

4215 Kuykendall
Bellville, TX



4215 Kuykendall Rd
Bellville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- Austin County
- 76.076+/- Acres
- Ag Valuation
- \$1,445,444.00



6215 Kuykendall Road Bellville, Texas

Gempire Ranch is located a short drive from Bellville, Sealy, Brenham and about an hour to Houston. The 76.076+/- acres has a 45'x45'+/- barn with a 15' wrap-around cover on three sides, that includes living area with bedroom, bath and family space. About 25% of the property is wooded with oaks, sycamores, and other tree varieties. The pastures are lush with native Bermuda grass that grows right up to the banks of well-known Sandy Creek, that has been a recreational feature for generations of Texans. There are three ponds on the property for fishing or watering the livestock. Electric service is already installed on the property, powering two water-wells and the barn. Electricity and well-water can be extended to multiple building sites.



Amenities

- Barn with living quarter
- Three Ponds
- Net-wire perimeter fence
- Two water-wells
- Electric service on property
- Multiple building sites
- 1,500'+/- on Sandy Creek
- 1,200'+/- Kuykendall frontage
- Sandy soil
- 76.076+/- acres
- One septic system
- Adjoins 7IL Equestrian Ranch
- About 25% wooded, Oak, Sycamore, and other varieties



Bellville:

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www.bjre.com

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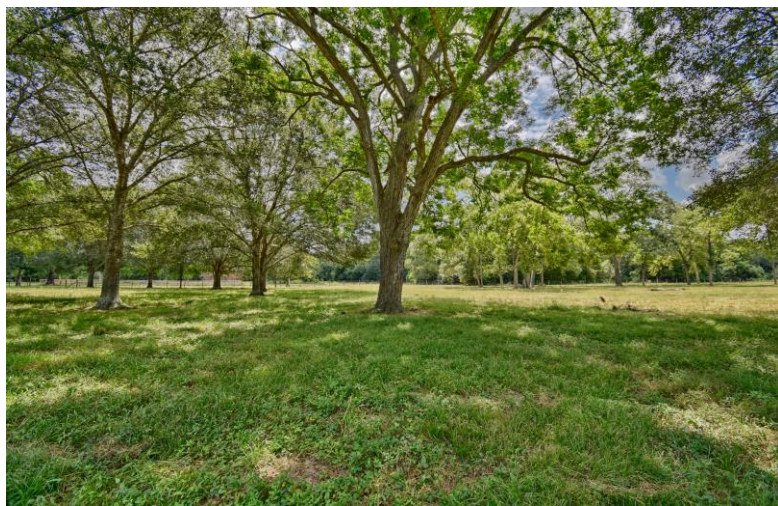
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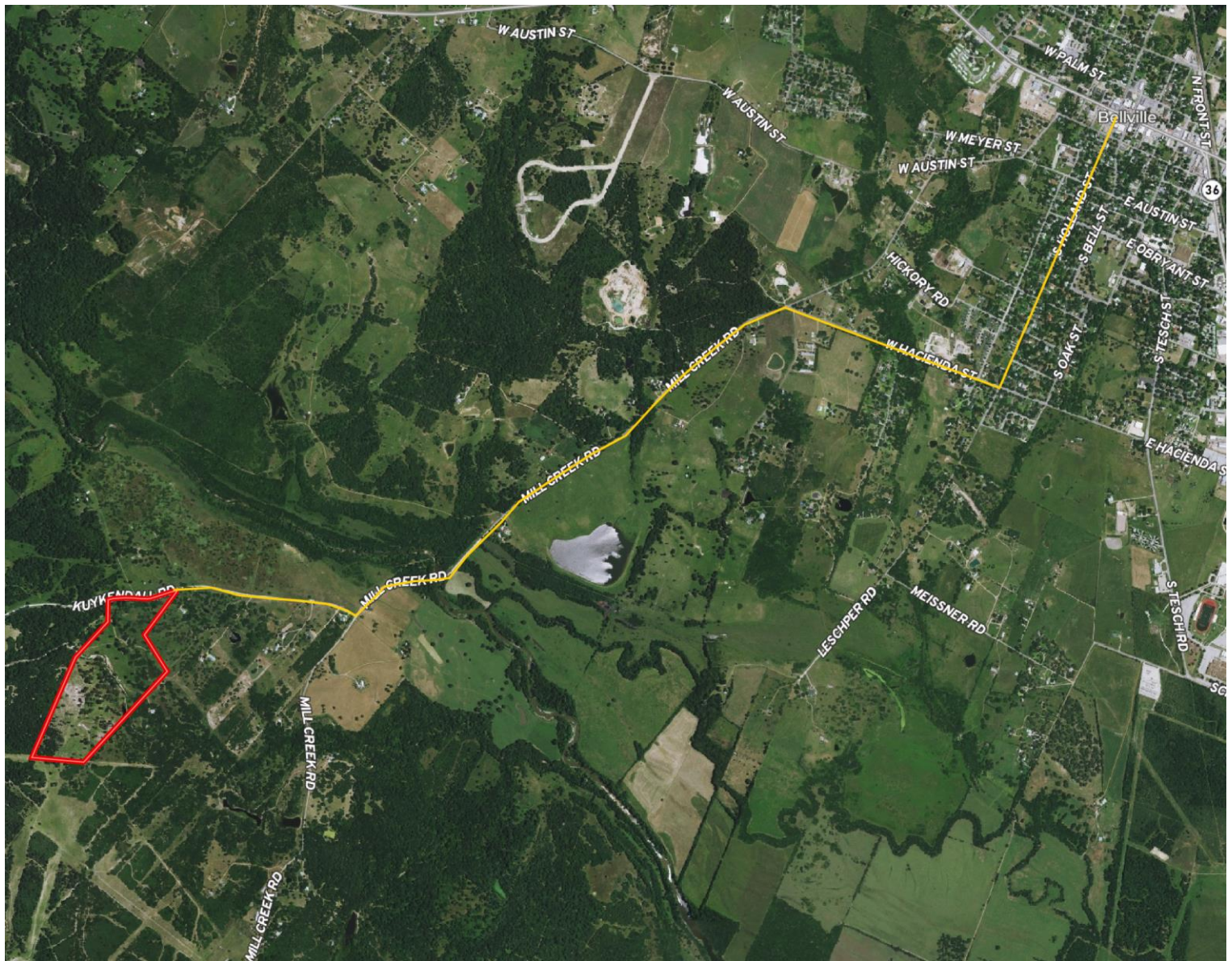
LOT OR ACREAGE LISTING

