

# Hoppe Sister Road

## New Ulm, TX



## Coppergate Ranch



Property Lines Estimated

**6915 Hoppe Sister Rd  
New Ulm, TX**

- **66.001 Wooded Acres**
- **Restricted against mobile homes**
- **1 Pond**
- **Main Home 4044 sq. ft.**
- **Guest Home 3BR/2Bath**
- **4 Car Detached Garage w/office and home gym**
- **3 Stall Horse Barn w/tack room & office space**
- **Bellville ISD**

# Hoppe Sister Road

New Ulm, TX



This unique, one-of-a-kind property features \*66.001 acres\* Main Home\*Guest Home\*Pool/Hot Tub/Waterfall\* Horse Barn with a Prime Location between Cat Spring and New Ulm in Austin County. Houstonians!!! This property is simply a relaxing, scenic 60-mile drive from Houston. Located 3 miles north of FM 1094 and fronting both Hoppe Sister Road and Skalak Road, this 66-acre property offers its proud owner many enjoyable features.

## LAND:

The land is gently rolling with lush native and coastal grasses covering the sandy loam soil.

Scattered oak and cedar trees as well as heavily wooded areas encompass the entire property. Riding trails meander through the heavily wooded areas which is home to many species of wildlife. An approximate 2-Acre pond on the property provides many enjoyable outings.

## IMPROVEMENTS\*\*\*THERE ARE MANY!

Main Home: Cedar construction with approximately 4044 sq. ft. of living area (Per ACAD), 5 Bedroom, 3 bath, two spacious living areas, 2 dining areas, kitchen with stainless steel counter tops, large master wing opening up to pool and patio area with waterfall and hot tub plus many other unique features.

Guest Home: Hardi-board construction with approximately 1632 sq. ft. of living area (per ACAD), 3 bedrooms and 2 baths.

The patio area with a pool/waterfall/hot tub, allows a smooth transition from the Guest Home to the Main Home for those special occasions.

## THERE IS MORE:

A detached four car garage with office/workout room with equipment storage. The horse barn features three stalls, tack room, office area and four over-head doors.

**FOLKS!!! THERE IS A LOT HERE FOR THE MONEY!!!!!!!!!!**



NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

**LOT OR ACREAGE LISTING**

|                       |                                                                     |                                                |                                                                     |                                                                                                |
|-----------------------|---------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Location of Property: | Sealy*FM 1094 W*R on New Bremen*R on Hoppe Sister Road to property  |                                                | Listing #:                                                          | 114470                                                                                         |
| Address of Property:  | 6915 Hoppe Sister Road                                              |                                                | Road Frontage:                                                      | * See Additional Information                                                                   |
| County:               | Austin                                                              | Paved Road:                                    | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Subdivision:          | None                                                                |                                                | Lot Size or Dimensions:                                             | 66.001 Acres                                                                                   |
| **Restricted:         | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | Mandatory Membership in Property Owners' Assn. | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |                                                                                                |

|                             |                                                                                                                       |  |  |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Number of Acres:</b>     | <b>66.001 (39.0350 + 29.966)</b>                                                                                      |  |  |
| <b>Price per Acre (or)</b>  |                                                                                                                       |  |  |
| <b>Total Listing Price:</b> | <b>\$1,050,000.00</b>                                                                                                 |  |  |
| <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: | <b>2018</b> |
| School:                |       | \$10,657.56 |
| County:                |       | \$3,379.97  |
| Hospital:              |       | \$463.95    |
| FM Road:               |       | \$685.97    |
| Rd/Brg:                |       | \$568.59    |
| TOTAL:                 |       | \$15,755.84 |

|                              |                                                                     |           |
|------------------------------|---------------------------------------------------------------------|-----------|
| Agricultural Exemption:      | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |           |
| <b>School District:</b>      | Bellville                                                           |           |
| <b>Minerals and Royalty:</b> |                                                                     |           |
| Seller believes              | Unknown                                                             | *Minerals |
| to own:                      | Unknown                                                             | *Royalty  |
| Seller w ill                 | 100%                                                                | Minerals  |
| Convey:                      | 100%                                                                | 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:                            | None                                         |  |
| Roadway:                             | *LCRA; SBEC Recorded but doesn't cross prop. |  |
| Electric:                            | San Bernard Electric Co.                     |  |
| Telephone:                           | Industry Telephone Company                   |  |
| Water:                               | None                                         |  |
| Other:                               |                                              |  |

