

## RIVER OAKS COLORADO COUNTY, TX



## 1704 Sealy Rd. Sealy TX

- \*14.303 Wooded Acres \*1 Pond
- \*Main Home, Guest Quarters
- \*2340+ sq ft Living Space
- \*Metal Party Barn 42' x 115'
- \*San Bernard River frontage









The magnificence and the abundance of the mighty oaks seen upon arriving at this property quietly demand attention. They are simply breath-taking! Beyond that first glimpse, once inside the gated entrance, the Stone main home consisting of a master bedroom and bath, kitchen, a combined living/dining room, office and mudroom comes in to view and connects via a covered breezeway to the guest quarters. The guest quarters features 2 bedrooms and a full bath. These meticulously maintained living spaces with generous covered porches are just the beginning. A stone's throw, near the outdoor seating area and fire pit, you find a 4,700 sq. ft. Party Barn designed for pure enjoyment and entertaining. But wait, there's more..... The south-eastern boundary of this 14.303 acre property is the San Bernard River, a live river that provides perfect serenity. All of this is conveniently located an hour from downtown Houston.











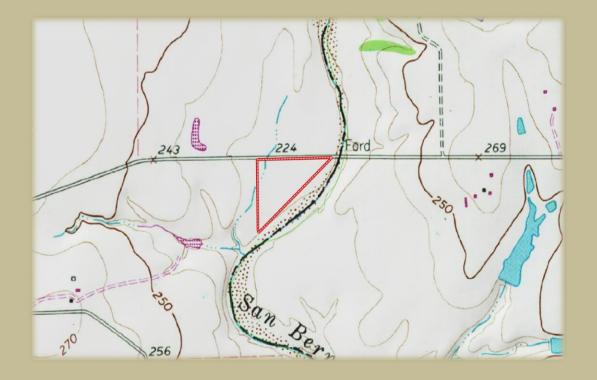
RIVER OAKS - COL DRAIS - COLORIDO CONTY. TX  RIVER OAKS - COLORADO COUNTY. TX  Location of Property:							S TO THE ACCURACY O					
Location of Property:    Address of Property:   1704 Sealy Rd. Sealy TX 77474   Address of Property:   Colorado	VIIIII	LOT TO THE O						TOTERTI DEC	ONDED FIERCIN.			
Address of Property:	Location of	Proporty:						Licting #:	102504			
County:						Jai Spring Ru,2.4						
Subdivision: NVA		r toperty.		rku. Sealy IX / /		VES NO	· · · · · · · · · · · · · · · · · · ·					
Subdivision Restricted:					raveu Roau.							
Number of Acres: Price per Acre (or) Total Listing Price: Cash: Cash: Down Payment: Note Period: Interest Rate: Payment Mode:			-	TA NO	Mandatary							
Price per Acre (or)	Subdivision	Restricted.	LITES	INO	iviaridatory i	viembersnip in Pr	operty Owners Assn.	L IES	INO			
Buildings:   Well House   State   St	Number of	Acres:	14.3030			Improveme	nts on Property:					
Buildings:   Well House   Sets   Terms of Sale:   YES   NO   Sets   Sets   NO   Sets   NO   Sets   Sets   NO   Sets   Sets   NO   Sets   Sets   Sets   NO   Sets   Se	Price per	Acre (or)				Home:	YES NO					
Terms of Sale:  Cash: Cash: Seller-Finance: PES VES NO Sell-Fin. Terms: Down Payment: Note Period: Interest Rate: Payment Mode: Payment Mode: Balloon Note: VES NO Number of Years: Property Taxes: Year: Property Taxes: Year: Property Taxes: Year: Pond: School: S3,374.55 County: S1,297.34 Co. GCD: S29.25 County: S29.25 Coun			\$785,000,0	າດ		1						
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Selle-Finance:	1011110 01 0			<b>₩</b> YES	□ NO	Barns:	Party Barn					
SellFin, Terms: Down Payment: Note Period: Interest Rate: Payment Mode: Mo. Qt. S.A. Ann. Balloon Note: YES NO Number of Years:  Property Taxes: County: St.29.25  Property Taxes: County: St.29.25  TOTAL: Agricultural Exemption: Yes No School District: Columbus School Pistrict: Columbus School Pistrict: Columbus I.S.D. Minerals and Royalty: Seller will Negotiable Convey: Negotiable Convey: Negotiable Convey: Negotiable Convey: Negotiable Convey: Negotiable Convey: No Lease Expiration Date: Lease Expiration Date: Lease Expiration Date: Lease Expiration Date: Dil or Gas Locations: Property Taxes: Quite St.A. Ann. Fencing: Perimeter Yes No Condition: Good Cross-Fencing: Perimeter Yes No Number of Ponds: Number of Yes No Condition: Number of Yes No Condition: Number of Ponds: Number of			۸۰.		_	Barrio.	r arry Barri					
