



Buenaventura Ranch



For more information please contact: Bill Johnson & Associates Real Estate

420 East Main, Bellville, Texas 77418

979-865-5969 or 281-463-3791 www.bjr.com

Buenaventura Ranch

Buenaventura Ranch has numerous home sites for your dream home. Located just minutes from Bellville and only 1 hour from Houston, this ranch can be your escape. There are few places that have it all: Rolling Hills, Mature Trees, Seven Ponds, and two entrances with security gates and a custom built metal building.





This 299 acre ranch offers stunning views from the rolling hills. Pick from of the seven ponds available for fishing or swimming. Buenaventura Ranch has numerous mature trees that offer the privacy of a secluded ranch, yet located only minutes from town.







This custom party barn is not just any regular barn. The interior offers stained concrete floors, high ceilings, a workshop, gourmet kitchen and living quarters. It is the perfect place to live as you decide which home site fits your requirements. It is perfect for entertaining and hosting friends and family.





Price:	\$3,375,000
Type:	Residential (Farm-Ranch)
Address:	2083 Farm-To-Market 529
City/County:	Bellville, Austin County
Bed/Bath:	1 Bed, 1 Bath
Size/Acreage:	~4,000 Sq. Ft., ~299.79 Acres
ID No.:	71704
Status:	Active

Rarely does a beautiful property such as this come on the market. Buenaventura Ranch has numerous home sites for your dream home. Located just minutes from Bellville and only 1 hour from Houston, this ranch can be your escape. There are few places that have it all: Rolling Hills, Mature Trees, Seven Ponds, and two entrances with security gates and a custom built metal building. This custom party barn is not just any regular barn. The interior offers stained concrete floors, high ceilings, a workshop, gourmet kitchen and living quarters. It is the perfect place to live as you decide which home site fits your requirements. It is perfect for entertaining and hosting friends and family. Call for an appointment today. ***BILL JOHNSON & ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT PRESENT AT ALL PROPERTY SHOWINGS.***

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Improvements	Land Features	Other
1 Bedrooms 1 Bathrooms Approx. 4000 Sq F Single Floor Metal Exterior Metal Roof Age Range: 0-5 Yrs Well Septic Garage/Carport CHA Barns Pens	Paved Road Frontage Gravel Road Frontage County Road Frontage Farm to Market Road Frontage Agricultural Exemption Minerals Conveyed: Negotiable 2+ Acre Lake Pond Partially Wooded Rolling Sandy Soil	School District: Bellville ISD Taxes: \$1,458.31 Financing Cash Conventional
Directions: From Bellville, Travel east on FM 529 approximately 1 mile. Property is located on the right, just passed Wendt Road.		

[Map of Bellville](#) [Contact the Agent](#) [Email this Listing](#)

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

420 E. Main St., Bellville, TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

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LOT OR ACREAGE LISTING

Location of Property: Hwy 529 E / Coshatte Road Listing ID: 71704
Address of Property: 2083 FM 529/ 1990 Coshatte Rd, Bellville Road Frontage 3532.14 total both roads
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: Lot Size or Dimensions: 299.79 acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 299.79 acres**Price per Acre (or)****Total Listing Price:** \$3,375,000.00**Terms of Sale:**

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

Property Taxes:

	2011
School:	\$ 985.34
County:	\$ 306.56
FM/Rd/Br.:	\$ 114.11
Hospital:	\$ 52.30
City:	\$ -
TOTAL:	\$ 1,458.31

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

Seller believes 94.58% *Minerals
to own: 81.16% *Royalty
Seller will negotiable Minerals
Convey: negotiable Royalty

* Current title commitment to reflect mineral and royalty reservations *

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: Millenium Midstream Gas Pipeline

Roadway: _____

Electric: LCRA Transmission Line/ SBEC electric lineTelephone: SW Bell Telephone lines

Water: _____

Other: _____

Improvements on Property:Home: ☐ YES ☒ NO See HOME listing if YesBuildings: 4000 sq foot commercial building being utilized as an office/ kitchen/ residenceBarns: 1 - 30 x 50

Others: _____

Approx. % Wooded: 40%Type Trees: various oak**Fencing:** Perimeter ☒ YES ☐ NOCondition: goodCross-Fencing: ☒ YES ☐ NOCondition: good**Ponds:** Number of Ponds: 7 ponds and lakes

Sizes: _____

Creek(s): Name(s): none**River(s):** Name(s): none**Water Well(s): How Many?** 1Year Drilled: 2008 Depth unknown**Community Water Available:** ☒ YES ☐ NOProvider: Austin Co Water Supply**Electric Service Provider (Name):** _____

