



# 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



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*





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-COLORADO COUNTY, TX

|                                                                                                       |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|
| Location of Property:                                                                                 | 36S:rt on 2429;rt on FM949;in 8.5 mi. left on Cat Spring Rd;2.4mi left on Sealy Rd to pr                              |                                                                     |                                                                     | Listing #:                                                          | 102594                                                              |
| Address of Property:                                                                                  | 1704 Sealy Rd. Sealy TX 77474                                                                                         |                                                                     |                                                                     | Road Frontage:                                                      | Approx. 994 ft                                                      |
| County:                                                                                               | Colorado                                                                                                              | Paved Road:                                                         | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | For Sale Sign on Property?                                          | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Subdivision:                                                                                          | N/A                                                                                                                   |                                                                     |                                                                     | Lot Size or Dimensions: 14.303 Acres                                |                                                                     |
| Subdivision Restricted:                                                                               | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                   | Mandatory Membership in Property Owners' Assn.                      |                                                                     | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |                                                                     |
| <b>Number of Acres:</b> 14.3030                                                                       |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Price per Acre (or)</b>                                                                            |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Total Listing Price:</b> \$785,000.00                                                              |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Terms of Sale:</b>                                                                                 |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Cash:                                                                                                 | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                                                   |                                                                     |                                                                     |                                                                     |                                                                     |
| Seller-Finance:                                                                                       | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                   |                                                                     |                                                                     |                                                                     |                                                                     |
| Sell.-Fin. Terms:                                                                                     |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Down Payment:                                                                                         |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Note Period:                                                                                          |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Interest Rate:                                                                                        |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Payment Mode:                                                                                         | <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann. |                                                                     |                                                                     |                                                                     |                                                                     |
| Balloon Note:                                                                                         | <input type="checkbox"/> YES <input type="checkbox"/> NO                                                              |                                                                     |                                                                     |                                                                     |                                                                     |
| Number of Years:                                                                                      |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Property Taxes:</b> Year: 2016                                                                     |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| School:                                                                                               | \$3,374.55                                                                                                            |                                                                     |                                                                     |                                                                     |                                                                     |
| County:                                                                                               | \$1,297.34                                                                                                            |                                                                     |                                                                     |                                                                     |                                                                     |
| Co. GCD:                                                                                              | \$29.25                                                                                                               |                                                                     |                                                                     |                                                                     |                                                                     |
| TOTAL: \$4,701.14                                                                                     |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Agricultural Exemption:                                                                               | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                   |                                                                     |                                                                     |                                                                     |                                                                     |
| School District:                                                                                      | Columbus                                                                                                              | I.S.D.                                                              |                                                                     |                                                                     |                                                                     |
| <b>Minerals and Royalty:</b>                                                                          |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Seller believes                                                                                       | 100%                                                                                                                  | *Minerals                                                           |                                                                     |                                                                     |                                                                     |