Down Payment: Note Period: Interest Rate: Payment Mode: Mo. Ot. S.A. Ann. Balloon Note: YES No No Number of Years:  Property Taxes: Co. GCD: S3,374.55 County: S1,297.34 Co. GCD: S29.25  TOTAL: Agricultural Exemption: Yes No School District: Columbus School District: Columbus Nimerals and Royalty: Seller will Rogotiable Convey: Negotiable Royalty Beller will Rogotiable Royalty Condition: Cross-Fencing: YES NO Condition: Name(s): Name(s): Name(s): Name(s): Name(s): Community Water Available: VES VNO Provider: Electric Service Provider (Name): Community Water Available: VES VNO Provider: Electric Service Provider (Name): San Bernard Electric CoOperative, Inc. Gas Service Provider Private- Bellwille Butane Septic System(s): How Many: One Vear instaled: 1997 Soil Type: Sandy Loan Grass Type(s) St Augustine/Bermuda Rood Hazard Zone: See Seller's Disclosure or to be determined by survey Nearest Town to Property: Cat Spring Distance: 6.8 miles Private time House Condition: Creek(s): Name(s): Creek(s): Name(s): Community Water Available:				123	<b>•</b> 110	Others:	In Addition to the ma	in home the	re is a detached			
Note Period: Interest Rate: Payment Mode: Mo. Qt. S.A. Ann. Balloon Note: YES NO Number of Years:  Property Taxes: Vear. School: Schoo						Otrioio.						
Interest Rate: Payment Mode:Mo QtS.A Ann. Balloon Note:YESNoNumber of Years:  Number of Years:  2016 School: Sch							guest siceping qua	arters				
Payment Mode: Mo. Qt. S.A. Ann. Balloon Note: Yes No Number of Years: No Number of Years: Pencing: Perimeter Yes No Condition: Good Cross-Fencing: Yes No Condition: S1,297.34 Co. GCD: \$1,297.34 Co. GCD: \$29.25  TOTAL: S4,701.14 Agricultural Exemption: Yes No School District: Columbus I.S.D. Minerals and Royalty: Name(s): Name(						% Wooded:	75%					
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Number of Years:   Condition: Good   Cross-Fencing: YES NO   No Cross-Fencing:   YES NO   No Cross-Fencing:   YES NO   No Sizes: 1/2 Acre   Name(s):   N					7				□ NO			
Cross-Fencing:		Danconnoc										
Property Taxes:			140	mbor or roard.					□ NO			
School: \$3,374.55 County: \$1,297.34 Co. GCD: \$29.25  TOTAL: \$4,701.14 Agricultural Exemption: \$4,701.14 Agricultural Exemption: \$1.S.D. \$1.S.D	Property T	axes.	Year		2016							
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Co. GCD: \$29.25    Creek(s): Name(s):   Name(s):												
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Agricultural Exemption:  Yes No School District:  Columbus	00. 002.				Ψ20.20	<u> </u>	rtamo(o):					
Agricultural Exemption:  Yes No School District:  Columbus						River(s):	Name(s):	San Berna	rd			
Agricultural Exemption:	TOTAL:				\$4,701,14		(0)		-			
School District: Columbus I.S.D. Wear Drilled: Depth:  Minerals and Royalty:		Exemption:	✓ Yes	□No	+ , -	Water Well	(s): How Many?	One				
Minerals and Royalty:  Seller believes 100% *Minerals to own: 100% *Royalty 500% *Roy					I.S.D.			-				
Seller believes to own: 100% *Minerals to own: 100% *Royalty   Electric Service Provider (Name):   San Bernard Electric CoOperative, Inc.   Gas Service Provider (Name):   San Bernard Electric CoOperative, Inc.   Gas Service Provider   Private- Bellville Butane   Septic System(s): How Many: One   Year Installed: 1997   Soil Type: Sandy Loam   Grass Type(s) St Augustine/Bermuda   Hood Hazard Zone: See Seller's Disclosure or to be   Surface Lease: Yes   No   No   No   No   No   No   No   N	_											
Seller will   Negotiable   Minerals   San Bernard Electric CoOperative, Inc.					*Minerals							
