



Arning Road Farm



6389 Arning Rd. Bellville

***71+/- Acres *Barns *2 Ponds**

***Custom 4 BR/2.5B Home**

***4000+/- sq ft living space**

***Bellville Schools**

***Austin County**



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**Bill Johnson & Associates
Real Estate**

Since 1970

If you are looking for a view you have found it! This 3886 square foot, 4 bedroom, custom designed, energy efficient home sits on top of a hill and offers a spectacular 360 degree view of the surrounding countryside. The property is approximately 3000 feet deep and has 2008.76 feet of road frontage. The fields have been developed with horses and cattle in mind by planting Coastal and Jiggs Bermuda grasses and about 9 acres of native blue stem grasses.



The home interior is as spectacular as the outside view. A large chef's kitchen is equipped with all Viking 6 burner range, multi-speed vent hood and built-in double ovens. A top of the line Bosch dishwasher, a built-in SubZero side-by-side refrigerator/freezer and a very large island with bar sink further complement the kitchen. Custom cabinets have pull out drawers in the lower level. The counters are granite with custom back splash; most floors throughout the first floor are Brazilian Cherry, with the master bedroom (down) and the entire second floor being high grade carpet. All the bathrooms and the utility room are porcelain tile. Master Bath has marble counter top and the upstairs bath has granite counter top. This home is blessed with large walk-in closets and more than ample storage space. A structurally reinforced safe room (for storms) will provide your family with peace of mind. The family room offers a cozy, custom fireplace with outside ash pit along with a custom built entertainment center. The dining room is open and offers a fabulous 20-mile view to the southeast. The spacious master bedroom has his and her walk-in closets. The home has three additional bedrooms and an extremely large media room/ office. Three-foot wide solid core doors provide convenient access. Every room in the house has a phenomenal view!





The comfort of two large wrap around porches offers a place to sit and relax year round. The back porch has a large flagstone patio for the bar-b-que pit or a fire pit. Mature professionally landscaped flower beds along with thirty-nine planted trees are easy to keep with the built in automated sprinkler system.

With a 60' by 60' metal barn, a cedar barn and an oversized three car garage, there is plenty of extra storage. However, if more is needed, the upper level of the garage and the storage above the workroom in the barn is trussed and floored.