| to own:                                                                                               | 100%                                                                                                                  | *Royalty                                                            |                                                                     |                                                                     |                                                                     |
| Seller will                                                                                           | Negotiable                                                                                                            | Minerals                                                            |                                                                     |                                                                     |                                                                     |
| Convey:                                                                                               | Negotiable                                                                                                            | Royalty                                                             |                                                                     |                                                                     |                                                                     |
| <b>Leases Affecting Property:</b>                                                                     |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Oil and Gas Lease:                                                                                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                   |                                                                     |                                                                     |                                                                     |                                                                     |
| Lessee's Name:                                                                                        |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Lease Expiration Date:                                                                                |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Surface Lease:                                                                                        | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                   |                                                                     |                                                                     |                                                                     |                                                                     |
| Lessee's Name:                                                                                        |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Lease Expiration Date:                                                                                |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Oil or Gas Locations:</b>                                                                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                   |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Easements Affecting Property:</b> Name(s):                                                         |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Pipeline:                                                                                             |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Roadway:                                                                                              |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Electric:                                                                                             | San Bernard Electric Co-Operative, Inc.                                                                               |                                                                     |                                                                     |                                                                     |                                                                     |
| Telephone:                                                                                            |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Water:                                                                                                |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Other:                                                                                                |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Improvements on Property:</b>                                                                      |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Home:                                                                                                 | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                                                   |                                                                     |                                                                     |                                                                     |                                                                     |
| Buildings:                                                                                            | Well House                                                                                                            |                                                                     |                                                                     |                                                                     |                                                                     |
| Barns:                                                                                                | Party Barn                                                                                                            |                                                                     |                                                                     |                                                                     |                                                                     |
| Others:                                                                                               | In Addition to the main home there is a detached guest sleeping quarters                                              |                                                                     |                                                                     |                                                                     |                                                                     |
| % Wooded:                                                                                             | 75%                                                                                                                   |                                                                     |                                                                     |                                                                     |                                                                     |
| Type Trees:                                                                                           | Oak, Cedars and Yaupon                                                                                                |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Fencing:</b>                                                                                       | Perimeter                                                                                                             | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |                                                                     |                                                                     |                                                                     |
|                                                                                                       | Condition:                                                                                                            | Good                                                                |                                                                     |                                                                     |                                                                     |
|                                                                                                       | Cross-Fencing:                                                                                                        | <input type="checkbox"/> YES <input type="checkbox"/> NO            |                                                                     |                                                                     |                                                                     |
