



# *Weiderkehr Ranch*

*6095 SH 339 Freer, Texas*

What3Words: yarn.congestion.untangle



*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*

- Duval County
- 634.025 Acres
- Hunting Ranch
- 5,000sf Barndo





## 6095 SH 339 San Diego, Texas

WIEDERKEHR RANCH, turnkey hunting ranch near Freer and Benavides, Texas. The property features 5,000 sq ft home recently renovated, 40x50 metal building and other metal structures for equipment and livestock storage. No cattle or other domestic livestock kept on the property. Deer, Turkey, Quail, and Dove are easily found. Ranch includes a bulk game feeding system that services eight feeders. Four game blinds overlook the feeding system. Water on the property is supplied by two wells that service the home, two circular water troughs and keeps the pond at a constant level. Wet weather Piedras Pintas Creek runs through the place. The home complete with new improvements has six bedrooms, five bathrooms, 25x50 kitchen, dining, living area and utility room finished. Ranch is high fenced on all four sides and owners believe there are between 175 and 190 white-tailed deer. Sale will include all the furnishings in the house, all bulk feeding equipment, deer blinds and feeders. New Holland Powerstar 120 4WD tractor with Rino Model 4150-4 shredder is also included.





# Amenities

- Barndominium
- Size: 5,000 Sq.Ft.
- All electric
- Beds: 6
- Baths: 5
- Ceramic tile floor throughout
- Exterior: Metal
- Roof: Metal
- Furnishings & equipment included with acceptable offer
- Central Heat & Air
- Implement & Livestock sheds
- Bulk game feeding system
- Metal Workshop/Storage Building
- 2 Wells/ 1 Septic
- Pond and 2 large troughs
- 14 miles south of Freer, TX
- High fenced
- Blinds and feeders included



## LOT OR ACREAGE LISTING

Location of Property:		14 miles SE of Freer, Tx on SH 339		Listing #: 137076	
Address of Property:		6095 SH 339, San Diego, Tx 78384		Road Frontage: 2534'	
County:	Duval	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: 634.025 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>		634.0250		<b>Improvements on Property:</b>	
<b>Price per Acre (or)</b>		\$4,732.00		Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<b>Total Listing Price:</b>		\$3,000,000.00		Buildings: 40x50 metal shop with 20x50 overhang/ concrete floor, 14 foot roll up doors	
<b>Terms of Sale:</b>				Barns:	
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Others: 40x40 implement cover/dirt floor	
Seller-Finance:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		19x23 implement cover/dirt floor	
Sell.-Fin. Terms:				16x51 livestock shed/dirt floor	
Down Payment:				% Wooded: 95%	
Note Period:				Type Trees: mostly black brush, some mesquite	
Interest Rate:				<b>Fencing:</b> Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.				Condition: good/high fence	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO				Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Number of Years:				Condition:	
<b>Property Taxes:</b> Year:		2021		<b>Ponds:</b> Number of Ponds: 1	
School:		\$1,751.04		Sizes: about 1/3 acre	
County:		\$1,161.77		<b>Creek(s):</b> Name(s): Piedras Pintas Creek	
ESD#2:		\$165.29		<b>River(s):</b> Name(s):	
FM Road:		\$167.17			
other:		\$55.35			
TOTAL:		\$3,300.62		<b>Water Well(s): How Many?</b> 2	
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Year Drilled: unknown Depth: unknown	
<b>School District:</b>	Freer		<b>Community Water Available:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<b>Minerals and Royalty:</b>		Provider:			
Seller believes	undetermined	*Minerals		<b>Electric Service Provider (Name):</b>	
to own:	undetermined	*Royalty		Nueces Electric Coop	
Seller will	none	Minerals		<b>Gas Service Provider</b>	
Convey:	none	Royalty		none	
<b>Leases Affecting Property:</b>		<b>Septic System(s): How Many:</b> 1			
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Year Installed: unknown			
Lessee's Name:		<b>Soil Type:</b> see USDA soil report (sandy)			
Lease Expiration Date:		<b>Grass Type(s)</b> native			
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Flood Hazard Zone:</b> See Seller's Disclosure or to be determined by survey			
Lessee's Name:		<b>Nearest Town to Property:</b> Freer			
Lease Expiration Date:		Distance: 14 miles north			
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Driving time from Houston 5 hours			
<b>Easements Affecting Property:</b> Name(s):		<b>Items specifically excluded from the sale:</b>			
Pipeline:	abandoned				
Roadway:					
Electric:	Nueces Electric Coop	<b>Additional Information:</b>			
Telephone:		all furnishings and equipment included with acceptable offer			
Water:		two large circular water troughs near each water well			
Other:					

