

# Texas Listing Service

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## Kleihege Road - Columbus 78934, Colorado County



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Real Estate**

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Office Phone: Bellville (979)  
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2636

This unimproved 6.085 acre tract is long and narrow with frontage on Cummins Creek. It has been left in it's natural state and boasts an abundance of wildlife. The property is mostly wooded. A very small section at the back of the property on the creek lies in the floodplain.

With the adjoining 40.571 acres that is currently available this would be a 47 +/- acre unique retreat in the woods of Colorado County.

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

List Price: \$91,275

ID No.: 97561

Listing Type: For Sale

Use: Farm & Ranch

Building: Land Only

Acreage: 6.09 Acres

Frontage: Gravel Road, County Road

Other Features: Water Front, Partially Wooded

Directions: From the intersection of FM 109 and McElroy Lane in Frelsburg continue on FM 1291 towards Fayetteville. Turn left onto Ehlinger Road traveling 2 miles to Kleihege Road on the right. Property is on the

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 Bellville

979-992-2636 New Ulm

www.bjre.com

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**LOT OR ACREAGE LISTING**

Location of Property: Kleihege Road Listing #: 97561  
 Address of Property: 6.085+/- ac A-14 J Cummins - No 911 Address Road Frontage: Approx 140'  
 County: Colorado Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: N/A Lot Size or Dimensions: 6.085 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 6.085+/- ac.**Price per Acre (or)** \$15,000.00**Total Listing Price:** \$91,275.00**Terms of Sale:**

Cash: ☒ YES ☐ NO  
 Seller-Finance: ☐ YES ☒ NO  
 Sell.-Fin. Terms:  
 Down Payment:  
 Note Period:  
 Interest Rate:  
 Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.  
 Balloon Note: ☐ YES ☐ NO  
 Number of Years:

**Property Taxes:** Year: 2015

School: \$6.78

County: \$2.08

FM/Rd/Br.: \$0.07

GWCD \$0.07

Hospital \$9.65

TOTAL: \$9.65

Agricultural Exemption: ☐ Yes ☒ No**School District:** Columbus I.S.D.**Minerals and Royalty:**

Seller believes Unknown \*Minerals  
 to own: Unknown \*Royalty  
 Seller will Negotiable Minerals  
 Convey: Negotiable Royalty

**Leases Affecting Property:**Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

**Oil or Gas Locations:** ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline:

Roadway:

Electric: San Bernard Electric CoOperative

Telephone:

Water:

Other:

**Improvements on Property:**Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings:

Barns:

Others:

% Wooded: 60-70%

Type Trees: Oaks, Pecan and Yaupon

**Fencing:** Perimeter ☐ YES ☒ NO

Condition:

Cross-Fencing: ☐ YES ☐ NO

Condition:

**Ponds:** Number of Ponds: None

Sizes:

**Creek(s):** Cummins Creek**River(s):** Name(s):**Water Well(s): How Many?** None

Year Drilled: Depth:

**Community Water Available:** ☐ YES ☒ NO

Provider:

**Electric Service Provider (Name):**

San Bernard

**Gas Service Provider**

None

**Septic System(s): How Many:** None**Soil Type:** Sand/Clay/Gravel**Grass Type(s):** Native**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey

**Nearest Town to Property:** Columbus

Distance: 13 miles

Driving time from Houston

1.5 hour

**Items specifically excluded from the sale:** All of Sellers

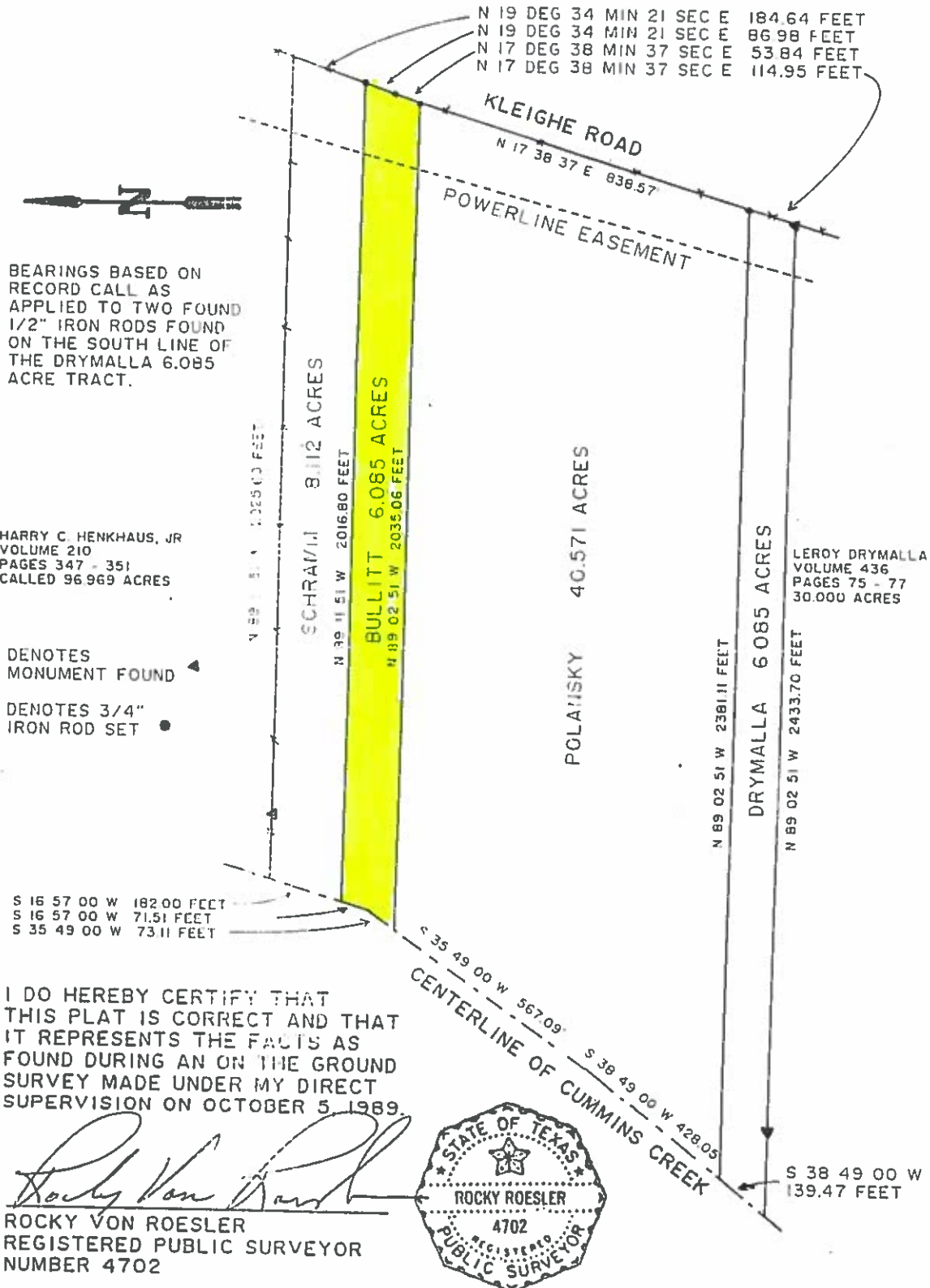
personal property located on said 6.085 acres