|                                                                                                       | Condition:                                                                                                            |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Ponds:</b>                                                                                         | Number of Ponds:                                                                                                      | One                                                                 |                                                                     |                                                                     |                                                                     |
| Sizes:                                                                                                | 1/2 Acre                                                                                                              |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Creek(s):</b>                                                                                      | Name(s):                                                                                                              |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>River(s):</b>                                                                                      | Name(s):                                                                                                              | San Bernard                                                         |                                                                     |                                                                     |                                                                     |
| <b>Water Well(s): How Many?</b> One                                                                   |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Year Drilled:                                                                                         |                                                                                                                       |                                                                     |                                                                     | Depth:                                                              |                                                                     |
| <b>Community Water Available:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Provider:                                                                                             |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Electric Service Provider (Name):</b>                                                              |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| San Bernard Electric CoOperative, Inc.                                                                |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Gas Service Provider</b>                                                                           |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Private- Bellville Butane                                                                             |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Septic System(s): How Many?</b> One                                                                |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Year Installed:                                                                                       | 1997                                                                                                                  |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Soil Type:</b>                                                                                     | Sandy Loam                                                                                                            |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Grass Type(s)</b>                                                                                  | St Augustine/Bermuda                                                                                                  |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>                       |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Nearest Town to Property:</b> Cat Spring                                                           |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| Distance:                                                                                             | 6.8 miles                                                                                                             |                                                                     |                                                                     |                                                                     |                                                                     |
| Driving time from Houston                                                                             |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Items specifically excluded from the sale:</b>                                                     |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| All of sellers personal property located on said 14.303 acres.                                        |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |
| <b>Additional Information:</b>                                                                        |                                                                                                                       |                                                                     |                                                                     |                                                                     |                                                                     |

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

## MAIN HOME AND GUEST QUARTERS

|                                                      |                                                                                             |                                             |                                                |                                                                            |                                                                                                  |
|------------------------------------------------------|---------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Address of Home:                                     | 1704 Sealy Road, Sealy TX 77474                                                             |                                             |                                                | Listing                                                                    | 102594                                                                                           |
| Location of Home:                                    | 36S:rt on 2429;rt on FM949;in 8.5 mi. left on Cat Spring Rd;2.4mi left on Sealy Rd to prop. |                                             |                                                |                                                                            |                                                                                                  |
| County or Region:                                    | Colorado                                                                                    | For Sale Sign on Property?                  | <input checked="" type="checkbox"/> YES        | <input type="checkbox"/> NO                                                |                                                                                                  |
| Subdivision:                                         | N/A                                                                                         | Property Size:                              | 14.303 Acres                                   |                                                                            |                                                                                                  |
| Subdivision Restricted:                              | <input type="checkbox"/> YES                                                                | <input checked="" type="checkbox"/> NO      | Mandatory Membership in Property Owners' Assn. | <input type="checkbox"/> YES                                               | <input checked="" type="checkbox"/> NO                                                           |
| Listing Price:                                       | \$785,000.00                                                                                |                                             |                                                | Home Features                                                              |                                                                                                  |
| Terms of Sale                                        |                                                                                             |                                             |                                                | <input checked="" type="checkbox"/>                                        | Ceiling Fans No. 4                                                                               |
