



6084 FM 1456

Bellville, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

- 40.9790 Acres
- Ag Exempt
- 4 BDRM/2Bath Home
- 5,275 SF Office Building



Views, views, and more views! This amazing **41-acre tract** of land is located in Austin County, northeast of Bellville. The **main home** sits atop a sandy loam hill with panoramic views of the beautiful rural countryside. The 2,900 square foot home boasts 4 bedrooms, 2 baths, and a large family room complete with fireplace.



There is also a 5,275 square foot **metal office building** with unlimited potential. Leave it as an office building, let it house a home business, or turn it into a party barn, workshop, or bed and breakfast...the possibilities are endless!!!



Other amenities include a 48' x 20' **metallic shop** with a large covered porch, a 40' x 60' **tin barn** with a set of working pens, and a **covered parking area for your RV**. In addition, the adjacent 20 acres with a large stock pond is also available for purchase.

Bring your horses and cattle, kick your feet up, and relax while enjoying the beautiful Texas sunsets!



THE INFORMATION CONTAINED HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE; HOWEVER, BJRE HOLDINGS LLC AND ITS AGENTS, EMPLOYEES AND REPRESENTATIVES CANNOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. PROSPECTIVE BUYERS SHOULD VERIFY ALL INFORMATION TO THEIR SATISFACTION.



Kitchen in Home



Family Room



960 SF Shop



5,275 SF Office Building



RV Cover



Barn

Bellville:
979-865-5969 office
979-865-5500 fax
www.bjre.com



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LOT OR ACREAGE LISTING

Location of Property: 6084 FM 1456 (approximately 5.5 miles out of Bellville) Listing #: _____
Address of Property: 6084 FM 1456, Bellville, TX 774118 Road Frontage: _____
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: No Lot Size or Dimensions: 40.9790 acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 40.9790

Price per Acre (or) _____

Total Listing Price: \$1,299,000.00

Terms of Sale:

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

Property Taxes: Year: 2021

School: \$4,932.72
County: \$2,734.89
Hospital: \$624.14
FM Road: \$505.62
Rd/Brg: \$416.72
TOTAL: \$9,214.09

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville

Minerals and Royalty:

Seller believes 50% *Minerals
to own: 50% *Royalty
Seller will 0% Minerals
Convey: 0% Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Ryan Krueger

Lease Expiration Date: Month before closing

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s): _____

Pipeline: N/A

Roadway: N/A

Electric: San Bernard

Telephone: ATT

Water: Austin County Water Supply Corporation

Other: _____

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings: metallic office building (See Workup)
48 x 20 metallic shop

Barns: 40 x 60 tin barn
16 x 12 metallic well house/storage building

Others: 18 x 36 metallic RV cover
working pens

% Wooded: 30%

Type Trees: live oaks and yaupons

Fencing: Perimeter: (3 sides) ☐ YES ☒ NO

Condition: good

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: N/A

Sizes: _____

Creek(s): Name(s): N/A

River(s): Name(s): N/A

Water Well(s): How Many? 1

Year Drilled: 1970 Depth: 155"

Community Water Available: ☒ YES ☐ NO

Provider: Austin County Water Supply Corporation

Electric Service Provider (Name): _____

San Bernard Electric

Gas Service Provider None

Septic System(s): How Many: 3 - house in 1979, office in

Year Installed: 1979, mobile home site - 1999 (no longer in use)

Soil Type: Sandy Loam

Grass Type(s): Coastal & Native

Flood Hazard Zone: See Seller's Disclosure or to be

determined by survey

Nearest Town to Property: Bellville

Distance: 5.5 miles

Driving time from Houston 50 miles

Items specifically excluded from the sale: _____

all personal property

Additional Information:

a mobile home was once located to the right of the RV cover

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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HOME

Address of Home: 6084 FM 1456 (approximately 5.5 miles out of Bellville) Listing #: _____

Location of Home: 6084 FM 1456, Bellville, TX 77418

County or Region: Austin For Sale Sign on Property? ☒ YES ☐ NO

Subdivision: N/A Property Size: 40.9790 acres

Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Listing Price: \$1,299,000.00

Terms of Sale

Cash: ☒ YES ☐ NO

Seller-Finance: ☐ YES ☒ NO

Sell-Fin. Terms:

Down Payment: _____

Note Period: _____

Interest Rate: _____

Payment Mode: ☐ Mo ☐ Qt. ☐ S.A. ☐ Ann.

Balloon Note: ☐ YES ☐ NO

Number of Years: _____

Size and Construction:

Year Home was Built: 1979

Lead Based Paint Addendum Required if prior to 1978: ☐ YES

Bedrooms: 4 Bath: 2

Size of Home (Approx.) 2,900 Living Area

2,900 Total

Foundation: ☒ Slab ☐ Pier/Beam ☐ Other

Roof Type: Composition Year Installed: 2002

Exterior Construction: 1 inch thick cypress siding

Room Measurements: APPROXIMATE SIZE:

Kitchen: 16'5" x 11'

Den/Dine Rm: 41'5" x 19'5"

Hallway: 31'6" x 3'5"

Flex Room: 50' x 7'

Utility: 9'6" x 7'6"

