



2905 FM 1457

Round Top, Texas

- 35.67 Acres
- Fayette County
- Round Top-Carmine Schools
- Home, Barn, Pond, Creek



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970



2905 FM 1457 Round Top, Texas

Round Top!!! Small Town charm with Big City access makes this a perfect location for those looking for Both!!! Located between Houston and Austin this quaint community has so much to offer: antiques, shopping, dining, rolling landscape, beautiful views and more. Less than 3 miles from the town square this 35-acre family retreat consists of a traditional and spacious 4 bedroom/3.5 bath home, 3-acre pond, wet-weather creek, mature trees and a great metal barn/workshop with full bath and four large overhead bay doors.





The 4,513 square foot brick home provides an abundance of space for large families, holiday get-togethers and friends to gather. This home showcases a spacious kitchen with island seating, breakfast nook and a formal dining room perfect for family gatherings and entertaining. There are two spacious living rooms, two fireplaces, a combined media room and office nook connects to an enclosed screened sun room/back porch that is perfectly situated to enjoy the serene natural setting. The large master suite is located on the first floor with large windows with beautiful views while upstairs holds a spacious game room loft, three bedrooms and two bathrooms. The 3-car oversize garage contains an attached home gym/craft room/office to accommodate hobbies or special interest.





The property is a well-manicured pasture full of spring wildflowers and interspersed with beautiful mature oak, pecan and elm trees. The metal barn with four large bay overhead doors, 3-acre fishing pond, Jenny Creek, a wet-weather creek, all add to the possibilities of this outstanding property.



Seize the opportunity today to enjoy your own slice of Southern Hospitality near historic Round Top!!!!

LOT OR ACREAGE LISTING

Location of Property:	Round Top: FM 1457 E. * 2.3 miles to property on right			Listing: #124911
Address of Property:	2905 FM 1457, Round Top, Tx 78954		Road Frontage:	1,072.54 Feet
County:	Fayette	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None		Lot Size or Dimensions: 35.67 Acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Acres: 35.6700				
Price per Acre (or)				
Total Listing Price: \$1,650,000.00				
Terms of Sale:				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.				
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO				
Number of Years:				
Property Taxes: Year: 2019				
School:				\$3,650.34
County:				\$2,253.85
Co GWCD:				\$89.50
Cum Cr. WCID				\$11.03
Rd/Brg:				\$1,187.36
TOTAL:				\$7,192.08
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
School District:	Round Top-Carmine			
Minerals and Royalty: Surface Control				
Seller believes	0%	*Minerals		
to own:	0%	*Royalty		
Seller will	0%	Minerals		
Convey:	0%	Royalty		
Leases Affecting Property:				
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:				
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Easements Affecting Property: Name(s):				
Pipeline:				
Roadway:				
Electric:	Fayette Electric			
Telephone:				
Water:	West End Water			
Other:				
Improvements on Property:				
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Buildings:				
Barns:	Metal barn/shop w/4 large overhead doors			
Others:				
% Wooded:	15%			
Type Trees:	Live Oaks, Cedar, Pecan, Elm			
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition:			
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	Condition:			
Ponds:	Number of Ponds:	One		
Sizes:	3 acres			
Creek(s):	Name(s):	Jenny Creek		
River(s):	Name(s):	None		
Water Well(s): How Many? None				
Year Drilled:		Depth:		
Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Provider:	West End Water			
Electric Service Provider (Name):				
Fayette Electric				
Gas Service Provider				
Fayetteville Propane				
Septic System(s): How Many? One				
Year Installed:	2004			
Soil Type:	Sandy Loam			
Grass Type(s)	Texas Prairie			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property: Round Top				
Distance:	2-3 miles			
Driving time from Houston	Approx 1.5 hours			
Items specifically excluded from the sale:				
All of sellers personal property located on said 35.670 Ac.				
Additional Information:				