| Cash:                                                | <input checked="" type="checkbox"/> YES                                                     | <input type="checkbox"/> NO                 | <input checked="" type="checkbox"/>            | Dishwasher                                                                 |                                                                                                  |
| Seller-Finance:                                      | <input type="checkbox"/> YES                                                                | <input checked="" type="checkbox"/> NO      | <input checked="" type="checkbox"/>            | Garbage Disposal                                                           |                                                                                                  |
| Sell.-Fin. Terms:                                    |                                                                                             |                                             |                                                | <input checked="" type="checkbox"/>                                        | Microwave (Built-In)                                                                             |
| Down Payment:                                        |                                                                                             |                                             |                                                | <input checked="" type="checkbox"/>                                        | Kitchen Range (Built-In)                                                                         |
| Note Period:                                         |                                                                                             |                                             |                                                | <input checked="" type="checkbox"/>                                        | Refrigerator                                                                                     |
| Interest Rate:                                       |                                                                                             |                                             |                                                | Items Specifically Excluded from The Sale: LIST:                           |                                                                                                  |
| Payment Mode:                                        | <input type="checkbox"/> Mo.                                                                | <input type="checkbox"/> Qt.                | <input type="checkbox"/> S.A.                  | <input type="checkbox"/> Ann.                                              | All of sellers personal property located on said 14.303 acres                                    |
| Balloon Note:                                        | <input type="checkbox"/> YES                                                                | <input type="checkbox"/> NO                 | and Ice Maker                                  |                                                                            |                                                                                                  |
| Number of Years:                                     |                                                                                             |                                             |                                                | Heat and Air:                                                              |                                                                                                  |
| Size and Construction:                               |                                                                                             |                                             |                                                | <input checked="" type="checkbox"/>                                        | Central Heat Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Units: 2  |
| Year Home was Built:                                 | 1999                                                                                        |                                             |                                                | <input checked="" type="checkbox"/>                                        | Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> # Units: 2 |
| Lead Based Paint Addendum Required if prior to 1978: | <input type="checkbox"/> YES                                                                |                                             |                                                | <input type="checkbox"/>                                                   | Other:                                                                                           |
| Bedrooms:                                            | 3                                                                                           | Bath:                                       | 2 1/2                                          | <input checked="" type="checkbox"/>                                        | Fireplace(s)                                                                                     |
| Size of Home (Approx.)                               | 2,338                                                                                       |                                             | Living Area                                    | <input type="checkbox"/>                                                   | Wood Stove                                                                                       |
|                                                      |                                                                                             |                                             | Total                                          | <input checked="" type="checkbox"/>                                        | Water Heater(s):                                                                                 |
| Foundation:                                          | <input checked="" type="checkbox"/> Slab                                                    | <input type="checkbox"/> Pier/Beam          | <input type="checkbox"/> Other                 | <input checked="" type="checkbox"/>                                        | Gas                                                                                              |
| Roof Type:                                           | Metal-Standing Seam                                                                         |                                             | Year Installed:                                | <input type="checkbox"/>                                                   | Electric                                                                                         |
| Exterior Construction:                               | Stone                                                                                       |                                             |                                                | Utilities:                                                                 |                                                                                                  |
| Room Measurements:                                   | APPROXIMATE SIZE:                                                                           |                                             |                                                | Electricity Provider:                                                      |                                                                                                  |
| Living/Dining:                                       | 21x21                                                                                       |                                             |                                                | San Bernard Electric Co-Op                                                 |                                                                                                  |
| Kitchen:                                             | 16x24                                                                                       |                                             |                                                | Gas Provider:                                                              |                                                                                                  |
| Family Room:                                         |                                                                                             |                                             |                                                | Private (Bellville Butane)                                                 |                                                                                                  |