|                                  |                                                                                    |  |
|----------------------------------|------------------------------------------------------------------------------------|--|
| <b>Improvements on Property:</b> |                                                                                    |  |
| Home:                            | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                |  |
| Buildings:                       | Main home, guest home and detached 4-car garage with office/workout room w/storage |  |
| Barns:                           | Horse Barn w/3 stalls, tack room, office area and 4 over-head doors                |  |
| Others:                          |                                                                                    |  |

|                 |                                                                               |                       |
|-----------------|-------------------------------------------------------------------------------|-----------------------|
| % Wooded:       | 50%                                                                           |                       |
| Type Trees:     | Oak and Cedar                                                                 |                       |
| <b>Fencing:</b> | Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |                       |
| Condition:      | Good                                                                          | **See additional info |
| Cross-Fencing:  | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO           |                       |
| Condition:      |                                                                               |                       |

|                  |                     |      |
|------------------|---------------------|------|
| <b>Ponds:</b>    | Number of Ponds:    | One  |
| Sizes:           | approximate 2 acres |      |
| <b>Creek(s):</b> | Name(s):            | None |
| <b>River(s):</b> | Name(s):            | None |

|                                   |                                                                     |                |
|-----------------------------------|---------------------------------------------------------------------|----------------|
| <b>Water Well(s): How Many?</b>   | One                                                                 |                |
| Year Drilled:                     | 1972                                                                | Depth: Unknown |
| <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         |  |  |
| <b>Gas Service Provider</b>              |  |  |
| Private                                  |  |  |

|                                    |                                                       |  |
|------------------------------------|-------------------------------------------------------|--|
| <b>Septic System(s): How Many:</b> | 3 (Main home -2)                                      |  |
| Year Installed:                    | 1972 (Guest home - 2006)                              |  |
| <b>Soil Type:</b>                  | Sandy Loam                                            |  |
| <b>Grass Type(s)</b>               | Native - Bermuda, Bahia, St. Augustine yard           |  |
| <b>Flood Hazard Zone:</b>          | See Seller's Disclosure or to be determined by survey |  |

|                                  |               |  |
|----------------------------------|---------------|--|
| <b>Nearest Town to Property:</b> | New Ulm       |  |
| Distance:                        | 7 miles       |  |
| Driving time from Houston        | 50-60 minutes |  |

|                                                   |                                                                           |  |
|---------------------------------------------------|---------------------------------------------------------------------------|--|
| <b>Items specifically excluded from the sale:</b> | All of Seller's & Lessee's personal property on said 66.001 acre property |  |
|---------------------------------------------------|---------------------------------------------------------------------------|--|

|                                |                                                                                                                                                                                                         |  |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Additional Information:</b> | Road Frntg: 759.46' Hoppe Sisters Road; 731.79' Skalak Road. *No perimeter fence between subject prop & neighboring 12 ac. **Restricted against mobile or any temporary residence 20 yrs from sale date |  |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