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

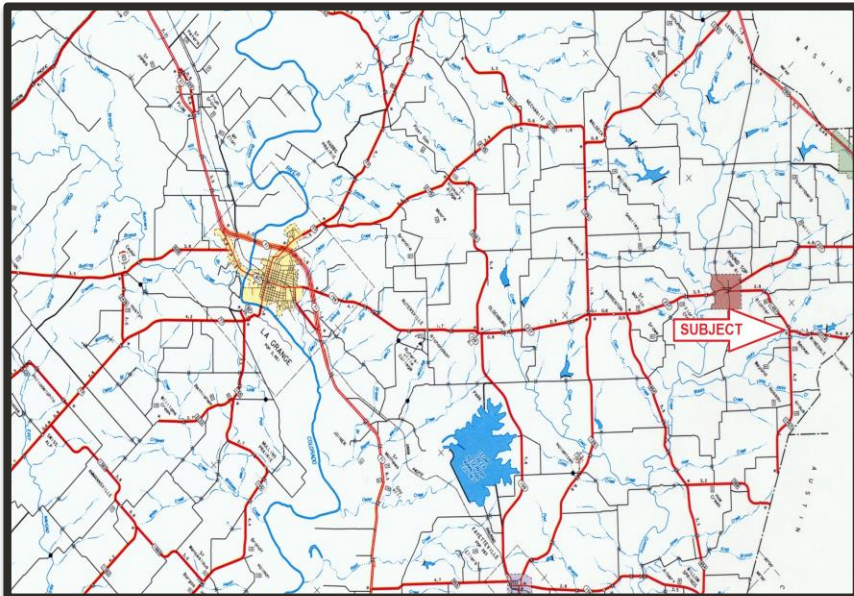
HOME

Address of Home:		2905 FM 1457, Round Top, TX 78954		Listing	#124911
Location of Home:		Round Top: FM 1457 E. * 2.3 miles to property on right			
County or Region:		Fayette	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		None	Property Size:	35.67 Acres	
Subdivision Restricted:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Listing Price:		\$1,650,000.00			
Terms of Sale		Home Features			
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 type="checkbox"/>	Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/>	Cooktop&Double Ovens	<input type="checkbox"/> Gas <input checked="" 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 type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	all of sellers personal property located on said 35.670 Ac.			
Number of Years:					
Size and Construction:		Heat and Air:			
Year Home was Built:	2004	<input checked="" type="checkbox"/>	Central Heat	Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/>	
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Bedrooms:	4	<input type="checkbox"/>	Other:		
Baths:	3 1/2	<input checked="" type="checkbox"/>	Fireplace(s)	2 double-sided	
Size of Home (Approx.)	4513 Sq.Ft. Living Area	<input checked="" type="checkbox"/>	Wood Stove		
	Total	<input checked="" type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Utilities:			
Roof Type:	Asphalt Shingles Year Installed: 2004	Electricity Provider:		Fayette Electric	
Exterior Construction:	Brick	Gas Provider:		Propane Tank	
Room Measurements:		Sewer Provider:		Septic	
APPROXIMATE SIZE:		Water Provider:		West End Water	
Living Room:	20x20	Water Well:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth:	
Dining Room:	18x12	Year Drilled:			
Kitchen:	12x15	Average Utility Bill:		Monthly	\$200.00
Family Room:	30x30				
Utility:	8x12	Taxes:			
Bath:	6x8 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	2019		Year	
Bath:	6x8 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:		\$3,650.34	
Mstr Bath:	12x15 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	County:		\$2,253.85	
Master Bdrm:	Downstairs 20x20	Co. GWCD:		\$89.50	
Bedroom:	13'7"x10'8"	Cum Cr. WCII		\$11.03	
Bedroom:	12x12	Rd/Bridge		\$1,187.36	
Bedroom:	11'7"x15	Taxes:		\$7,192.08	
Gameroom:	16'x19' Upstairs	School District:		Round Top-Carmine	
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 3		Additional Information:			
Size: 33'x30' <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		Multi function room off of the garage; Craft Room;			
Porches:		Gym or Home Office			
Sun Porch:	30x10				
Front: Size:	18x10				
Porch: Size:	12x8 <input type="checkbox"/> Covered				
Patio: Size:	12x40 <input type="checkbox"/> Covered				
Fenced Yard:	No				
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 100x40					
Construction: Metal					
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>					

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Directions: From Round Top
Travel FM 1457 E. 2.3 miles to property
on right. **2905 FM 1457**



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**Bill Johnson & Associates
Real Estate**

Since 1970

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11/2/2015

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

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

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

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

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

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

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

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

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

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

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

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

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

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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Kimberly Zapalac

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