Location of Property:	4 miles SW of Bellville Courthouse Square		Listing #:	132442
Address of Property:	4215 Kuykendall Rd, Bellville, Tx 77418		Road Frontage:	approximately 1,200'
County:	Austin	Paved Road:	☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☒ NO	
Subdivision:	NONE		Lot Size or Dimensions: 76.076+/- acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	
Number of Acres:	76.076+/- to be surveyed		Improvements on Property:	
Price per Acre (or)	\$19,000.00		Home:	☐ YES ☒ NO
Total Listing Price:	\$1,445,444.00		Buildings:	well house, storage shed
Terms of Sale:			Barns:	Barn with bunk room, bath, and family area 15' wrap-around cover on three sides
Cash:	☒ YES ☐ NO		Others:	NONE
Seller-Finance:	☐ YES ☒ NO			
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:			% Wooded:	approximately 25%
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.			Type Trees:	Oak, Sycamore, and others
Balloon Note: ☐ YES ☐ NO			Fencing:	Perimeter ☐ YES ☒ NO
Number of Years:			Condition:	partial fence/good condition
			Cross-Fencing:	☒ YES ☐ NO
			Condition:	
Property Taxes:	Year:	2020	Ponds:	Number of Ponds: 3
School:		\$642.30	Sizes:	1 acre, 0.7acre, 0.2acre +/-
County:		\$241.47	Creek(s):	Name(s): Sandy
Hospital:		\$56.57		
			River(s):	Name(s): NONE
Rd/Brg:		\$80.83		
TOTAL:		\$1,021.17	Water Well(s): How Many?	2
Agricultural Valuation	☒ Yes ☐ No		Year Drilled:	unknown
School District:	Bellville		Depth:	unknown
Minerals and Royalty:			Community Water Available:	☐ YES ☒ NO
Seller believes	an undetermined amount	*Minerals	Provider:	
to own:	an undetermined amount	*Royalty	Electric Service Provider (Name):	
Seller will	half of owned	Minerals	San Bernard Electric	
Convey:	half of owned	Royalty	Gas Service Provider	
			NONE	
Leases Affecting Property:			Septic System(s): How Many:	1
Oil and Gas Lease:	☐ Yes ☒ No		Year Installed:	unknown
Lessee's Name:			Soil Type:	Sandy loam
Lease Expiration Date:			Grass Type(s)	native and bermuda
			Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey
Surface Lease:	☒ Yes ☐ No		Nearest Town to Property:	Bellville
Lessee's Name:	Dewayne Burger		Distance:	
Lease Expiration Date:	30 days notice		Driving time from Houston	One hour
Oil or Gas Locations:	☐ Yes ☒ No		Items specifically excluded from the sale:	all sellers personal property
Easements Affecting Property:	Name(s):			
Pipeline:	NONE		Additional Information:	
Roadway:	a portion of the property lies within Kuykendall Rd		Bedroom	11'x15' Barn 49'x49'
Electric:	YES		Bath	5'x8'
Telephone:	no		Family Room	11'x19'
Water:	no			
Other:				

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







Directions: From town square in Bellville go south on S Holland St to intersection with Hacienda Rd. Go west on Hacienda to intersection with Old Mill Creek Rd. Go south on Old Mill Creek Rd to intersection with Kuykendall Rd. Go west on Kuykendall Rd about a mile to property on south side on Kuykendall Rd.



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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
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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