



3875 Stokes Road  
*Bellville, Texas*

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*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*





## 3875 Stokes Road Bellville, Texas

The property at 3875 Stokes Road is 10+/- acres in a prime location. It has a single wide trailer that is undergoing renovation inside and out. It is priced to sell (As Is, Where Is). It contains a 0.4 ac pond, several great home sites, including several large trees. The soil is sand and has a good stand of grass. IF you are thinking of building a home in Bellville, this is a good place to start.

**Come see this property  
before it is gone.**





# Amenities

- Lot Size: 9.822 Acres
- Single-Wide Mobile Home currently being renovated
- Home Size: 1,064 sq. ft.
- Beds: 3
- Baths: 2
- Central Heat & Air
- Storage Building
- Pond
- Water Well/Septic
- Bellville Schools
- Mature Trees



## LOT OR ACREAGE LISTING

Location of Property:		N Holland St veering left onto Center Hill Rd. Left onto Stokes Rd to prop		Listing #: 132714	
Address of Property:		3875 Stokes Rd., Bellville T 77418		Road Frontage: Approx 365 ft +/-	
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	None		Lot Size or Dimensions: 9.822 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	
<b>Number of Acres:</b>		9.8220		<b>Improvements on Property:</b>	
<b>Price per Acre (or)</b>				Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>Total Listing Price:</b>		\$395,000.00		Buildings:	Storage Bldg
<b>Terms of Sale:</b>				Barns:	
	Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Others:	
	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.			% Wooded:	
	Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees:	15%
	Number of Years:			<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
					Condition: Partial
					Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
					Condition:
<b>Property Taxes:</b>	Year:	2020		<b>Ponds:</b>	Number of Ponds: One
School:		\$1,645.18		Sizes:	0.4 acre
County:		\$703.84		<b>Creek(s):</b>	Name(s): None
Hospital:		\$135.92			
FM Road:		\$126.82		<b>River(s):</b>	Name(s): None
Rd/Brg:		\$106.46			
TOTAL:		\$2,718.22		<b>Water Well(s): How Many?</b>	One
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Drilled:	2002
<b>School District:</b>	Bellville ISD			Depth:	170'
<b>Minerals and Royalty:</b>					
Seller believes	Unknown	*Minerals		<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
to own:	Unknown	*Royalty		Provider:	
Seller will	All Owned	Minerals		<b>Electric Service Provider (Name):</b>	
Convey:	All Owned	Royalty		San Bernard Electric	
<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:					
Roadway:					
Electric:	San Bernard				
Telephone:					
Water:					
Other:					
<b>Nearest Town to Property:</b>		Bellville			
Distance:		5 Miles			
Driving time from Houston		1 hour 15 minutes			
<b>Items specifically excluded from the sale:</b>					
All of sellers personal property located on said 9.822 acres					
<b>Additional Information:</b>					

**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:		3875 Stokes Rd., Bellville TX 77418		Listing		132714	
Location of Home:		N Holland St veering left onto Center Hill Rd. Left onto Stokes Rd to prop					
County or Region:		Austin		For Sale Sign on Property?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Subdivision:		None		Property Size:		9.822	
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	
<b>Listing Price:</b>		<b>\$395,000.00</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:		1984					
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES					
Bedrooms:		3		Baths:		2	
Size of Home (Approx.)				1,064		Living Area	
<b>PER ACAD</b>				<b>Total</b>			
Foundation:		<input type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		Mobile Hm			
Roof Type:		Metal		Year Installed:		2016	
Exterior Construction:		Siding					
<b>Room Measurements:</b>		<b>APPROXIMATE SIZE:</b>					
Living Room:		12'6"x18'					
Dining Room:		6'x8'					
Kitchen:							
Family Room:							
Utility:							
Bath:		3x5		<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:		12'5"x15'					
Bedroom:		12'6"x23' (under construction)					
Bedroom:							
Entry							
Other:							
Garage:		<input type="checkbox"/> Carport: <input checked="" type="checkbox"/>		No. of Cars:		1	
Size:				<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached			
<b>Porches:</b>							
Sun Porch:							
Front: Size:							
Porch: Size:				<input type="checkbox"/> Covered			
Patio: Size:				<input type="checkbox"/> Covered			
Fenced Yard:							
Outside Storage:		<input type="checkbox"/> Yes <input type="checkbox"/> No		Size:			
Construction:							
TV Antenna		<input checked="" type="checkbox"/>		Dish		<input type="checkbox"/>	
Cable		<input type="checkbox"/>					

