



**3064 Sempronius Rd.**  
**Chappell Hill, Texas**  
Austin County  
73.0250 Acres  
Caney Creek Boundary



# The Blum Farm

# The Blum Farm

This 73.025-acre property is located within a triangle between Bellville, Brenham and Chappell Hill in Austin County. An old, wood-frame farmhouse built around 1910 sits on a hill near the center of the property and is presently occupied by a family member. The old home had character in its day, but presently is hoping to receive a little tender loving care.

The property is gently rolling, and the sandy loam soil is covered with a stand of hay-grazer and native grasses. The south fork of Caney Creek, also known as Murray Creek is lined with large native pecan and cottonwood trees and serves as the eastern boundary of this 73.025-acre tract of land. Nature trails have been selectively cleared and meander in and around the hill sides by a small pond and along the banks of the south fork of Caney Creek. Minerals are available and negotiable!!!



## LOT OR ACREAGE LISTING

Location of Property: From Bellville \* Hwy. 36 North, right on Sempronius Rd. 3 miles to property on left Listing #: 111432  
Address of Property: 3064 Sempronius Rd., Chappell Hill 77426 Road Frontage: 462' Sempronius Road  
County: Austin County Gravel Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: N/A Lot Size or Dimensions: 73.0250 Acres  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 73.0250 Acres

**Price per Acre (or)** \$10,799.00 per Acre

**Total Listing Price:** \$788,596.98

### Terms of Sale:

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

**Property Taxes:** Year: 2017

School: \$553.93

County: \$175.68

Hospital: \$25.58

FM Road: \$35.65

Rd/Brg: \$29.54

TOTAL: \$820.38

Agricultural Exemption: ☒ Yes ☐ No

**School District:** Bellville I. S. D.

### Minerals and Royalty:

Seller believes 50% \*Minerals  
to own: 50% \*Royalty  
Seller will Negotiable Minerals  
Convey: Negotiable Royalty

### Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

**Oil or Gas Locations:** ☐ Yes ☒ No

**Easements Affecting Property:** Name(s):

Pipeline: None

Roadway: None

Telephone: None

Water: None

Other: None

### Improvements on Property:

Home: ☒ YES ☐ NO

Buildings: See below

Barns: Old Barns and Sheds of very little value

Others: Old wood-frame home built around 1910  
Occupied at present by owner's son

% Wooded: 30%

Type Trees: Cedar, Native Pecan, Cottonwood

**Fencing:** Perimeter ☒ YES ☐ NO  
Condition: Partially - Fair condition  
Cross-Fencing: ☒ YES ☐ NO  
Condition: Fair

**Ponds:** Number of Ponds: one

Sizes: 1/4 acre

**Creek(s):** Name(s): South fork of Caney Creek

**River(s):** Name(s): None

**Water Well(s): How Many?** One

Year Drilled: 2006 Depth: Unknown

**Community Water Available:** ☐ YES ☒ NO

Provider:

**Electric Service Provider (Name):** Bluebonnet

Electric Service Provider (Name):

**Gas Service Provider** Propane

**Septic System(s): How Many:** One

Year Installed: 54 years ago

**Soil Type:** sandy loam

**Grass Type(s)** native and Hay Grazer

**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey

**Nearest Town to Property:** Brenham

Distance: 8 miles

Driving time from Houston 1 hour and 15 minutes

**Items specifically excluded from the sale:** All of Seller's and Tenant's personal property located in and on said 73.0250 Acres