**Additional Information:**

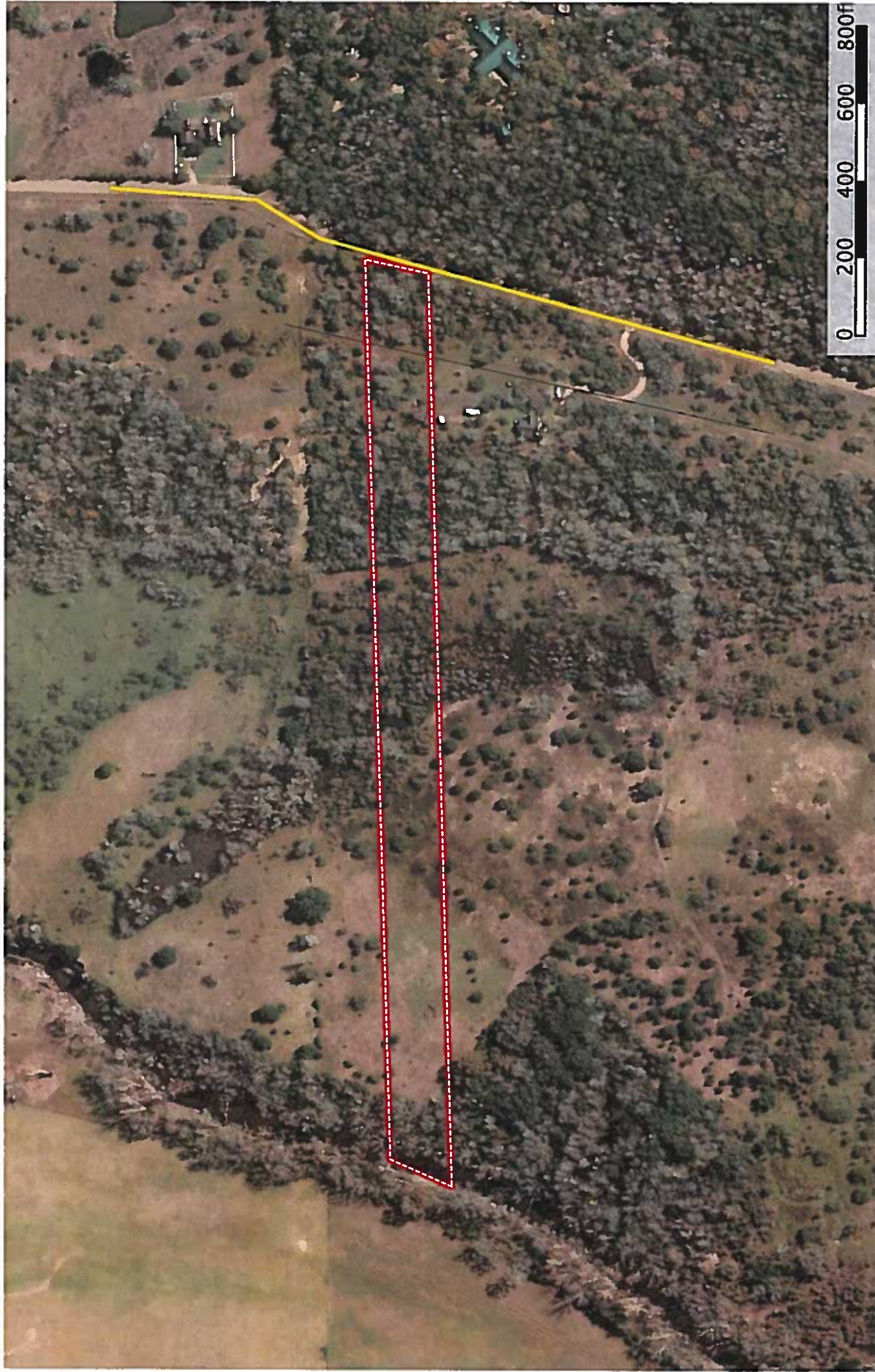
Adjoining 40+/- acres is currently for sale, call for more information.