Seller will Negotiable Minerals Convey: Negotiable Royalty  Leases Affecting Property: Septic System(s): How Many: One Vear Installed: 1997  Lease Expiration Date: Soil Type: Sandy Loam Lease Expiration Date: Service Provider Private- Bellville Butane  Septic System(s): How Many: One Vear Installed: 1997  Soil Type: Sandy Loam Grass Type(s) St Augustine/Bermuda Flood Hazard Zone: See Seller's Disclosure or to be Mearest Town to Property: Cat Spring Distance: 6.8 miles Driving time from Houston  Easements Affecting Property: Name(s): Pipeline: All of sellers personal property located on said 14.303 Roadway: Electric: San Bernard Electric Co-Operative, Inc. Telephone: Water: Other:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS	to own:				*Royalty	Electric Service Provider (Name):						
Convey: Negotiable Royalty  Leases Affecting Property: Oil and Gas Lease: Yes No Year Installed: 1997  Lease Expiration Date: Convey: Yes No Yes		4										
Private- Bellville Butane  Leases Affecting Property: Oil and Gas Lease: Yes Lease Expiration Date:  Distance Lease: Yes Lease Expiration Date:  Soil Type: Sandy Loam Grass Type(s) St Augustine/Bermuda Flood Hazard Zone: See Seller's Disclosure or to be  Grass Type(s) St Augustine/Bermuda Flood Hazard Zone: See Seller's Disclosure or to be  Mearest Town to Property: Cat Spring Distance: 6.8 miles  Oil or Gas Locations:  Driving time from Houston  Items specifically excluded from the sale: All of sellers personal property located on said 14.303  Roadway: Electric: San Bernard Electric Co-Operative, Inc.  Telephone: Water: Other:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS												
Leases Affecting Property:  Oil and Gas Lease:					. , ,							
Oil and Gas Lease: Yes	Leases Aff	ectina Prop	ertv:				Septic System(s): How Many: One					
Lessee's Name:  Lease Expiration Date:  Soil Type: Sandy Loam  Grass Type(s) St Augustine/Bermuda  Flood Hazard Zone: See Seller's Disclosure or to be  Surface Lease: Yes No determined by survey  Lessee's Name:  Lease Expiration Date:  Oil or Gas Locations: Yes Name(s):  Pipeline:  Pipeline:  Roadway:  Electric: San Bernard Electric Co-Operative, Inc.  Telephone:  Water:  Other:  Soil Type: Sandy Loam  Grass Type(s) St Augustine/Bermuda  Flood Hazard Zone: See Seller's Disclosure or to be  determined by survey  Nearest Town to Property: Cat Spring  Distance: 6.8 miles  Driving time from Houston  Items specifically excluded from the sale:  All of sellers personal property located on said 14.303  acres.  Additional Information:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS				✓ No			Year Installed: 1997					
Lease Expiration Date:  Surface Lease: Yes V No Lessee's Name: Lease Expiration Date:  Oil or Gas Locations: Pipeline: Pipeline: Roadway: Electric: San Bernard Electric Co-Operative, Inc.  Telephone: Water: Other:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS					Soil Type: Sandy Loam							
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Lease Expiration Date:  Oil or Gas Locations:  Easements Affecting Property:  Pipeline:  Roadway:  Electric:  San Bernard Electric Co-Operative, Inc.  Telephone:  Water:  Other:  Distance: 6.8 miles  Driving time from Houston  Items specifically excluded from the sale:  All of sellers personal property located on said 14.303  acres.  Additional Information:  Additional Information:	Lessee's Nan					Nearest Tov	vn to Property:					
Oil or Gas Locations:  Easements Affecting Property:  Pipeline:  Roadway:  Electric:  San Bernard Electric Co-Operative, Inc.  Telephone:  Water:  Other:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS	Lease Expirat	tion Date:						<u>,</u>				
Easements Affecting Property:  Pipeline:  Roadway:  Electric:  San Bernard Electric Co-Operative, Inc.  Telephone:  Water:  Other:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS				Yes	<b>V</b> No		-					
Pipeline:  Roadway:  Electric: San Bernard Electric Co-Operative, Inc. Telephone: Water: Other:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS			Property:	Name(s):								
