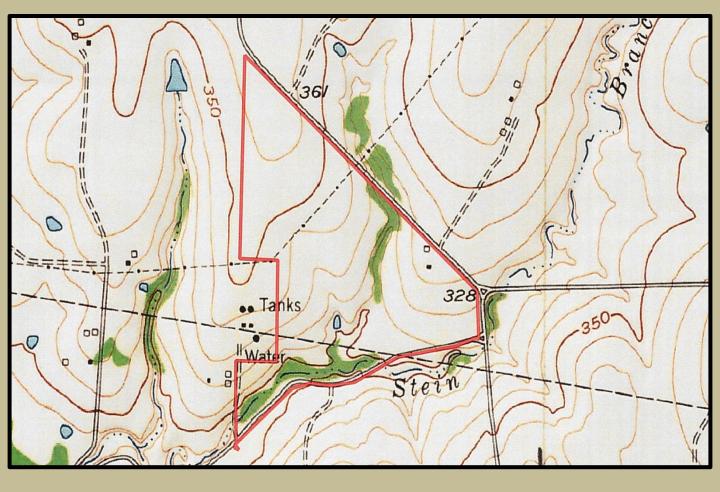




			LOT	OR ACRE	EAGE LISTI	NG_				
Location of Property: From New Ulm: Track Rd-Left on N			Left on Mille							
Address of I		1528 Stokes Road, Fayetteville, 7		TX 78940		Road Frontage:		ional Information		
County:		Colorado Co. Paved Road:			✓ YES □ NO	For Sale Sign on Propert	y? ✓ YES	□ NO		
Subdivision:		N/A			Lot Size or Dimensions: 92.78 Acres			S		
Subdivision	Restricted:	☐ YES	✓ NO	Mandatory	Membership in Pr	operty Owners' Assn.	☐ YES	✓ NO		
Number of	Acres:	92.78 Acre	es		Improvements on Property:					
Price per A	cre (or)				Home: ✓ YES NO See HOME listing if Yes					
Total Listin		\$950,000.0	00		Buildings:	2 Garages				
Terms of S		<del>4000,000</del> 10			Danain igo:	Z Garages				
	Cash:		✓ YES	□NO	Barns:	One Metal Barn				
	Seller-Finance:		☐ YES	✓ NO	Dairio.	One metal Barri				
	SellFin. Tern	ns:			Others:	ners: Old Outbuildings				
	Down Payment:			<b>'</b>	outoro.					
	Note Period:									
	Interest Rate	):			% Wooded:		20%			
	Payment Mo	de: ☐ Mo.	Qt. Ann.		Type Trees:	Tallow and Oak				
	Balloon Note		□NO		Fencing:	Perimeter	✓ YES	□ NO		
			mber of Years:			Condition:		meadow not fenced)		
						Cross-Fencing:	✓ YES	□NO		
Property Ta	axes:	Year:		2015		Condition:	Fair			
School:	\$			949.81	Ponds:	Number of Ponds:	One			
County:	\$			391.34		1/2 acre				
FM/Rd/Br.:	Ψ				Creek(s):	Name(s):	Stein Brand	 ch		
Hospital:										
GCD:	\$			10.15	River(s):	Name(s):	None			
TOTAL:	\$			1,351.30						
Agricultural	Exemption:	✓ Yes	☐ No		Water Well(s	s): How Many?	One			
School Dist	trict:	Columbus		I.S.D.	Year Drilled: Unknown Depth: Unknow					
Minerals an	nd Royalty:				Community Water Available: ☐ YES ✓ NO					
Seller believes	100%			*Minerals	Provider:					
to own:	100%			*Royalty	Electric Serv	vice Provider (Name	<u>e):</u>	Bluebonnet		
Seller will	Negotiable			Minerals	Electric Coop	Electric Cooperative				
Convey:	Negotiable			Royalty	Gas Service	S Service Provider Priva				
Leases Affe	ecting Prope	erty:			Septic Syste	m(s): How Many:	One			
Oil and Gas Le	ase: Yes		✓ No							
Lessee's Name	<b>:</b> :				Soil Type:	Dark				
Lease Expiration	on Date:				Grass Type(s):	Native				
				1	Flood Hazard	Zone: See Seller's D	isclosure or	to be		
Surface Lease:	☐ Yes		✓ No					rmined by survey		
Lessee's Name					•	n to Property:	New Ulm T	X		
Lease Expiration				_	Distance:					
Oil or Gas			Yes	✓ No	Driving time from		1.5 hours			
	Affecting Pr		Name(s):			ally excluded from the		All of Sellers'		
Pipeline:					and Occupants personal property in and around said					
Roadway:					92.78 Acres					
Electric:	Texas Power & Light; Bluebonnet Electric Co-C			ric Co-Op	Additional Information:  * Road Frontage:					
Telephone:					Stokes Road:					
Water:	Fischer-Buller Road: 2,664.51'									
Other:						11/ 14/11 : 2 = = =				
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, Fayettevil			lle, TX 78940			Listing 98267		
Location of Home:					ller; Right onto Stokes Rd to prope					
County or Region:		Colorado (	Colorado County			For Sale Sign	on Property?	✓ YES		NO
		NA				Property Size:			cres	
Subdivision Restricted:		☐ YES	✓ NO	Mandatory M	embership in	Property Ow	ners' Assn.	☐ YES		NO
Listing Pric	e:	\$950,000.0	00	,	Home Fea					
Terms of S	_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			V	Ceiling Far	ns No.		2	
Cash:		✓ YES	□ NO			Dishwashe				
Seller-Finan	ice:	☐ YES ☑ NO			Garbage Disposal					
SellFin. Terr						Microwave (				
Down Paym						Kitchen Ran	☐ Gas	<b>☑</b> Ele	ctric	