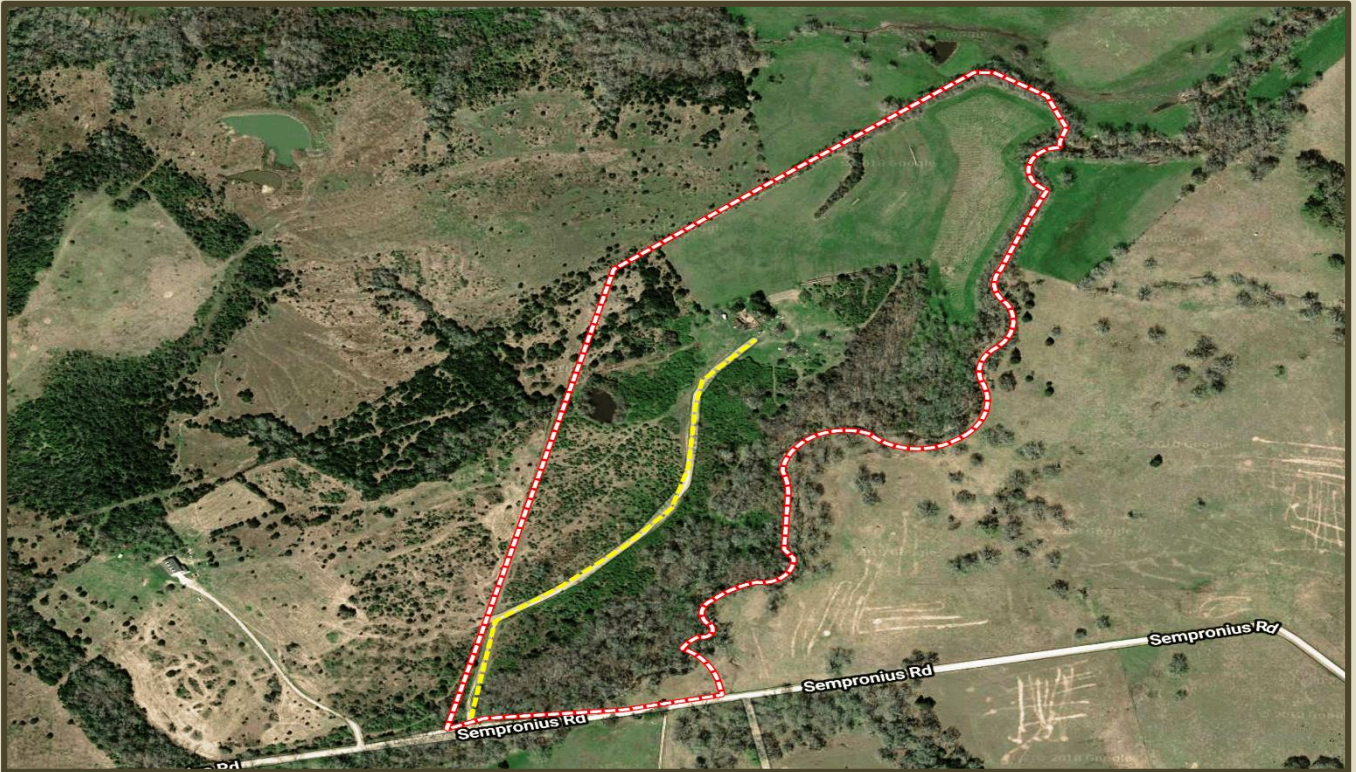
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## HOME

|                                                                                                                        |  |                                                                                                                      |  |                                                                                                                    |  |
|------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------|--|
| Address of Home:                                                                                                       |  | 3064 Sempronius Road, Chappell Hill, TX 77426                                                                        |  | Listing # 111432                                                                                                   |  |
| Location of Home:                                                                                                      |  | From Bellville: Hw y. 36 North, right on Sempronius Rd. to property on the left                                      |  |                                                                                                                    |  |
| County or Region:                                                                                                      |  | Austin County                                                                                                        |  | For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                     |  |
| Subdivision:                                                                                                           |  | None                                                                                                                 |  | Property Size: 73.025                                                                                              |  |
| 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:                                                                                                         |  | \$788,596.98                                                                                                         |  |                                                                                                                    |  |
| 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"/> Ann. |  |                                                                                                                    |  |
| Balloon Note:                                                                                                          |  | <input type="checkbox"/> YES <input type="checkbox"/> NO                                                             |  |                                                                                                                    |  |
| Number of Years:                                                                                                       |  |                                                                                                                      |  |                                                                                                                    |  |
| Size and Construction:                                                                                                 |  |                                                                                                                      |  |                                                                                                                    |  |
| Year Home was Built:                                                                                                   |  | 1910 +/-                                                                                                             |  |                                                                                                                    |  |
| Lead Based Paint Addendum Required if prior to 1978:                                                                   |  | <input checked="" type="checkbox"/> YES                                                                              |  |                                                                                                                    |  |
| Bedrooms: 1 1/2                                                                                                        |  | Bath: 1                                                                                                              |  |                                                                                                                    |  |
| Size of Home (Approx.)                                                                                                 |  | 950 Living Area                                                                                                      |  |                                                                                                                    |  |
|                                                                                                                        |  | Total                                                                                                                |  |                                                                                                                    |  |
| Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other |  |                                                                                                                      |  |                                                                                                                    |  |
| Roof Type: Composition                                                                                                 |  | Year Installed: Unknown                                                                                              |  |                                                                                                                    |  |
| Exterior Construction: Wood                                                                                            |  |                                                                                                                      |  |                                                                                                                    |  |
| Room Measurements: APPROXIMATE SIZE:                                                                                   |  |                                                                                                                      |  |                                                                                                                    |  |
| Living Room:                                                                                                           |  |                                                                                                                      |  |                                                                                                                    |  |
| Dining Room:                                                                                                           |  |                                                                                                                      |  |                                                                                                                    |  |
| Kitchen:                                                                                                               |  |                                                                                                                      |  |                                                                                                                    |  |
| Family Room:                                                                                                           |  |                                                                                                                      |  |                                                                                                                    |  |
| Utility:                                                                                                               |  |                                                                                                                      |  |                                                                                                                    |  |
| Bath:                                                                                                                  |  | <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower                                   |  |                                                                                                                    |  |
| Bath:                                                                                                                  |  | <input type="checkbox"/> Tub <input type="checkbox"/> Shower                                                         |  |                                                                                                                    |  |
| Bath:                                                                                                                  |  | <input type="checkbox"/> Tub <input type="checkbox"/> Shower                                                         |  |                                                                                                                    |  |
| Master Bdrm:                                                                                                           |  |                                                                                                                      |  |                                                                                                                    |  |
| Bedroom:                                                                                                               |  |                                                                                                                      |  |                                                                                                                    |  |
| Bedroom:                                                                                                               |  |                                                                                                                      |  |                                                                                                                    |  |
| Bedroom:                                                                                                               |  |                                                                                                                      |  |                                                                                                                    |  |
| Other:                                                                                                                 |  |                                                                                                                      |  |                                                                                                                    |  |
| Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:                                        |  |                                                                                                                      |  |                                                                                                                    |  |
| Size: <input type="checkbox"/> Attached <input type="checkbox"/> Detached                                              |  |                                                                                                                      |  |                                                                                                                    |  |
| Porches:                                                                                                               |  |                                                                                                                      |  |                                                                                                                    |  |
| Front: Size:                                                                                                           |  |                                                                                                                      |  |                                                                                                                    |  |
| Back: Size:                                                                                                            |  |                                                                                                                      |  |                                                                                                                    |  |
| Deck: Size:                                                                                                            |  | <input type="checkbox"/> Covered                                                                                     |  |                                                                                                                    |  |
| Deck: Size:                                                                                                            |  | <input type="checkbox"/> Covered                                                                                     |  |                                                                                                                    |  |
| Fenced Yard:                                                                                                           |  |                                                                                                                      |  |                                                                                                                    |  |
| Outside Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No Size:                                        |  |                                                                                                                      |  |                                                                                                                    |  |
| Construction:                                                                                                          |  |                                                                                                                      |  |                                                                                                                    |  |
| TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>                       |  |                                                                                                                      |  |                                                                                                                    |  |