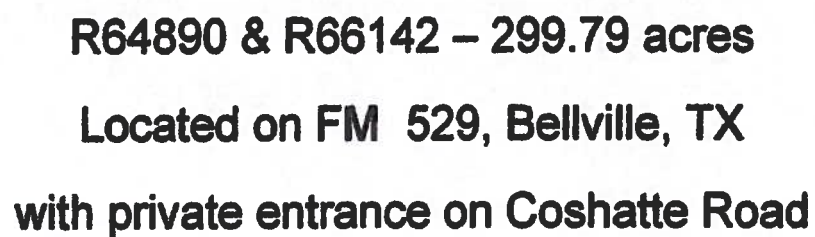
San Bernard Electric Coop

Gas Service Provider (Name): _____

Private

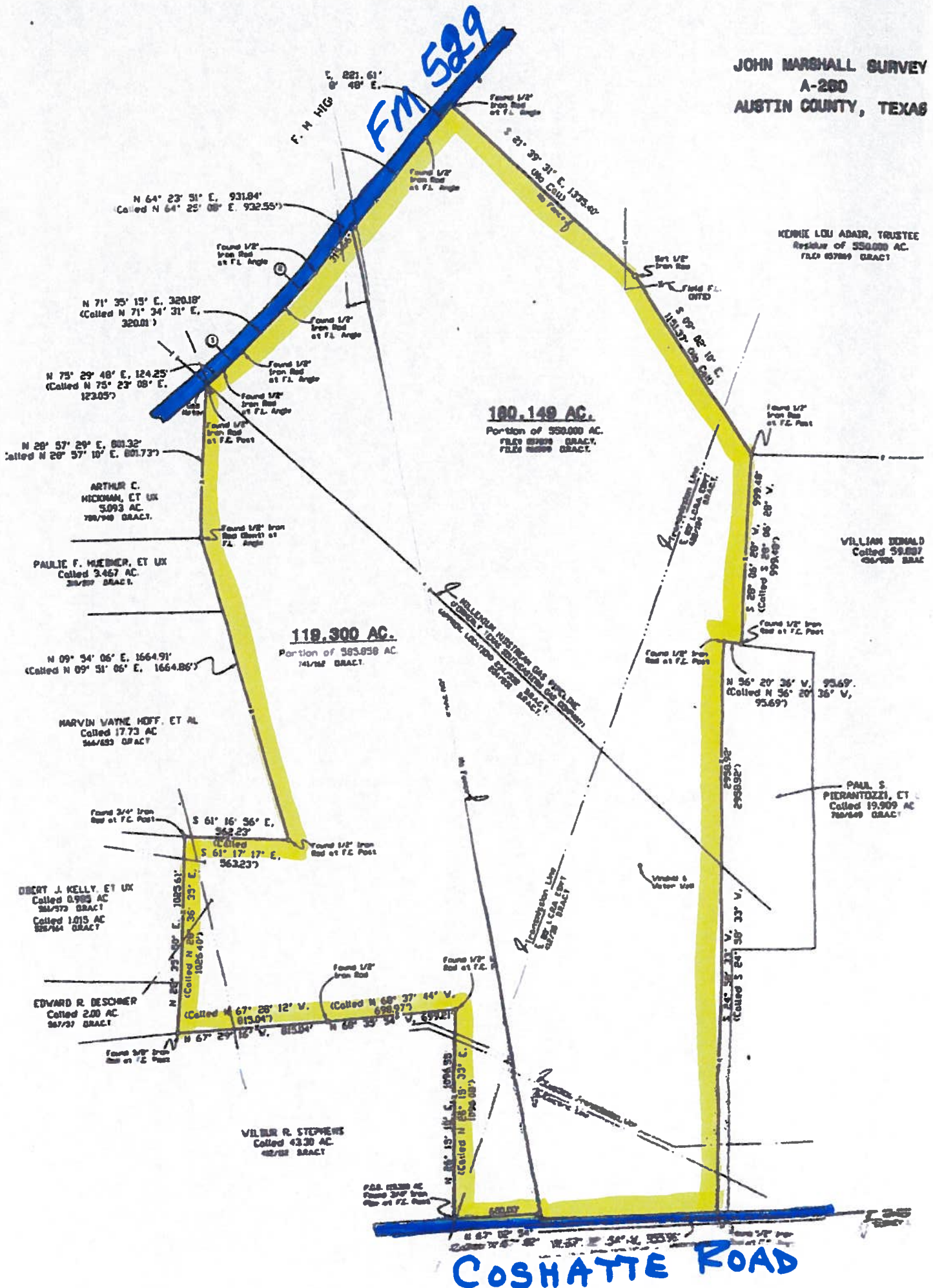
Septic System(s): How Many: yesYear Installed: 2008**Soil Type:** sandy loam**Grass Type(s):** native**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** BellvilleDistance: 1 milesDriving time from Houston 1 hour**Items specifically excluded from the sale:** sellers personal property, feeders, deer blinds, pens, chutes**Additional Information:** paved road frontage1,976.18 feet on FM 5291,555.96 feet on Coshatte Road3,532.14 feet total road frontage