Roadway:  Electric: San Bernard Electric Co-Operative, Inc.  Telephone: Water: Other:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS				(- )					aid 14.303			
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Telephone: Water: Other: BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS		San Bernard	d Electric C	o-Operative. Inc	<u> </u>		nformation:					
Water: Other: BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS		3,,,,,,,										
Other:  BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS												
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NO REPRES	ENTATIONS OR WARI SUITAB							CCURACY OF T ON OF ANY PROF					HRESPECT TO	THE
		<u> </u>	ΙΑΝ	N HO	ME	AND G	UEST C	QUARTE	RS					
Address of I	Home:	1704 Se	alv	Road	. Se	alv TX	77474				List	tina	102594	
Address of Home: 1704 Sealy Road, Sealy TX Location of Home: 36S:rt on 2429;rt on FM949;in 8.							Cat Spring	Rd;2.4	mi lef				 эр.	
County or R	egion:	Colorado		·				For Sale S				YES		•
Subdivision:		N/A						Property				303 A	cres	
Subdivision	Restricted:	YES	V	NO	Man	datory Me	mbership i	in Property	Owners'	Assn.		YES	<b>✓</b> NO	
Listing Price	:e:	\$785,000.	00				Home Fe	eatures						
Terms of S	<u>ale</u>			_			V	Ceiling F	ans	No.				
Cash:		<b>✓</b> YES	_	NO			✓	Dishwas	her					
Seller-Finan	ce:	☐ YES	Ŀ	NO			ソソ	Garbage	Dispos	al				
SellFin. Ter	ms:							Microway	e (Built-	ln)				
Down Paym	ent:						V	Kitchen F	Range (E	Built-In		Gas	Electric	
Note Period	:						V	Refrigera	ator					
Interest Rat	e:						Items Spec	cifically Exclud	ded from	The Sa	ale: LI	ST:		
Payment M	ode:	☐ Mo. ☐	Qt.	S.A.		Ann.	All of sell	lers person	al prope	rty lo	cate	d on	said 14.30	3 acre
Balloon Not	e:	YES		☐ NO			and Ice N	Maker						
Number of \	ears:													
							Heat and	d Air:						
Size and C	onstruction:						V	Central He	at Ga	s 🔽	Ele	ectric		2
Year Home	was Built:	1999					V	Central Air	r Ga	ıs 🔲	Ele	ectric	✓ # Units:	2
Lead Based P	aint Addendum Re	equired if pric	or to	1978:		YES		Other:						
Bedrooms:		Bath:	2 1				V	Fireplace	e(s)					
Size of Home	e (Approx.)			2,338	Livi	ng Area		Wood St	tove					
					Tota	al	V	Water He	eater(s):		V	Gas	☐ Electric	
Foundation:	Slab Pier/	/Beam Otl	her											
Roof Type:	Metal-Standing	g Seam	Year	r Installed:	199	9	<b>Utilities</b> :							
Exterior Cor	nstruction:	Stone					Electricity	y Provider:			San	Bern	ard Electri	c Co-O
							Gas Prov	vider:			Priv	ate (E	Bellville But	ane)
Room Mea	surements:	<b>APPROXIM</b>	IATE	SIZE:			Sewer Pr	rovider:			Sep	otic		
Living/Dining:	21x21						Water Pr				Wel	II		
							Water Well	I: YES_	NO D	epth:			280'	
Kitchen:	16x24								Year D	rilled:			1997	
Family Room:							Average I	Utility Bill:	M	onthly	\$27	5.00		
Mud Room:	11x8													
Bath:	12x7			Tub	V	Shower	Taxes:			2016	Yea	ar		
Bath:	5'6"x14 (Detac	ched Qrts)	~	Tub	V	Shower	School:						\$3	,374.5
Half Bath:	3'5x8			] Tub		Shower	County:						\$1,	,297.34
Master Bdrm:	21x15 CL	OSET 13x	7				Co GCD:							\$29.25
Bedroom:	13x14 (Detach	ned Quarte	rs)											
Bedroom:	13x14 (Detach	ned Quarte	rs)											
Bedroom:							Taxes:						\$4,	701.14
Office:	12x12						School [	District:			Col	umbu	IS	
Garage:	Carport:	No. of Cars:	4											
Size:				Attached	V	Detached	Addition	al Informa	ation:					
Porches:														
Combined:	2400 sq ft.			☑ Co	vere	d								
Back: Size:														
Deck: Size:														
Deck: Size:						Covered								
Fenced Yard:	No													
Outside Sto	rage: 🗸 Yes 🏻	No Size:	Se	e Party	Barr	า								
	Construction:	Metal												
TV Antenna		Dish 🗹		Ca	able[									
BILL JO	DHNSON AN	ID ASSO	CIA	TES R	EAL	ESTA	TE COM	PANY WI	LL CO	-BRC	OKE	RIF	BUYER	IS