**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:	6095 SH 339, San Diego, Tx 78384	Listing	137076
Location of Home:	for GPS use 10307 SH 339 Freer, Tx ,14 miles SE of Freer on SH 339		
County or Region:	Duval	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
What3Words.com:	yarn.congestion.untangle	Property Size:	634.025 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>Listing Price:</b>	<b>\$3,000,000.00</b>	<b>Home Features</b>	
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Ceiling Fans	No. 7
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Garbage Disposal	
Sell.-Fin. Terms:		<input checked="" type="checkbox"/> Microwave (Counter-top)	
Down Payment:		<input checked="" type="checkbox"/> Kitchen Range	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Note Period:		<input checked="" type="checkbox"/> Refrigerator	
Interest Rate:		Items Specifically Excluded from The Sale: LIST:	
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>		<b>Heat and Air:</b>	
Year Home was Built:	2010/DCAP	<input checked="" type="checkbox"/> Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Units: 3
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"/> # Units: 3
Bedrooms:	6	<input type="checkbox"/> Other:	
Bath:	5	<input type="checkbox"/> Fireplace(s)	
Size of Home (Approx.)	2,400sf./DCAP	<input type="checkbox"/> Wood Stove	
	5000sf/outside mea: Total	<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	<b>Utilities:</b>	
Roof Type:	Metal	Electricity Provider:	Nueces Electric Coop
Exterior Construction:	Metal	Gas Provider:	None
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>	Sewer Provider:	On-site sewer facility
Living, Dining, Living, Dining, Kitchen:	25x50	Water Provider:	Water wells (2)
Dining Room:		Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: unknown
Kitchen:		Year Drilled:	unknown
Rooms:	2 additional Baths added	Average Utility Bill:	Monthly \$100.00
Utility:	5x19	<b>Taxes:</b>	2021 Year
Bath:	9x19 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:	\$1,751.04
Bath:	8x10 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	County:	\$1,161.77
Bath:	8x8 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	ESD#2:	\$165.29
Primary Bdrm:	12x24	FM Road:	\$167.17
Bedroom:	12x20	others:	\$55.35
Bedroom:	15x20	<b>Taxes:</b>	\$3,300.62
Bedroom:	12x12	<b>School District:</b>	Freer/Benavides
Bedroom:	12x12 Bedroom: 12x12	<b>Additional Information:</b>	
Garage:	<input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:	Recently updated and added on to.	
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached	Six total bedrms, five total bathrooms.	
<b>Porches:</b>		Additional living area under renovation.	
Front: Size:	6x100 covered	Implement Shed: 40x40	
Back: Size:	8x100 covered	Implement Shed: 19x23	
Deck: Size:	25x26 <input checked="" type="checkbox"/> Covered	Livestock Shed: 16x51	
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:	front and back/pipe and heavy mesh wire	Metal Shop building: 40x50 with 20x50 overhang roof,	
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:	14' rolling doors.	
Construction:	metal		
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>		