|                                                                                     |                          |                                                                           |                |
|-------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------|----------------|
| Home Features                                                                       |                          |                                                                           |                |
| <input checked="" type="checkbox"/>                                                 | Ceiling Fans             | No.                                                                       | 4              |
| <input type="checkbox"/>                                                            | Dishwasher               |                                                                           |                |
| <input type="checkbox"/>                                                            | Garbage Disposal         |                                                                           |                |
| <input type="checkbox"/>                                                            | Microwave (Built-In)     |                                                                           |                |
| <input type="checkbox"/>                                                            | Kitchen Range (Built-In) | <input type="checkbox"/> Gas <input type="checkbox"/> Electric            |                |
| <input type="checkbox"/>                                                            | Refrigerator             |                                                                           |                |
| Items Specifically Excluded from The Sale: LIST:                                    |                          |                                                                           |                |
| All of Seller's and Tenant's personal property located on and in said 73.0250 acres |                          |                                                                           |                |
| Heat and Air:                                                                       |                          |                                                                           |                |
| <input type="checkbox"/>                                                            | Central Heat             | Gas <input type="checkbox"/> Electric <input type="checkbox"/>            | Units: _____   |
| <input type="checkbox"/>                                                            | Central Air              | Gas <input type="checkbox"/> Electric <input type="checkbox"/>            | # Units: _____ |
| <input checked="" type="checkbox"/>                                                 | Other:                   | propane stoves                                                            |                |
| <input type="checkbox"/>                                                            | Fireplace(s)             |                                                                           |                |
| <input type="checkbox"/>                                                            | Wood Stove               |                                                                           |                |
| <input type="checkbox"/>                                                            | Water Heater(s):         | <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric |                |
| Utilities:                                                                          |                          |                                                                           |                |
| Electricity Provider:                                                               |                          | Bluebonnet Electric                                                       |                |
| Gas Provider:                                                                       |                          | Propane                                                                   |                |
| Sewer Provider:                                                                     |                          | Private septic system                                                     |                |
| Water Provider:                                                                     |                          | water well                                                                |                |
| Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO     |                          | Depth:                                                                    | Unknown        |
|                                                                                     |                          | Year Drilled:                                                             | 2006           |
| Average Utility Bill: Monthly:                                                      |                          | \$100.00                                                                  |                |
| Taxes:                                                                              |                          | 2017 Year                                                                 |                |
| School:                                                                             |                          | \$553.93                                                                  |                |
| County:                                                                             |                          | \$175.68                                                                  |                |
| Hospital:                                                                           |                          | \$25.58                                                                   |                |
| FM Road:                                                                            |                          | \$35.65                                                                   |                |
| Rd/Brg:                                                                             |                          | \$29.54                                                                   |                |
| Taxes: \$                                                                           |                          | 820.38                                                                    |                |
| School District:                                                                    |                          | Bellville I. S. D.                                                        |                |
| Additional Information:                                                             |                          |                                                                           |                |
|                                                                                     |                          |                                                                           |                |
|                                                                                     |                          |                                                                           |                |
|                                                                                     |                          |                                                                           |                |
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