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

NO REPRES	SENTATIONS OR WA			RIMPLIED ARE MAD MERCHANTABILITY					TH RESPECT TO THE	
				PARTY	BARN					
Address of	Home:	1704 Se	alv Rd S	Sealy TX 77	474			Listing #	102594	
Location of				FM949;in 8.5		Cat Spring	Rd;2.4mi left			
County or R	Region:	Colorado	-,				gn on Property			
Subdivision		N/A				Property		14.303 A	cres	
Subdivision	Restricted:	YES	<b>☑</b> NO	Mandatory Me	mbership in				<b>✓</b> NO	
Listing Price	ce:	\$785,000.	00		Home Fea	atures:				
Terms of S		,,			✓	Ceiling Fa	ans No.			
Cash:		✓ YES	□ NO			Dishwash				
Seller-Finar	ice:	YES	✓ NO			Garbage				
SellFin. Ter						Microwave				
Down Paym					✓		nge (Built-In)	√ Gas [	Electric	
Note Period					Other					
Interest Rat					Items Specifi	ically Exclud	ed from The Sa	le: LIST:		
Payment M		П Мо. Г	Qt. S.	A.					said 14.303 acre	
Balloon Not		☐ YES	NO		7 111 01 001101	personic	p. op o. ty		<u> </u>	
Number of \										
rtarribor or	l Garo.				Heat and	Air:				
Size and C	construction:					Central Hea	at VGas	Electric		
Year Barn v		1997 and	added on	2005	V	Central Air	Gas	Electric	-	
	Paint Addendum			YES		Other:		шцосто	_	
Bedrooms:		Baths:	1	123		Fireplace	(s)			
Barn Size:			115'			Wood Sto				
Dam 0,20.		Sq. Ft.		Total	V	Water Hea		as	✓ Electric	
Foundation:	✓ Slab ☐ F			Total		Trator riot	лог(о).		_	
Roof Type:		,,		1997/2005	Utilities:					
Exterior Co		Metal	rour motanou.	100172000	Electricity	Provider:		San Bern	ard Electric Co-O	
Extensi co		motar			Gas Provid				ellville Propane	
Room Mea	surements:	APPROXIM	ATE SIZE:		Sewer Pro			Septic	on vine i reparie	
Large Open	our orritorito.		IATE OILL.		Water Prov			Well		
Space:	2364 sq. ft.				Water Well:		NO Depth:	-	280'	
Орасс.	2001 04. 11.				Water Weii.		Year Drilled:		1997	
					Average Ut		Monthly:	\$275.00	1001	
					, worago o		Wioniny:	Ψ27 0.00		
Bath:	5x5		Tub	Shower	Taxes:		2016	Year		
Dati i.	OXO		Tub	Shower	School:		20.0	ı oaı	\$3,374.55	
			Tub	Shower	County:				\$1,297.34	
				Shower	Co GCD:				\$29.25	
					00 00D.				Ψ23.20	
					Taxes:				\$4,701.14	
					School Di	strict:		Columbu		
Garage:	Carport:		For 4 whee	ler/etc	Concor Di	J. 101.		Coldinat		
Size:	Carport.		Attached		Additiona	l Informa	tion:			
Porches:				Detacrica	raditiona	i iiiioiiiia				
Front: Size:	1290 sa ft		<b>✓</b>	Covered						
Back: Size:			<u> </u>	Covered						
Deck: Size:				COVERCE						
Deck: Size:										
Fenced Yard:										
	rage: Ves	No Size	4704 sq ft							
Jaisiao Ole	Construction:	Metal	5 1 59 10							
TV Antenna		Dish U	C	able						
					TE COMP	ΔΝΥ Μ/ΙΙ	I CO-BRO	)KER IE	BUYER IS	
DILL O				R HER AGE						







Bellville Office 420 E. Main Street Bellville TX 77418 979-865-5969 www.bjre.com



New Ulm Office 424 Cedar Street New Ulm TX 78950 979-992-2636 www.bjre.com