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



Spacious 5 Bedroom/3 Bath Home



## HOME

|                                                                                                                        |                                                                   |                                        |                                                                                                                                          |                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Address of Home:                                                                                                       | Sealy*FM 1094 W*R on New Bremen*R on Hoppe Sister Road to propert |                                        | Listing                                                                                                                                  | 114470                                                                                             |
| Location of Home:                                                                                                      | 6915 Hoppe Sister Road                                            |                                        |                                                                                                                                          |                                                                                                    |
| County or Region:                                                                                                      | Austin                                                            | For Sale Sign on Property?             | <input checked="" type="checkbox"/> YES                                                                                                  | <input type="checkbox"/> NO                                                                        |
| Subdivision:                                                                                                           | None                                                              | Property Size:                         | 66.001 Acres                                                                                                                             |                                                                                                    |
| **Restricted:                                                                                                          | <input checked="" type="checkbox"/> YES                           | <input type="checkbox"/> NO            | Mandatory Membership in Property Owners' Assn.                                                                                           | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                |
| <b>Listing Price:</b>                                                                                                  | <b>\$1,050,000.00</b>                                             |                                        | <b>Home Features</b>                                                                                                                     |                                                                                                    |
| <b>Terms of Sale</b>                                                                                                   |                                                                   |                                        |                                                                                                                                          |                                                                                                    |
| Cash:                                                                                                                  | <input checked="" type="checkbox"/> YES                           | <input type="checkbox"/> NO            | <input checked="" type="checkbox"/>                                                                                                      | Ceiling Fans No. 9                                                                                 |
| Seller-Finance:                                                                                                        | <input type="checkbox"/> YES                                      | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/>                                                                                                      | Dishwasher                                                                                         |
| Sell.-Fin. Terms:                                                                                                      |                                                                   |                                        | <input checked="" type="checkbox"/>                                                                                                      | Garbage Disposal                                                                                   |
| Down Payment:                                                                                                          |                                                                   |                                        | <input checked="" type="checkbox"/>                                                                                                      | Microwave (Stays)                                                                                  |
| Note Period:                                                                                                           |                                                                   |                                        | <input checked="" type="checkbox"/>                                                                                                      | Kitchen Range (Built-In) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |
| Interest Rate:                                                                                                         |                                                                   |                                        | <input checked="" type="checkbox"/>                                                                                                      | Refrigerator                                                                                       |
| Payment Mode:                                                                                                          | <input type="checkbox"/> Mo                                       | <input type="checkbox"/> Qt.           | <input type="checkbox"/> S.A.                                                                                                            | <input checked="" type="checkbox"/> Ann.                                                           |
| Balloon Note:                                                                                                          | <input type="checkbox"/> YES                                      | <input type="checkbox"/> NO            |                                                                                                                                          | Items Specifically Excluded from The Sale: LIST:                                                   |
| Number of Years:                                                                                                       |                                                                   |                                        | All of Seller and Lessee personal property located on said 66.001 acres                                                                  |                                                                                                    |
| <b>Size and Construction:</b>                                                                                          |                                                                   |                                        |                                                                                                                                          |                                                                                                    |
| Year Home was Built:                                                                                                   | 1971 (ACAD)                                                       |                                        | <b>Heat and Air:</b>                                                                                                                     |                                                                                                    |
| Lead Based Paint Addendum Required if prior to 1978:                                                                   | <input checked="" type="checkbox"/> YES                           |                                        | <input checked="" type="checkbox"/> Central Heat Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Units: _____  |                                                                                                    |
| Bedrooms: 5                                                                                                            | Bath: 3                                                           |                                        | <input checked="" type="checkbox"/> Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> # Units: _____ |                                                                                                    |
| Size of Home (Approx.) sq. ft.                                                                                         | 4,044                                                             | Living Area                            | <input type="checkbox"/> Other: _____                                                                                                    |                                                                                                    |
|                                                                                                                        |                                                                   | <b>Total</b>                           | <input checked="" type="checkbox"/> Fireplace(s) 2                                                                                       |                                                                                                    |
| Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other |                                                                   |                                        | <input type="checkbox"/> Wood Stove                                                                                                      |                                                                                                    |
| Roof Type: Composition                                                                                                 | Year Installed: 2012                                              |                                        | <input checked="" type="checkbox"/> Water Heater(s): 2 <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric         |                                                                                                    |