<b>Home Features</b>			
<input checked="" type="checkbox"/>	Ceiling Fans	No.	3
<input checked="" type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input checked="" type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator		
Items Specifically Excluded from The Sale: LIST:			
All of sellers personal property located on said 9.822 ac			
<b>Heat and Air:</b>			
<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
<input type="checkbox"/>	Other:		
<input type="checkbox"/>	Fireplace(s)		
<input checked="" type="checkbox"/>	Wood Stove		
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<b>Utilities:</b>			
Electricity Provider:		San Bernard	
Gas Provider:		None	
Sewer Provider:		Septic	
Water Provider:		Well	
Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 170'
		Year Drilled:	2002
Average Utility Bill:		Monthly	\$100.00
<b>Taxes:</b>		2020	Year
School:		\$1,645.18	
County:		\$703.84	
Hospital:		\$135.92	
FM Rd:		\$126.82	
SpRd/Brg:		\$106.46	
<b>Taxes:</b>		\$2,718.22	
<b>School District:</b>		Bellville ISD	
<b>Additional Information:</b>			

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From the Bellville Square take N Holland St veering left onto Center Hill Rd. Left onto Stokes Rd to prop. Look for the BJRE sign.



*Texas is Our Territory*

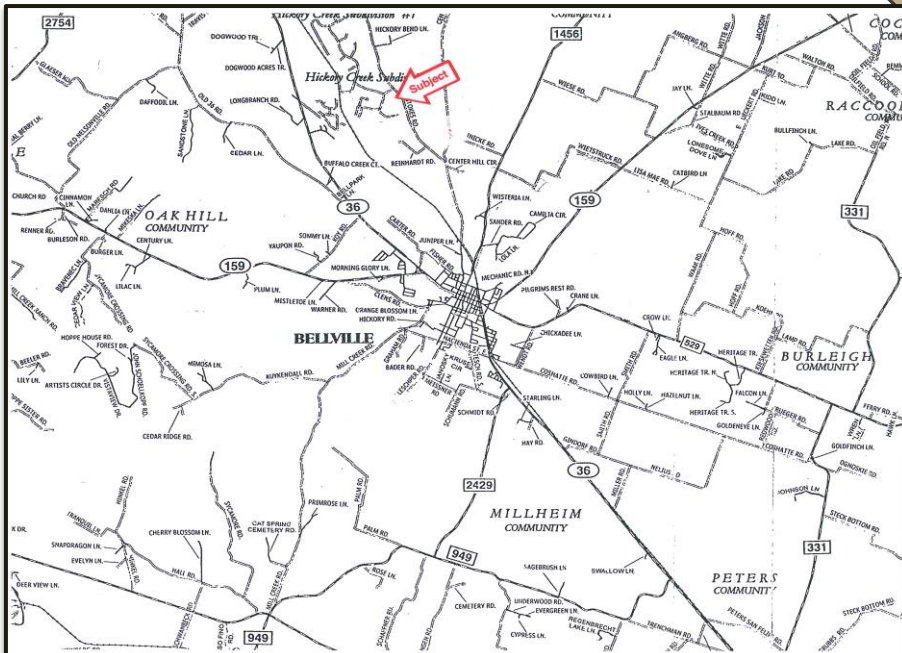
**Bill Johnson & Associates  
Real Estate**

*Since 1970*

420 East Main Street  
Bellville, Texas 77418-0294  
(979) 865-5969  
Fax (979) 865-5500

424 Cedar Street  
New Ulm, Texas 78950  
(979) 992-2636

[www.bjre.com](http://www.bjre.com)







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## 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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418  
Kimberly Zapalac

Phone: (979)865-5966 Fax:

IABS

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