| Mud Room:                                            | 11x8                                                                                        |                                             |                                                | Sewer Provider:                                                            |                                                                                                  |
| Bath:                                                | 12x7                                                                                        | <input type="checkbox"/> Tub                | <input checked="" type="checkbox"/> Shower     | Septic                                                                     |                                                                                                  |
| Bath:                                                | 5'6"x14 (Detached Qrts)                                                                     | <input checked="" type="checkbox"/> Tub     | <input checked="" type="checkbox"/> Shower     | Water Provider:                                                            |                                                                                                  |
| Half Bath:                                           | 3'5x8                                                                                       | <input type="checkbox"/> Tub                | <input type="checkbox"/> Shower                | Well                                                                       |                                                                                                  |
| Master Bdrm:                                         | 21x15                                                                                       | CLOSET 13x7                                 |                                                | Water Well:                                                                |                                                                                                  |
| Bedroom:                                             | 13x14 (Detached Quarters)                                                                   |                                             |                                                | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: |                                                                                                  |
| Bedroom:                                             | 13x14 (Detached Quarters)                                                                   |                                             |                                                | 280'                                                                       |                                                                                                  |
| Bedroom:                                             |                                                                                             |                                             |                                                | Year Drilled:                                                              |                                                                                                  |
| Office:                                              | 12x12                                                                                       |                                             |                                                | 1997                                                                       |                                                                                                  |
| Garage:                                              | <input type="checkbox"/> Carport:                                                           | <input checked="" type="checkbox"/>         | No. of Cars:                                   | Average Utility Bill:                                                      |                                                                                                  |
| Size:                                                |                                                                                             |                                             | <input type="checkbox"/> Attached              | Monthly                                                                    |                                                                                                  |
| Porches:                                             |                                                                                             |                                             |                                                | \$275.00                                                                   |                                                                                                  |
| Combined:                                            | 2400 sq ft.                                                                                 | <input checked="" type="checkbox"/> Covered |                                                |                                                                            |                                                                                                  |
| Back: Size:                                          |                                                                                             |                                             |                                                | Taxes:                                                                     |                                                                                                  |
| Deck: Size:                                          |                                                                                             |                                             |                                                | 2016 Year                                                                  |                                                                                                  |
| Deck: Size:                                          |                                                                                             |                                             |                                                | School:                                                                    |                                                                                                  |
| Fenced Yard:                                         | No                                                                                          |                                             |                                                | \$3,374.55                                                                 |                                                                                                  |
| Outside Storage:                                     | <input checked="" type="checkbox"/> Yes                                                     | <input type="checkbox"/> No                 | Size:                                          | County:                                                                    |                                                                                                  |
| Construction:                                        | Metal                                                                                       |                                             |                                                | \$1,297.34                                                                 |                                                                                                  |
| TV Antenna                                           | <input type="checkbox"/> Dish                                                               | <input checked="" type="checkbox"/>         | Cable                                          | Co GCD:                                                                    |                                                                                                  |
|                                                      |                                                                                             |                                             |                                                | \$29.25                                                                    |                                                                                                  |

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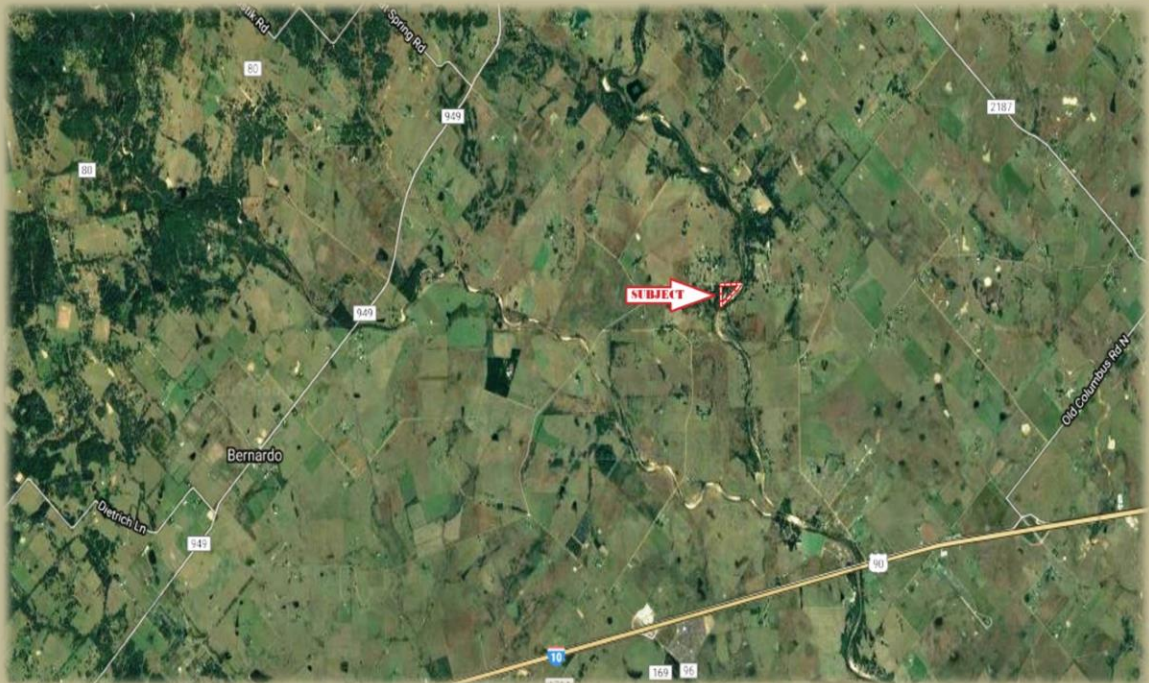
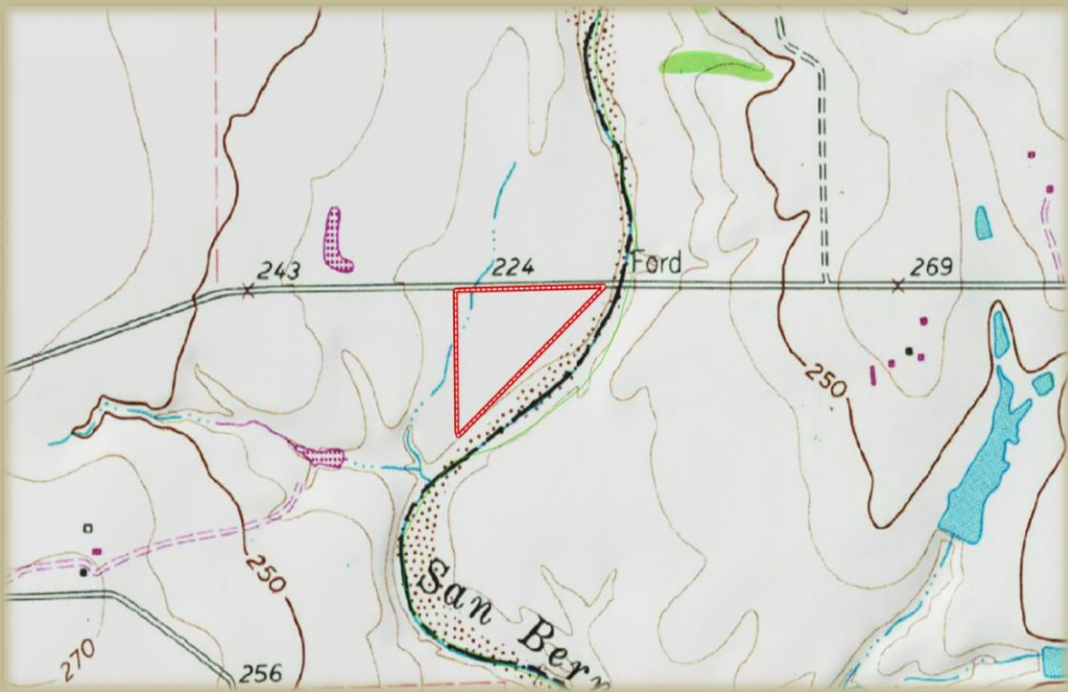
## PARTY BARN

|                                                      |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
|------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------|---------------------------------------------------------------------|
| Address of Home:                                     |                                                                     | 1704 Sealy Rd., Sealy TX 77474                                                                                      |                                                              | Listing # 102594 |                                                                     |