Note Period					V	Refrigerato	1			
Interest Rate					Items Specifically Excluded from The Sale			_		
Payment Mo		☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.			All of seller's personal property located in and around the seller's personal property located in a seller's personal				ound said	
Balloon Note		YES NO			92.78 Acres					
Number of \					02.10 A0103					
ranibol of	i ouro.				Heat and	Δir·				
Size and Co	onstruction:					Central Heat		Electric		# Units:
Year Home		1013 Pos	tored in 19	25		Central Air	Gas	Electric	_	# Units:
	int Addendum Red			✓ YES		Other:	□ Gas	Liectiic	_ "	Offics
	6	Bath:	1			Fireplace(s	s)			
Size of Home	_	Batin.		Living Area	<u> </u>	Wood Stov				
OIZC OF FIOTIC	(прргод.)			Total	· ·	Water Heate		Gas	✓ Ele	actric
Foundation:	☐ Slab ☑ Pier/E	Ream □ Oth		Total		vvalor ricate	51(3).	□ Gas	LIC	scu ic
Roof Type:		cam 🗀 our	Year Installed:	1925	Utilities:					
Exterior Cor		Wood	Tear IIIstaneu.	1020	Electricity	Provider:		Bluebonn	ot Flor	etric
LACTION CON	isti dottori.	VV 000			Gas Provid			Private	St Lieu	ti iC
Room Meas	surements:	APPROXIM	IATE SIZE:		Sewer Prov			Septic Ta	nk & fl	ow lines
Living Room:	sur ciricints.	ALLICANI	IAI L SIZL.		Water Prov			Water We		JW IIIIe3
Dining Room:						Vater Well: ✓ YES ☐ NO Depth:				
Kitchen:	12 x 12				vater vven.					
Family Room:					Year Drilled: Unknown  Average Utility Bill: Monthly: \$50.00 +/-			74411		
Utility:	Z- X 15				Average of	unity Din.	IVIOTITITY.	ψ50.00 1	/-	
Bath:	13 x 15		<b>✓</b> Tub	✓ Shower	Taxes:		2015	Vear		
Bath:	10 X 10		Tub	Shower	School:		2013	1 Cai		\$949.81
Bath:	Tub Shower County:							\$391.34		
Bedroom:	14 x 14	10 x			FM/Rd/Br:					ψ551.54
Bedroom:	14 x 14 upst				Hospital:					
Bedroom:	17 x 12				CC GCD					\$10.15
Bedroom:	17 x 12 16 x 12				Taxes: \$1,351.30					
Other:					School Dis			Columbu	ıc I S	-
	Carport:	No. of Coro	2		SCHOOL DIS	Sti ict.		Columbe	3 1. 0	. Б.
Size:	Carpon.	No. of Cars:	Attached	Detached	Additional	Informatio	n.			
Porches:			— Attached	Detached						
	8 x 20 Covered			Iron wood stove is included washer and dryer are included						
Back: Size:		eu			washer and	ulyel ale	IIICIUUEU			
				Covered						
Deck: Size: Deck: Size:				<ul><li>☐ Covered</li><li>☐ Covered</li></ul>						
	V/00			Covered						
Fenced Yard: Outside Stor		No Sizza	various cuthui	Idings and harra						
			various outbul	Idings and barns						
TV Antenna	Construction:	Metal Dish	C	able 🗆						
					TE COMP	A NIV AAII I	CO PROI	/ED IF F	HVE	D IC
BILL	JOHNSON A								UTE	K 13
	ACCO	WPANIED	BY HIS O	R HER AGE	NI AI AL	L PROPE	KIY SHOV	WINGS.		









#### Information About Brokerage Services

Texas law requires all real estate license holders 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 L.L.C.	9004851	kzapalac@bjre.com	(979) 865-5969		
Licensed Broker/Broker Firm Name ( Primary Assumed Business Name	or License No.	Email	Phone		
William R. Johnson, Jr.	127410	billjohnson@bjre.com	(979) 865-5969		
Designated Broker of Firm	License No.	Email	Phone		
William R. Johnson, Jr.	127410	billjohnson@bjre.com	(979) 865-5969		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone		
Sales Agent/Associate's Name	License No.	Email	Phone		
В	uyer/Tenant/Seller/Landlord Initia	als Date			
Dogulated by the Tayon Deal Catal					

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Fax:979 865 5500

IABS 1-0 IABS Forms (New)

TAR 2501

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#### **1528 STOKES ROAD-FAYETTEVILLE TX**

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