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



with private entrance on Coshatte Road

JOHN MARSHALL SURVEY
A-260
AUSTIN COUNTY, TEXAS





Farm-To-Market Rd 529

Diamond G Rd

Chickadee Ln

E Hacienda St

Coshatte Rd

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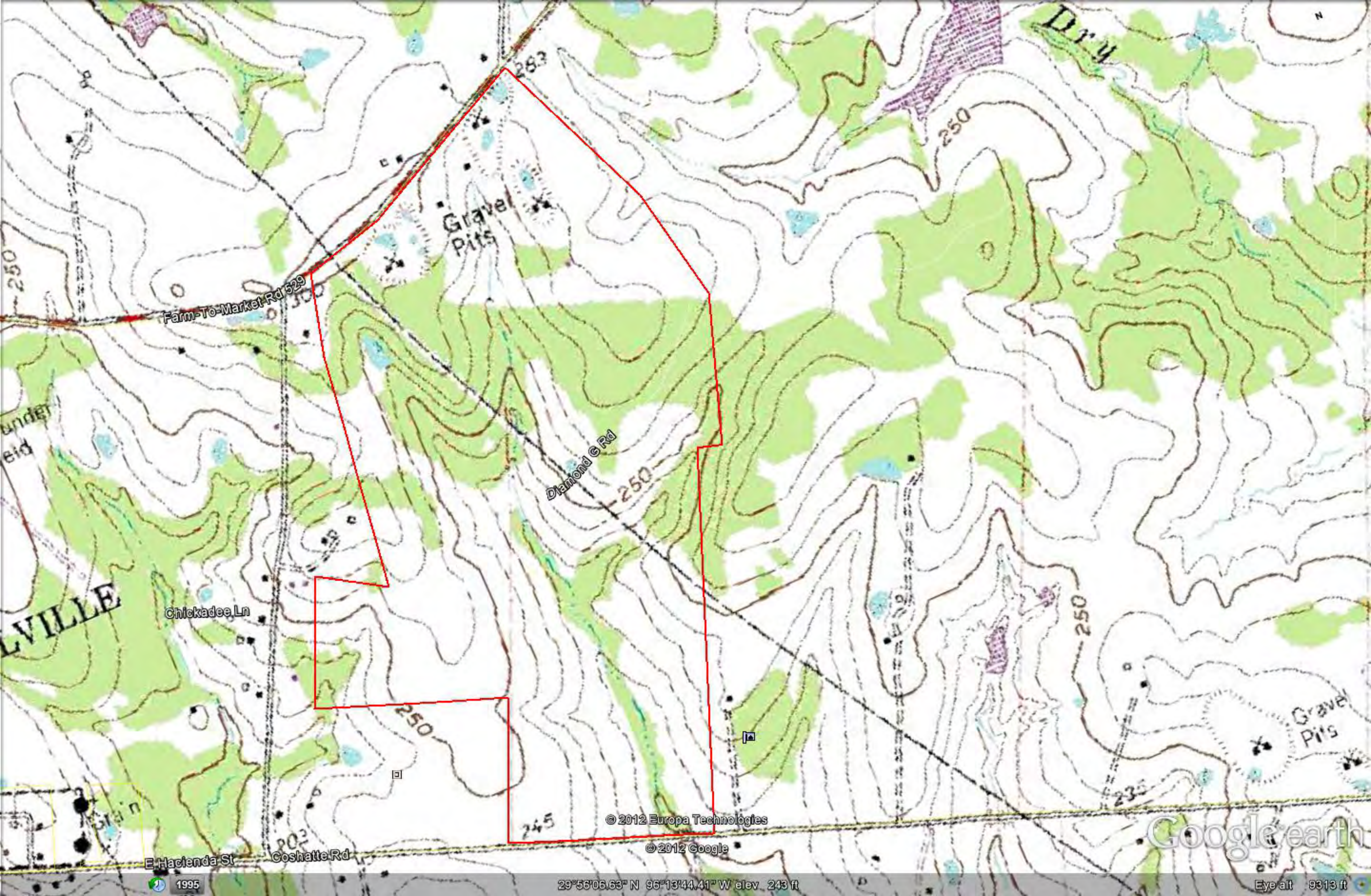
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Google earth