| Location of Home:                                    |                                                                     | 36S:rt on 2429;rt on FM949;in 8.5 mi. left on Cat Spring Rd;2.4mi left on Sealy Rd to prop.                         |                                                              |                  |                                                                     |
| County or Region:                                    |                                                                     | Colorado                                                                                                            | For Sale Sign on Property?                                   |                  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Subdivision:                                         |                                                                     | N/A                                                                                                                 | Property Size:                                               |                  | 14.303 Acres                                                        |
| Subdivision Restricted:                              |                                                                     | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                 | Mandatory Membership in Property Owners' Assn.               |                  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| Listing Price:                                       |                                                                     | \$785,000.00                                                                                                        |                                                              |                  |                                                                     |
| Terms of Sale:                                       |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Cash:                                                | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |                                                                                                                     |                                                              |                  |                                                                     |
| Seller-Finance:                                      | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |                                                                                                                     |                                                              |                  |                                                                     |
| Sell.-Fin. Terms:                                    |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Down Payment:                                        |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Note Period:                                         |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Interest Rate:                                       |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Payment Mode:                                        |                                                                     | <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> An |                                                              |                  |                                                                     |
| Balloon Note:                                        |                                                                     | <input type="checkbox"/> YES <input type="checkbox"/> NO                                                            |                                                              |                  |                                                                     |
| Number of Years:                                     |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Size and Construction:                               |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Year Barn was Built:                                 |                                                                     | 1997 and added on 2005                                                                                              |                                                              |                  |                                                                     |
| Lead Based Paint Addendum Required if prior to 1978: |                                                                     | <input type="checkbox"/> YES                                                                                        |                                                              |                  |                                                                     |
| Bedrooms:                                            | 0                                                                   | Baths:                                                                                                              | 1                                                            |                  |                                                                     |
| Barn Size:                                           |                                                                     | 42' x 115'                                                                                                          |                                                              |                  |                                                                     |
|                                                      |                                                                     | Sq. Ft.                                                                                                             | 4704                                                         | Total            |                                                                     |
| Foundation:                                          |                                                                     | <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Bear <input type="checkbox"/> Other          |                                                              |                  |                                                                     |
| Roof Type:                                           |                                                                     | Metal                                                                                                               | Year Installed: 1997/2005                                    |                  |                                                                     |
| Exterior Construction                                |                                                                     | Metal                                                                                                               |                                                              |                  |                                                                     |
| Room Measurements:                                   |                                                                     | APPROXIMATE SIZE:                                                                                                   |                                                              |                  |                                                                     |
| Large Open Space:                                    |                                                                     | 2364 sq. ft.                                                                                                        |                                                              |                  |                                                                     |
| Bath:                                                |                                                                     | 5x5                                                                                                                 | <input type="checkbox"/> Tub <input type="checkbox"/> Shower |                  |                                                                     |
|                                                      |                                                                     |                                                                                                                     | <input type="checkbox"/> Tub <input type="checkbox"/> Shower |                  |                                                                     |
|                                                      |                                                                     |                                                                                                                     | <input type="checkbox"/> Tub <input type="checkbox"/> Shower |                  |                                                                     |