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# COLORADO COUNTY JAMES CUMMINS SURVEY ABSTRACT 14



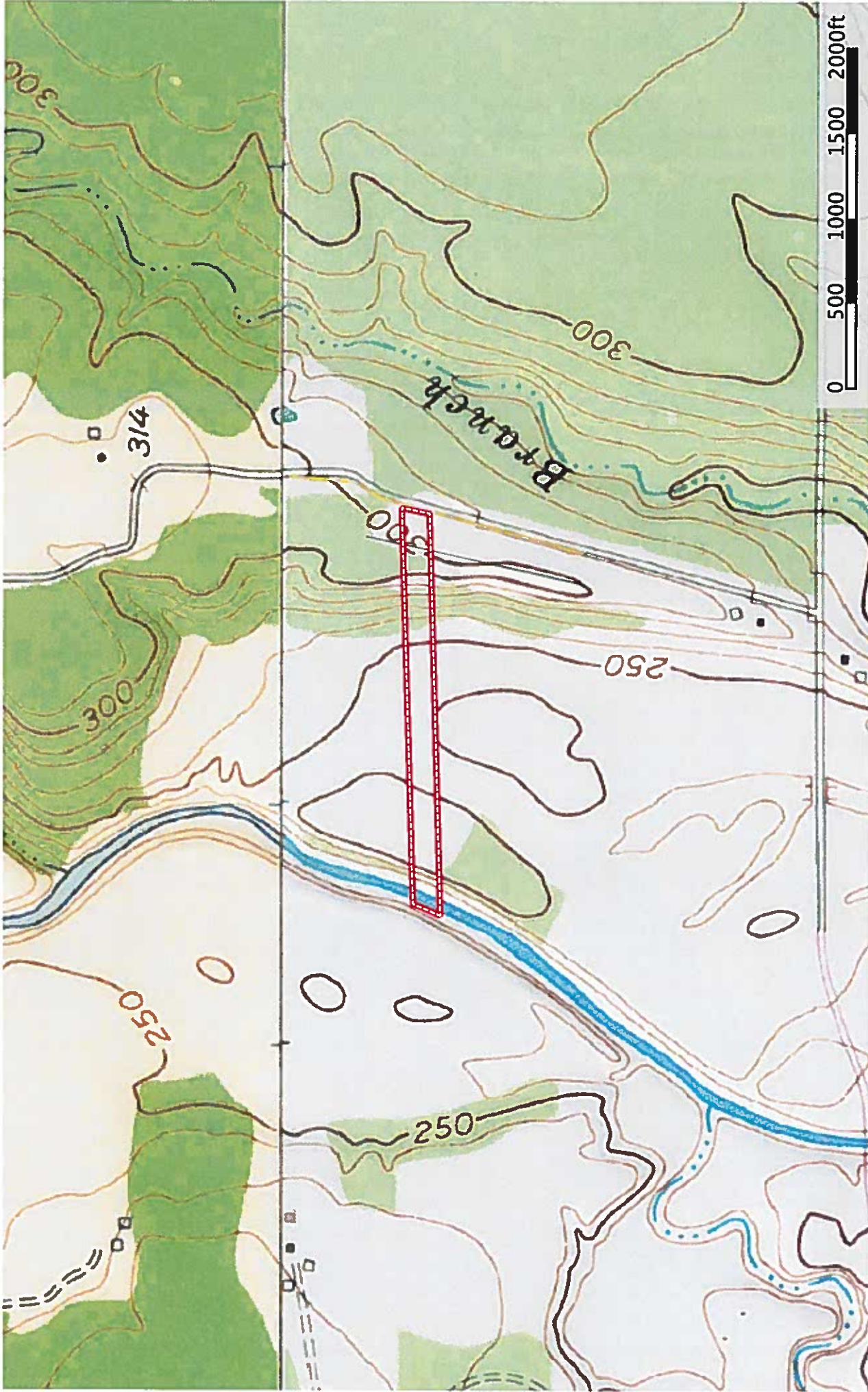
Prepared By		Drawn By: RVR	Date: 10-5-89
Rocky Von Roesler		Data Disk: 2	Desc. Disk: 2
Registered Public Surveyor		W.O. # 89022	Book 2, Page 19
Rt. 1, Box 89 Ellinger, Texas 78938 409-732-6633		GF #	
		Scale: 1 inch = 300 feet	
		Revision:	