| Exterior Construction: Wood-Cedar                                                                                      |                                                                   |                                        | <b>Utilities:</b>                                                                                                                        |                                                                                                    |
| <b>Room Measurements:</b> APPROXIMATE SIZE:                                                                            |                                                                   |                                        | Electricity Provider: San Bernard                                                                                                        |                                                                                                    |
| Living Room: 28'x18'                                                                                                   |                                                                   |                                        | Gas Provider: Bellville Butane                                                                                                           |                                                                                                    |
| Dining Room: 14'x18'                                                                                                   |                                                                   |                                        | Sewer Provider: Septic                                                                                                                   |                                                                                                    |
| Kitchen: 10'x19' Dining: 14'x18'                                                                                       |                                                                   |                                        | Water Provider: Well                                                                                                                     |                                                                                                    |
| Family Room: 10'x27'                                                                                                   |                                                                   |                                        | Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Unknown                                           |                                                                                                    |
| Utility: washer/dryer stays (electric)                                                                                 |                                                                   |                                        | Year Drilled: 1972                                                                                                                       |                                                                                                    |
| Bath: Double Sinks <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower                             |                                                                   |                                        | Average Utility Bill: Monthly: _____                                                                                                     |                                                                                                    |
| Bath: <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower                                          |                                                                   |                                        | <b>Taxes:</b> 2018 Year _____                                                                                                            |                                                                                                    |
| Bath: <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower                               |                                                                   |                                        | School: \$10,657.56                                                                                                                      |                                                                                                    |
| Master Bdrm: 22'x23'                                                                                                   |                                                                   |                                        | County: \$3,379.97                                                                                                                       |                                                                                                    |
| Bedroom: 13'x16'                                                                                                       |                                                                   |                                        | Hospital: \$463.95                                                                                                                       |                                                                                                    |
| Bedroom: 15'x16'                                                                                                       |                                                                   |                                        | FM Road: \$685.97                                                                                                                        |                                                                                                    |
| Bedroom: 12'x12'                                                                                                       |                                                                   |                                        | Rd/Brg: \$568.59                                                                                                                         |                                                                                                    |
| Other: Office/Bedroom                                                                                                  |                                                                   |                                        | <b>Taxes:</b> \$15,755.84                                                                                                                |                                                                                                    |
| Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 4                           |                                                                   |                                        | <b>School District:</b> Bellville                                                                                                        |                                                                                                    |
| Size: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached                                   |                                                                   |                                        | <b>Additional Information:</b>                                                                                                           |                                                                                                    |
| <b>Porches:</b>                                                                                                        |                                                                   |                                        | Ag Exempt, but no homestead or over 65 age exemption                                                                                     |                                                                                                    |
| Front: Size: 9'x50' Covered                                                                                            |                                                                   |                                        | Furnishings left in home are negotiable                                                                                                  |                                                                                                    |
| Back: Size: 10'x33' Covered                                                                                            |                                                                   |                                        | Hot Tub/Spa - pump and wood replaced                                                                                                     |                                                                                                    |
| Deck: Size: 51'x25' w/pool <input type="checkbox"/> Covered                                                            |                                                                   |                                        | Outside grill - no tank (piped)                                                                                                          |                                                                                                    |
| Deck: Size: 10'x27' (Back) <input checked="" type="checkbox"/> Covered                                                 |                                                                   |                                        |                                                                                                                                          |                                                                                                    |
| Fenced Yard: yes                                                                                                       |                                                                   |                                        |                                                                                                                                          |                                                                                                    |
| Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: various barns/outbldgs      |                                                                   |                                        | **Property as is or any subdivison will be Restricted against mobile or any temporary residence 20 yrs from sale date                    |                                                                                                    |
| Construction: _____                                                                                                    |                                                                   |                                        |                                                                                                                                          |                                                                                                    |
| TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>            |                                                                   |                                        |                                                                                                                                          |                                                                                                    |