| Garage:                                              |                                                                     | <input type="checkbox"/> Carport: <input checked="" type="checkbox"/>                                               | For 4 wheeler/etc.                                           |                  |                                                                     |
| Size:                                                |                                                                     | <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached                                      |                                                              |                  |                                                                     |
| Porches:                                             |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Front: Size:                                         |                                                                     | 1290 sq.ft                                                                                                          | <input checked="" type="checkbox"/>                          | Covered          |                                                                     |
| Back: Size:                                          |                                                                     | 1050 sq.ft.                                                                                                         | <input checked="" type="checkbox"/>                          | Covered          |                                                                     |
| Deck: Size:                                          |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Deck: Size:                                          |                                                                     |                                                                                                                     |                                                              |                  |                                                                     |
| Fenced Yard:                                         |                                                                     | NO                                                                                                                  |                                                              |                  |                                                                     |
| Outside Storage:                                     |                                                                     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                 | Size: 4704 sq ft                                             |                  |                                                                     |
|                                                      |                                                                     | Construction: Metal                                                                                                 |                                                              |                  |                                                                     |
| TV Antenna                                           |                                                                     | <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>                               |                                                              |                  |                                                                     |

|                                                               |                          |                                                                           |             |
|---------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------|-------------|
| Home Features:                                                |                          |                                                                           |             |
| <input checked="" type="checkbox"/>                           | Ceiling Fans             | No.                                                                       | 1           |
| <input type="checkbox"/>                                      | Dishwasher               |                                                                           |             |
| <input type="checkbox"/>                                      | Garbage Disposal         |                                                                           |             |
| <input type="checkbox"/>                                      | Microwave (Built-In)     |                                                                           |             |
| <input checked="" type="checkbox"/>                           | Kitchen Range (Built-In) | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |             |
| <input type="checkbox"/>                                      | Other                    |                                                                           |             |
| Items Specifically Excluded from The Sale: LIST:              |                          |                                                                           |             |
| All of sellers personal property located on said 14.303 acres |                          |                                                                           |             |
| Heat and Air:                                                 |                          |                                                                           |             |
| <input checked="" type="checkbox"/>                           | Central Heat             | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric | 1           |
| <input checked="" type="checkbox"/>                           | Central Air              | <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric | 1           |
| <input type="checkbox"/>                                      | Other:                   |                                                                           |             |
| <input type="checkbox"/>                                      | Fireplace(s)             |                                                                           |             |
| <input type="checkbox"/>                                      | Wood Stove               |                                                                           |             |
| <input checked="" type="checkbox"/>                           | Water Heater(s):         | <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric |             |
| Utilities:                                                    |                          |                                                                           |             |
| Electricity Provider:                                         |                          | San Bernard Electric Co-Op                                                |             |
| Gas Provider:                                                 |                          | Private-Bellville Propane                                                 |             |
| Sewer Provider:                                               |                          | Septic                                                                    |             |
| Water Provider:                                               |                          | Well                                                                      |             |
| Water Well:                                                   |                          | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO       | Depth: 280' |
|                                                               |                          | Year Drilled: 1997                                                        |             |
| Average Utility Bill:                                         |                          | Monthly:                                                                  | \$275.00    |
| Taxes:                                                        |                          | 2016                                                                      | Year        |
| School:                                                       |                          | \$3,374.55                                                                |             |
| County:                                                       |                          | \$1,297.34                                                                |             |
| Co GCD:                                                       |                          | \$29.25                                                                   |             |
| Taxes:                                                        |                          | \$4,701.14                                                                |             |
| School District:                                              |                          | Columbus                                                                  |             |
| Additional Information:                                       |                          |                                                                           |             |

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





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