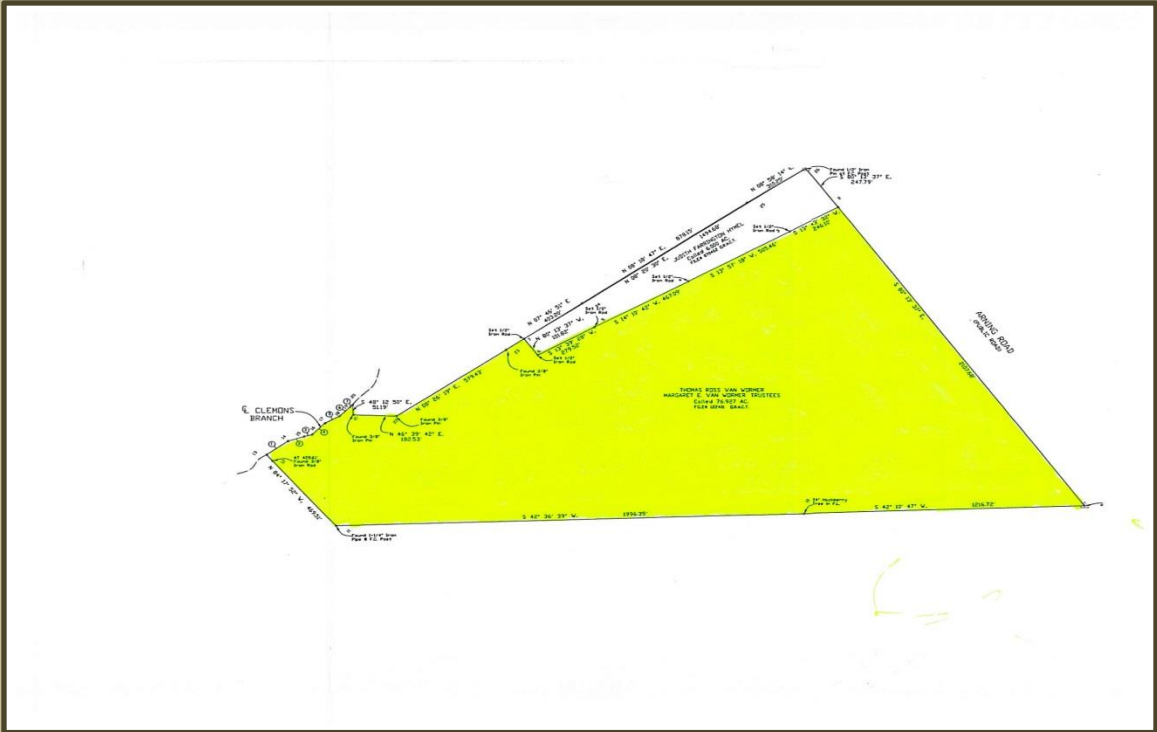
ARNING ROAD FARM - ACREAGE

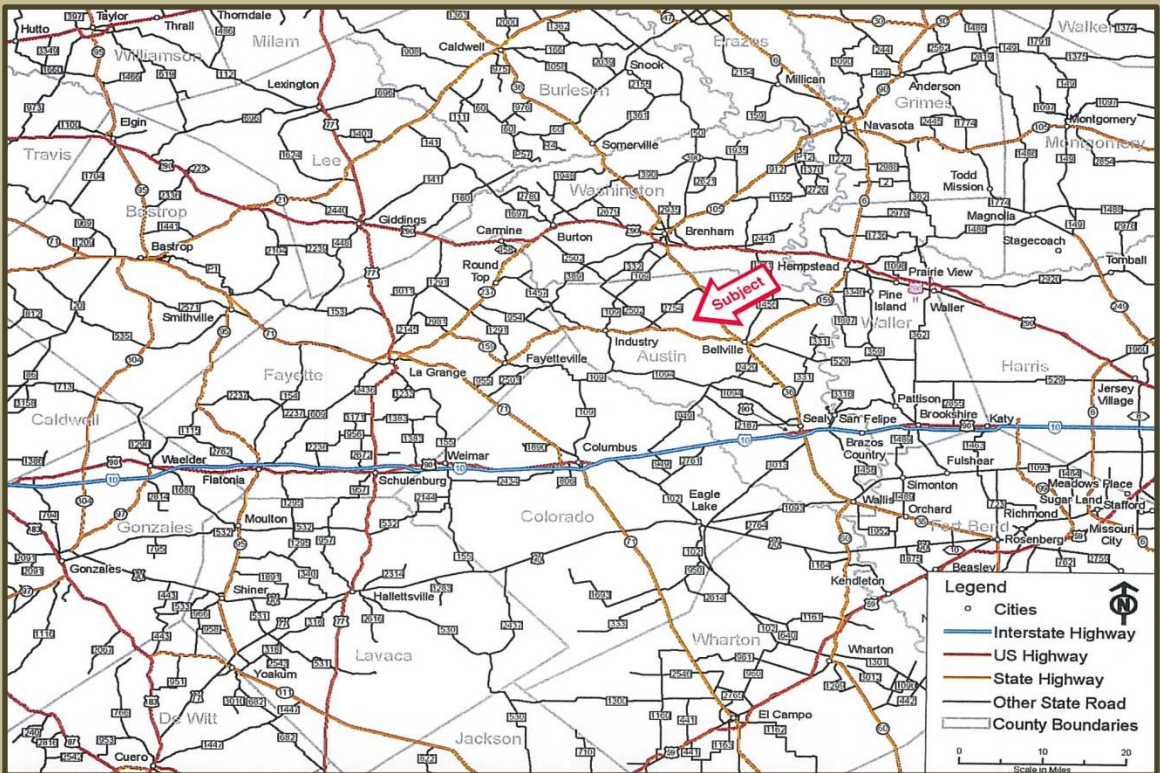
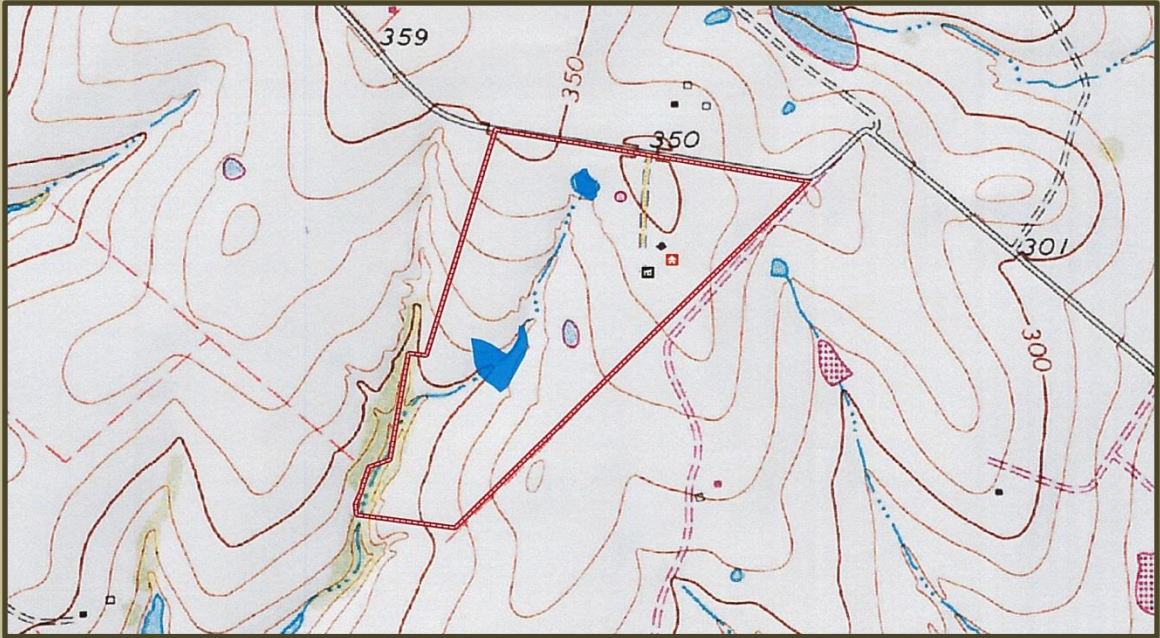
Location of Property:	Bellville*Hwy. 36N*left on Old Hwy. 36*Left on Arning Rd. to property			Listing #:	103706
Address of Property:	6389 Arning Road, Bellville, TX 77418			Road Frontage:	Approx. 1,860' +/- on Arning Road
County:	Austin County	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	N/A			Lot Size or Dimensions:	70.927 Acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO		
Number of Acres:			Improvements on Property:		
70.927 Acres					
Price per Acre (or)			Home: ☒ YES ☐ NO See HOME listing if Yes		
Total Listing Price:			Buildings: Well House - Restored 2011		
\$2,875,000.00					
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:	\$	3,224.32			
County:	\$	1,269.72			
FM/Rd/Br.:	\$	470.36			
Hospital:	\$	175.78			
City:	N/A				
TOTAL:	\$	5,140.18			
Agricultural Exemption:	☒ Yes ☐ No				
School District:	Bellville	I.S.D.			
Minerals and Royalty:					
Seller believes	100%	*Minerals			
to own:	100%	*Royalty			
Seller will	None	SELLER WILL CONVEY		Minerals	
Convey:	None	SURFACE CONTROL		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:					
Pipeline:	None				
Roadway:	None				
Electric:	San Bernard Electric Co-op.				
Telephone:					
Water:	None				
Other:					
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS					
ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.					