Pantry: 8' x 4' ☐ Tub ☐ Shower

Bath: 10' x 7' ☒ Tub ☒ Shower

Master Bath: 12'6" x 8'6" ☒ Tub ☒ Shower

Master Bdrm: 15'6" x 12'6"

Bedroom: 13' x 13'

Bedroom: 13' x 13'

Bedroom: 13' x 13'

Entryway: 8'6" x 8'

Garage: ☐ Carport: ☒ No. of Cars: 6

Size: 60' x 20' ☒ Attached ☐ Detached

Porches:

Front Size: 66' x 8'

Back Size: 66' x 8'

Side Size: 66' x 8' ☐ Covered

Deck Size: ☐ Covered

Fenced Yard: Yes

Outside Storage: ☒ Yes ☐ No Size: 48' x 20' shop

Construction: metallic

TV Antenna ☐ Dish ☒ Cable ☐

Home Features

☒ Ceiling Fans No. 10

☒ Dishwasher

☒ Garbage Disposal

☐ Microwave (Built-In)

☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric

☒ Trash Compactor

Items Specifically Excluded from The Sale: LIST:

all personal property

Heat and Air:

☒ Central Heat Gas ☐ Electric ☒ # Units: 2

☒ Central Air Gas ☐ Electric ☒ # Units: 2

☐ Other: _____

☒ Fireplace(s)

☐ Wood Stove

☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

Electricity Provider: San Bernard Electric

Gas Provider: N/A

Sewer Provider: Septic

Water Provider: Austin Cnty Water Supply Corp.

Water Well: ☒ YES ☐ NO Depth: 155

Year Drilled: 1979

Average Utility Bill: Monthly: _____

Taxes: 2021 Year

School: \$4,932.72

County: \$2,734.89

Hospital: \$624.14

FM Road: \$505.62

Rd/Brg: \$416.72

Taxes: \$9,214.09

School District: Bellville

Additional Information:

metallic shop has 10'9" ceilings and a 48' x 10'6"

covered porch

shop is also partially walled out with 3/4 inch plywood

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Office

Address of Home: 6084 FM 1456 (approximately 5.5 miles out of Bellville) Listing #: _____
 Location of Home: 6084 FM 1456, Bellville, TX 77418
 County or Region: Austin For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Property Size: 40.9790 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO
Listing Price: \$1,299,000.00
Terms of Sale:
 Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: ☐ Mo ☐ Qtr ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years: _____

Size and Construction:

Year Office was Built: 1979
 Lead Based Paint Addendum Required if prior to 1978: ☐ YES
 Offices: 7 Baths: 3
 Size of office (Approx.): 5,275sq. ft. Living Area
 5,275sq. ft. Total
 Foundation: ☒ Slab ☐ Pier/Beam ☐ Other
 Roof Type: metallic Year Installed: 1979
 Exterior Construction: metallic

Room Measurements: APPROXIMATE SIZE:

6 offices: 14' x 13'
 1 office: 13' x 12'
 Workroom: 20' x 15'
 Reception Rm: 12'6" x 15'6"
 Breakroom: 20' x 12'
 Bath: Men 8'6" x 6' ☐ Tub ☐ Shower
 Bath: Women 8'6" x 8' ☐ Tub ☐ Shower
 Bath: Breakrm 8'6" x 4' ☐ Tub ☒ Shower
 Waiting Room: 18'6" x 11'6"
 Conf. Room: 29' x 21'6"
 Library: 21'6" x 16'
 Hallway 1: 15' x 3'6"
 Hallway 2: 59' x 5'
 Garage: ☐ Carport: ☒ No. of Cars: 4
 Size: 40' x 20' ☒ Attached ☐ Detached

Filerooms:

#1: Size: 15'6" x 10'
 #2: Size: 12' x 9'
 #3: Size: 9' x 8'6" ☐
 Fenced Yard: _____
 Outside Storage: ☐ Yes ☒ No Size: _____
 Construction: _____
 TV Antenna ☐ Dish ☒ Cable ☐

Office Features:

☐ Ceiling Fans No. _____
☐ Dishwasher
☐ Garbage Disposal
☐ Microwave (Built-In)
☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric
☐ Other _____

Items Specifically Excluded from The Sale: LIST:

all personal property

Heat and Air:

☒ Central Heat ☐ Gas ☒ Electric Units: 3
☒ Central Air ☐ Gas ☒ Electric Units: 3
☐ Other: _____
☐ Fireplace(s)
☐ Wood Stove
☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

Electricity Provider: San Bernard
 Gas Provider: N/A
 Sewer Provider: Septic
 Water Provider: A.C.W.S.C.
 Water Well: ☒ YES ☐ NO Depth: 155'
 Year Drilled: 1979
 Average Utility Bill: Monthly: _____

Taxes:

2021 Year
 School: \$4,932.72
 County: \$2,734.89
 Hospital: \$624.14
 FM Road: \$505.62
 Rd/Brg: \$416.72
 Taxes: \$9,214.09
 School District: Bellville

Additional Information:

20' x 20' 2 car garage behind office
 ample concrete parking in front of office
 attic storage above fileroom #3

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Directions:
From Bellville travel 6 miles on FM 1456
to property on the right



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Bellville, Texas 77418-0294

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www.bjre.com



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

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

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Fax:

IABS

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