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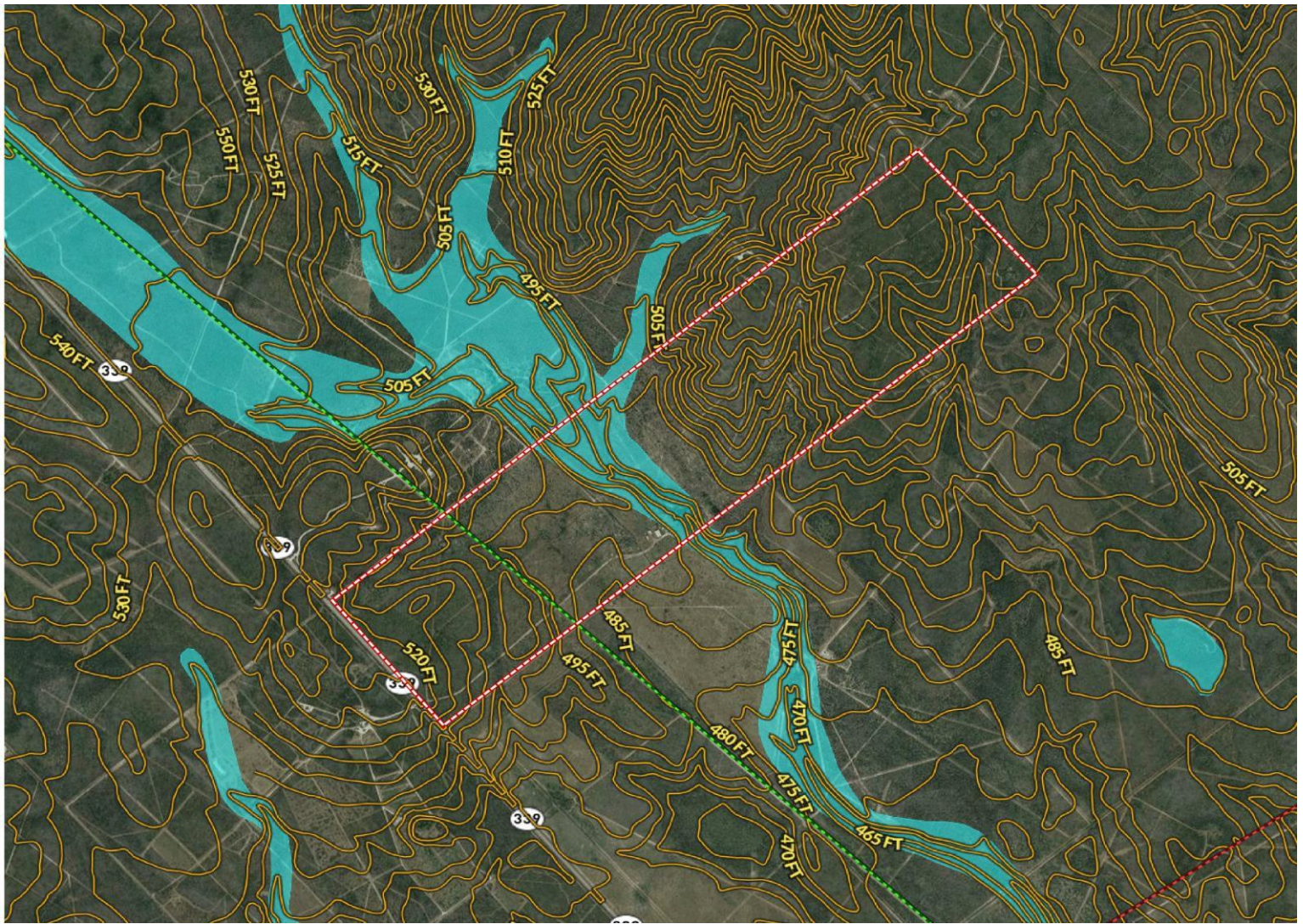












Directions: From Freer, Tx drive south on SH 16. Turn left onto SH 339. Go south 11.6 miles to Property (10703 SH 339) will be on the left. Look for BJRE sign.

What3Words: yarn.congestion.untangle



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**Bill Johnson & Associates  
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*Since 1970*

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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

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