Imagery Date: 1/27/2011 1995

29°56'06.63" N 96°13'44.41" W elev 243 ft

Eye alt 9313 ft



Farm-To-Market Rd 529

Gravel pits

Diamond C Rd

Chickadee Ln

LVILLE

Gravel pits

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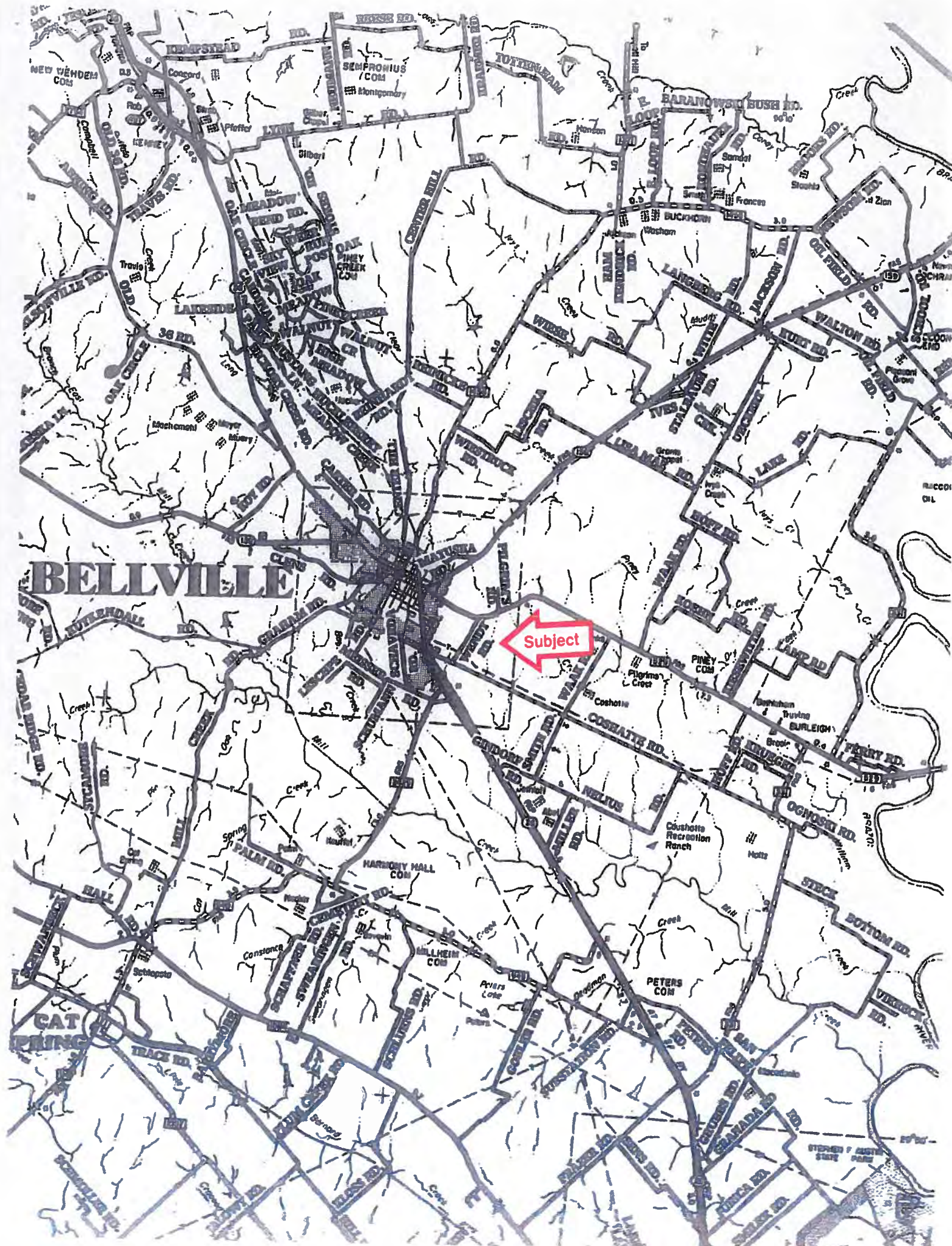
Google earth

E Hacienda St
Coshatte Rd

1995

29°58'06.63" N 96°13'44.41" W elev 243 ft

Eye alt 9313 ft



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

* **Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

** **If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TREC No. OP-K

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