



Steeped in Texas Tradition



**1300 Hwy. 159 West
Bellville, TX 77418**
3 Bedroom, 3-1/2 Bath
Texas Hill Country Home
Beautifully landscaped
on 5.134 rolling acres



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970



A property of this caliber is rarely found. This gorgeous custom home, built in 2002 is situated on 5.134 restricted acres with designer appeal and rich finishes. Magnificent wood flooring, French doors, plantation shutters, vaulted ceiling and Austin stone fireplace are showcased by the cohesive neutral color palate and other well thought out design choices. With 2817 square feet of living space this 3 bedroom, 3 1/2 bath home boasts an open concept living, dining and kitchen for family enjoyment and entertaining.









The Austin Stone exterior, expansive front porch and metal roof lends itself to the beautiful hill country style home. The screened room on the back of the home provides a wonderful view of the wooded back yard and is the perfect spot for that morning coffee or evening glass of wine.





White vinyl fencing with stone pillars encloses the property that has been professionally landscaped in fine detail while the sprinkler system provides overage for the perfectly manicured and meticulously maintained grounds. With no association fees tied to this restricted property and all city services, **THIS ONE IS A GEM!!!!**

A property of this caliber rarely comes on the market. This luxury home is for those who deserve it all. Come home to this exceptional property just minutes from downtown Bellville.

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

LOT OR ACREAGE LISTING

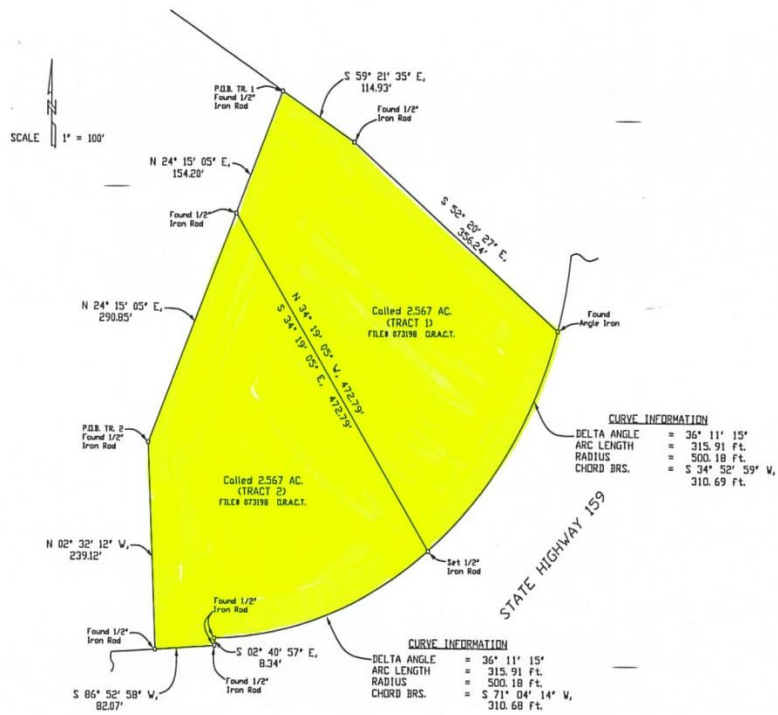
Location of Property:		Belville: Hwy 36 N, left on Hwy 159W to gate on the right. No Sign @ property		Listing #:	100864
Address of Property:		1300 Hwy. 159 West, Belville, TX 77418		Road Frontage:	Approx. 713.89 feet
County:	Austin County	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☐ YES ☒ NO
Subdivision:		Lot Size or Dimensions: 5.134 Acres			
Subdivision Restricted:		☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO
Number of Acres:		5.134 Acres		Improvements on Property:	
Price per Acre (or)				Home:	☒ YES ☐ NO See HOME listing if Yes
Total Listing Price:		\$1,285,000.00		Buildings:	None
Terms of Sale:				Barns:	None
	Cash:	☒ YES ☐ NO		Others:	None
	Seller-Finance:	☐ YES ☐ NO			
	Sell.-Fin. Terms:				
	Down Payment:				
	Note Period:				
	Interest Rate:			% Wooded:	10 to 15%
	Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.			Type Trees:	Oak, magnolia, pine
	Balloon Note: ☐ YES ☐ NO			Fencing:	Perimeter: ☒ YES ☐ NO
	Number of Years:				Condition: Good
					Cross-Fencing: ☐ YES ☒ NO
Property Taxes:		Year:	2016		Condition:
School:	\$		5,296.44	Ponds:	Number of Ponds: None
County:	\$		1,666.28	Sizes:	
FM/Rd/Br.:	\$		618.34	Creek(s):	Name(s): None
Hospital:	\$		253.47		
City:	\$		1,178.25	River(s):	Name(s): None
TOTAL:	\$		9,012.78		
Agricultural Exemption:		☐ Yes ☒ No		Water Well(s): How Many?	None
School District:		Belville	I.S.D.	Year Drilled:	N/A Depth: N/A
Minerals and Royalty:				Community Water Available:	☒ YES ☐ NO
Seller believes	100%		*Minerals	Provider:	City of Belville
to own:	100%		*Royalty	Electric Service Provider (Name):	City of Belville
Seller will	Negotiable		Minerals		
Convey:	Negotiable		Royalty	Gas Service Provider	City of Belville
Leases Affecting Property:				Septic System(s): How Many:	City of Belville
Oil and Gas Lease:	☐ Yes ☒ No			Soil Type:	Sandy Loam
Lessee's Name:				Grass Type(s):	Bermuda (Sprinkler system)
Lease Expiration Date:				Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	
Surface Lease:	☐ Yes ☒ No			Nearest Town to Property:	Belville
Lessee's Name:				Distance:	2 miles to Courthouse - In City Limits
Lease Expiration Date:				Driving time from Houston	1 hour
Oil or Gas Locations:	☐ Yes ☐ No			Items specifically excluded from the sale:	
Easements Affecting Property:	Name(s):			All of Seller's personal property located in and on said 5.134 Acres	
Pipeline:	None			Additional Information: Some furnishings may be sold by separate treaty	
Roadway:	State of Texas				
Electric:	Texas Power and Light, San Bernard Electric				
Telephone:					
Water:					
Other:					