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



## Guest House

|                                                                                                                          |                                                                                                                      |                                                                           |                                                                     |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------|
| Address of Home:                                                                                                         | Sealy*FM 1094 W*R on New Bremen*R on Hoppe Sister Road to propert Listing # 114470                                   |                                                                           |                                                                     |
| Location of Home:                                                                                                        | 6915 Hoppe Sister Road, New Ulm                                                                                      |                                                                           |                                                                     |
| County or Region:                                                                                                        | Austin                                                                                                               | For Sale Sign on Property?                                                | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Subdivision:                                                                                                             | None                                                                                                                 | Property Size:                                                            | 66.001 Acres                                                        |
| **Restricted:                                                                                                            | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                                                  | Mandatory Membership in Property Owners' Assn.                            | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| <b>Listing Price:</b>                                                                                                    | <b>\$1,050,000.00</b>                                                                                                |                                                                           |                                                                     |
| <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>Size and Construction:</b>                                                                                            |                                                                                                                      |                                                                           |                                                                     |
| Year Home was Built:                                                                                                     | 2006                                                                                                                 |                                                                           |                                                                     |
| Lead Based Paint Addendum Required if prior to 1978:                                                                     | <input type="checkbox"/> YES                                                                                         |                                                                           |                                                                     |
| Bedrooms:                                                                                                                | 3                                                                                                                    | Baths:                                                                    | 2                                                                   |
| Size of Home (Approx.)                                                                                                   | 1600 SF                                                                                                              | Living Area                                                               |                                                                     |
|                                                                                                                          |                                                                                                                      | Total                                                                     |                                                                     |
| Foundation:                                                                                                              | <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Bear <input type="checkbox"/> Other           |                                                                           |                                                                     |
| Roof Type:                                                                                                               | Composition                                                                                                          | Year Installed:                                                           | 2006                                                                |
| Exterior Construction                                                                                                    | Hardi-Board                                                                                                          |                                                                           |                                                                     |
| <b>Room Measurements:</b>                                                                                                | <b>APPROXIMATE SIZE:</b>                                                                                             |                                                                           |                                                                     |
| Living Room:                                                                                                             |                                                                                                                      |                                                                           |                                                                     |
| Dining Room:                                                                                                             |                                                                                                                      |                                                                           |                                                                     |
| Kitchen:                                                                                                                 |                                                                                                                      |                                                                           |                                                                     |
| Family Room:                                                                                                             |                                                                                                                      |                                                                           |                                                                     |
| Utility Room:                                                                                                            |                                                                                                                      |                                                                           |                                                                     |
| Bath:                                                                                                                    | <input type="checkbox"/> Tub <input type="checkbox"/> Shower                                                         |                                                                           |                                                                     |
| Bath:                                                                                                                    | <input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower                                              |                                                                           |                                                                     |
| Bath:Master                                                                                                              | <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower                                              |                                                                           |                                                                     |
| Bedroom:                                                                                                                 |                                                                                                                      |                                                                           |                                                                     |
| Bedroom:                                                                                                                 |                                                                                                                      |                                                                           |                                                                     |
| Bedroom:                                                                                                                 |                                                                                                                      |                                                                           |                                                                     |
| Bedroom:                                                                                                                 |                                                                                                                      |                                                                           |                                                                     |
| Other:                                                                                                                   |                                                                                                                      |                                                                           |                                                                     |
| Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:                                          |                                                                                                                      |                                                                           |                                                                     |
| Size:                                                                                                                    | <input type="checkbox"/> Attached <input type="checkbox"/> Detached                                                  |                                                                           |                                                                     |
| <b>Porches:</b>                                                                                                          |                                                                                                                      |                                                                           |                                                                     |
| Front: Size:                                                                                                             | 432 sq. ft.                                                                                                          |                                                                           |                                                                     |
| Back: Size:                                                                                                              |                                                                                                                      |                                                                           |                                                                     |
| Deck: Size:                                                                                                              | 23x13                                                                                                                | <input type="checkbox"/>                                                  | Covered                                                             |
| Deck: Size:                                                                                                              |                                                                                                                      | <input type="checkbox"/>                                                  | Covered                                                             |
| Fenced Yard:                                                                                                             | Yes                                                                                                                  |                                                                           |                                                                     |
| Outside Storage: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                     | Size:                                                                                                                |                                                                           |                                                                     |
| Construction:                                                                                                            |                                                                                                                      |                                                                           |                                                                     |
| TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>              |                                                                                                                      |                                                                           |                                                                     |