ARNING ROAD FARM - HOME

Address of Home:		6389 Arning Road, Bellville, TX 77418				Listing		103706	
Location of Home:		Bellville* Hwy. 36 N*L on Old Hwy. 36*Left on Arning Road to property							
County or Region:		Austin County				For Sale Sign on Property?		☒ YES ☐ NO	
Subdivision:		N/A				Property Size:		70.927 Acres	
Subdivision Restricted:		☐ YES ☒ NO		Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO			
Listing Price:		\$2,875,000.00				Home Features			
Terms of Sale						☒ Ceiling Fans No. 8			
Cash:		☒ YES ☐ NO		☒ Dishwasher - Bosch					
Seller-Finance:		☐ YES ☒ NO		☒ Garbage Disposal					
Sell.-Fin. Terms:						☒ Microwave (in pantry)			
Down Payment:						☒ Kitchen Range (Built-In)		☒ Gas ☒ Electric	
Note Period:						☒ Refrigerator		Sub Zero	
Interest Rate:						Items Specifically Excluded from The Sale: LIST: All Farm Equipment,			
Payment Mode:		☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		All area rugs, curtains in upstairs bedrooms, weather station,					
Balloon Note:		☐ YES ☐ NO		equipment in shop in barn including cabinets, presses, grinders,					
Number of Years:						vices, custom shower head in M. bath, outdoor cooking eqpt.			
Size and Construction:						Heat and Air:			
Year Home was Built:		2006				☒ Central Heat ☒ Gas Electric ☐ # Units: 2			
Lead Based Paint Addendum Required if prior to 1978:		☐ YES				☒ Central Air ☐ Gas Electric ☒ # Units: 2			
Bedrooms: 4		Bath: 2 1/2				☐ Other:			
Size of Home (Approx.)				3,886 Living Area		☒ Fireplace(s)		with ash pit	
				Total		☐ Wood Stove			
Foundation:		☒ Slab ☐ Pier/Beam ☐ Other				☒ Water Heater(s): 2		☐ Gas ☒ Electric	
Roof Type:		50-year Impact resistant comp.		Year Installed:		2014		Utilities:	
Exterior Construction:		Hardy Plank				Electricity Provider:		San Bernard Electric Co-op.	
						Gas Provider: Propane:		Fayetteville Propane	
Room Measurements:		APPROXIMATE SIZE:				Sewer Provider:		Septic	
Living Room:		11.3' x 13.5'				Water Provider:		Well	
Dining Room:		12' x 12'				Water Well:		☒ YES ☐ NO Depth: 350', 510', 35'	
Kitchen:		16.5' x x 16.5'				Year Drilled:		2003, 1960, Unk.	
Family Room:		20' x 19'				Average Utility Bill:		Monthly: \$225. +/-	
Utility:		11' x 8'							
Master Bath:		18' x 10.5'		☒ Tub ☒ Shower		Taxes:		2015 Year	
Upstairs Bath:		8.9" x 9'		☒ Tub ☒ Shower		School:		\$3,224.32	
Powder Rdm:		5' x 5'		☐ Tub ☐ Shower		County:		\$1,269.72	
Master Bdrm:		18' x 15'				FM/Rd/Br:		\$470.36	
Bedroom:		10.5' x 13'				Hospital:		\$175.78	
Bedroom:		17' x 13.5'				City:		N/A	
Bedroom:		18.3' x 15'				TOTAL:		\$5,140.18	
Other:		See Additional Information:				School District:		Belville I. S. D.	
Garage: ☒		Carport: ☐		No. of Cars: 3 car		Additional Information:			
Size: 31' x 31'		☐ Attached ☒ Detached		Entry: 10.5" x 8' Entertainment Room: 31.5' x 21'					
Porches:						254 sq. ft. Storage Area-Controlled temperature			
Front: Size:		382 sq.ft. - Covered							
Back: Size:		388 sq.ft. - Covered							
Deck: Size:		☐ Covered				Kitchen Range is a gas Viking 6-burner with double			
Deck: Size:		☐ Covered				electric oven and large vent hood			
Fenced Yard:		Invisible Fence System				Professionally engineered foundation and truss system,			
Outside Storage: ☐ Yes ☒ No		Size:				Reinforced safe room, Anderson low-E double pane windows			
Construction:						and doors throughout, Brazilian cherry hardwood floors down;			
TV Antenna ☐		Dish ☒		Cable ☐		carpet in Master bedroom and upstairs, large closets, lots of storage			

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



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

WWW.BJRE.COM