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

HOME LISTING

Address of Home:		1300 HWY. 159 W., BELLVILLE, TX 77418		Listing	100864
Location of Home:		Belville-Hwy. 36 N, left on Hwy. 159W to gate on the right. No sign on the property.			
County or Region:		Austin County	For Sale Sign on Property?	☐ YES	☒ NO
Subdivision:		Property Size:		5.134 Acres	
Subdivision Restricted:		☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO
Listing Price:		\$1,285,000.00		Home Features	
Terms of Sale				☒	Ceiling Fans No. 10
Cash:	☒ YES ☐ NO			☒	Dishwasher
Seller-Finance:	☐ YES ☐ NO			☒	Garbage Disposal
Sell.-Fin. Terms:			☒	Microwave (Built-In)	
Down Payment:			☒	Kitchen Range (Built-In)	☒ Gas ☒ Electric
Note Period:			☒	Refrigerator	
Interest Rate:			Items Specifically Excluded from The Sale: LIST:		
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.	All of Seller's personal property located in and on said			
Balloon Note:	☐ YES ☐ NO	5.134 acres			
Number of Years:			Heat and Air:		
Size and Construction:				☒	Central Heat ☐ Gas Electric ☒ # Units: 2
Year Home was Built:	2002 (per ACAD)		☒	Central Air ☐ Gas Electric ☒ # Units: 2	
Lead Based Paint Addendum Required if prior to 1978:			☒ YES	☐	Other:
Bedrooms:	3	Bath:	3 1/2	☒	Fireplace(s)
Size of Home (Approx.)		2,817	Living Area	☐	Wood Stove
			Total	☒	Water Heater(s): 2 ☐ Gas ☒ Electric
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other				
Roof Type:	Metal	Year Installed:	2002	Utilities:	
Exterior Construction:	Stone			Electricity Provider: City of Bellville	
				Gas Provider: City of Bellville	
Room Measurements: APPROXIMATE SIZE:				Sewer Provider: City of Bellville	
Living Room:	21' x 21' with vaulted ceiling		Water Provider: City of Bellville		
Dining Room:	15' x 12'		Water Well: ☐ YES ☒ NO Depth: N/A		
Kitchen:	19' x 13'		Year Drilled: N/A		
Study:	11' x 11'		Average Utility Bill: Monthly: \$250 to \$300		
Utility:					
Bath:		☒ Tub	☒ Shower	Taxes: 2016 Year	
Bath:		☒ Tub	☒ Shower	School:	
Master Bath:	16' x 12'	☒ Tub	☒ Shower	County:	
Master Bdrm:	17' x 16'		FM/Rd/Br: \$618.34		
Bedroom:	13' x 11'		Hospital: \$253.47		
Bedroom:	13' x 14'		City: \$1,178.25		
Bedroom:			Taxes: \$9,012.78		
Entry:	12' x 8'		School District: Bellville I. S. D.		
Garage:	☒ Carport: ☐	No. of Cars:	2+	Additional Information:	
Size:	20' x 35'	☒ Attached	☐ Detached	Some furnishings may be sold by separate treaty	
Porches:					
Front: Size:	11' x 63'				
Back: Size:	42' x 12' Screened				
Deck: Size:	None	☐ Covered			
Deck: Size:	None	☐ Covered			
Fenced Yard:	Yes - White vinyl with stone pillars.				
Outside Storage:	☐ Yes ☒ No	Size:			
	Construction:				
TV Antenna	☐	Dish	☐	Cable	☒

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





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



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970

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



WWW.BJRE.COM



Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>BJRE Holdings L.L.C.</u>	<u>9004851</u>	<u>kzapalac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 <u>Sales Agent/Associate's Name</u>	 <u>License No.</u>	 <u>Email</u>	 <u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Bill Johnson, P. O. Box 294 Bellville, TX 77418
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

IABS Forms (New)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com