| <b>Home Features:</b>                                                                                                    |                                                                                                                      |                                                                           |                                                                     |
| <input checked="" type="checkbox"/>                                                                                      | Ceiling Fans                                                                                                         | No.                                                                       | 4                                                                   |
| <input checked="" type="checkbox"/>                                                                                      | Dishwasher                                                                                                           |                                                                           |                                                                     |
| <input checked="" type="checkbox"/>                                                                                      | Garbage Disposal                                                                                                     |                                                                           |                                                                     |
| <input checked="" type="checkbox"/>                                                                                      | Microwave (Built-In)                                                                                                 |                                                                           |                                                                     |
| <input checked="" type="checkbox"/>                                                                                      | Kitchen Range                                                                                                        | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |                                                                     |
| <input type="checkbox"/>                                                                                                 | Other                                                                                                                |                                                                           |                                                                     |
| <b>Items Specifically Excluded from The Sale: LIST:</b>                                                                  |                                                                                                                      |                                                                           |                                                                     |
| All of Seller and Lessee personal property located on said 66.001 acres                                                  |                                                                                                                      |                                                                           |                                                                     |
| <b>Heat and Air:</b>                                                                                                     |                                                                                                                      |                                                                           |                                                                     |
| <input checked="" type="checkbox"/>                                                                                      | Central Heat                                                                                                         | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |                                                                     |
| <input checked="" type="checkbox"/>                                                                                      | Central Air                                                                                                          | <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric |                                                                     |
| <input type="checkbox"/>                                                                                                 | Other:                                                                                                               |                                                                           |                                                                     |
| <input type="checkbox"/>                                                                                                 | Fireplace(s)                                                                                                         |                                                                           |                                                                     |
| <input type="checkbox"/>                                                                                                 | Wood Stove                                                                                                           |                                                                           |                                                                     |
| <input checked="" type="checkbox"/>                                                                                      | Water Heater(s):                                                                                                     | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |                                                                     |
| <b>Utilities:</b>                                                                                                        |                                                                                                                      |                                                                           |                                                                     |
| Electricity Provider:                                                                                                    | San Bernard Electric Coop.                                                                                           |                                                                           |                                                                     |
| Gas Provider:                                                                                                            | Bellville Butane                                                                                                     |                                                                           |                                                                     |
| Sewer Provider:                                                                                                          | Septic                                                                                                               |                                                                           |                                                                     |
| Water Provider:                                                                                                          | Well                                                                                                                 |                                                                           |                                                                     |
| Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                                          | Depth:                                                                                                               | Unknown                                                                   |                                                                     |
|                                                                                                                          | Year Drilled:                                                                                                        | 1972                                                                      |                                                                     |
| Average Utility Bill:                                                                                                    | Monthly:                                                                                                             |                                                                           |                                                                     |
| <b>Taxes:</b>                                                                                                            | 2018                                                                                                                 | Year                                                                      |                                                                     |
| School:                                                                                                                  | \$10,657.56                                                                                                          |                                                                           |                                                                     |
| County:                                                                                                                  | \$3,376.97                                                                                                           |                                                                           |                                                                     |
| Hospital:                                                                                                                | \$463.95                                                                                                             |                                                                           |                                                                     |
| FM Road:                                                                                                                 | \$685.97                                                                                                             |                                                                           |                                                                     |
| Rd/Brg:                                                                                                                  | \$568.59                                                                                                             |                                                                           |                                                                     |
| <b>Taxes:</b>                                                                                                            | \$15,755.84                                                                                                          |                                                                           |                                                                     |
| <b>School District:</b>                                                                                                  | Bellville                                                                                                            |                                                                           |                                                                     |
| <b>Additional Information:</b>                                                                                           |                                                                                                                      |                                                                           |                                                                     |
| All Guest Home furnishings included in sale                                                                              |                                                                                                                      |                                                                           |                                                                     |
| Outdoor grill - no tank (piped)                                                                                          |                                                                                                                      |                                                                           |                                                                     |
|                                                                                                                          |                                                                                                                      |                                                                           |                                                                     |
| ** Property as is or any subdivisions will be Restricted against mobile or any temporary residence 20 yrs from sale date |                                                                                                                      |                                                                           |                                                                     |
|                                                                                                                          |                                                                                                                      |                                                                           |                                                                     |
|                                                                                                                          |                                                                                                                      |                                                                           |                                                                     |
|                                                                                                                          |                                                                                                                      |                                                                           |                                                                     |
|                                                                                                                          |                                                                                                                      |                                                                           |                                                                     |

**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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