Primary Road — Transmission Line — Boundary

# Kleihege Rd

Colorado, Texas, 6.085 AC +/-

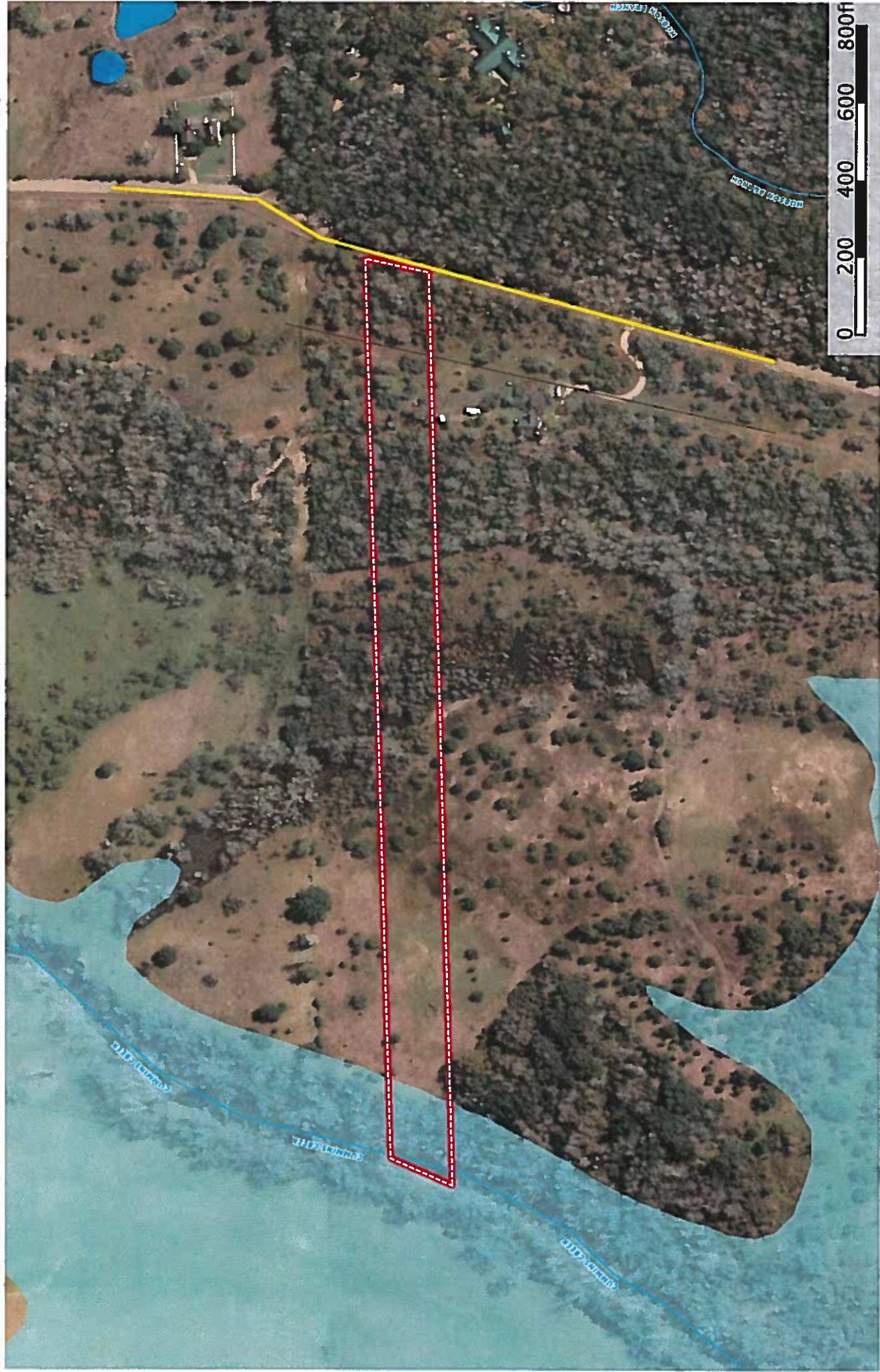


Primary Road Transmission Line Boundary

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420 E. Main Street, Bellville TX 77418

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844.932.6277 mapright.com



	100 Year Floodplain		Stream/Intermittent		Water Body		Primary Road		Transmission Line		Boundary
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The map displays a rural landscape with a dense network of roads. Major roads include FM 1291 running vertically and FM 159 running diagonally from the bottom left. Local roads are labeled with names like County Road 31, County Road 33, County Road 11, County Road 9, and County Road 10. The town of Fayetteville is located at the bottom left, and New Ulm is at the top center. A red arrow points to a specific location near the intersection of County Road 33 and County Road 11, south of County Road 31. The arrow is labeled 'Subject' in red text. Other roads shown include Star Hill Rd, Shunka Rd, Weishuhn Rd, Abel Dr, Freisburg Old New Ulm Rd, Church Ln, Dungs Rd, Cummings Creek Rd, Dvorak Rd, Rocky Hill, Kleihege Rd, Brushy Rd, Kraft Rd, N FM 1291, E State Highway 159, Sandy Ln, Rek Hill Rd, Klimak Rd, Coufal Rd, Rek Hill, Kovar Rd, Post, Oak Point Rd, Kleihege Rd, Halfmann Ln, County Road 31, Buxkemp Rd, Stokes Rd, Miller Rd, Brunel, Post Oak Point Rd, Blezinger Rd, Rinn Rd, Henkens Rd, Track Rd W, Track Rd W, and N Falls Dr.

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