

3940 Post Oak Point New Ulm



4 bedrooms/2 baths
Main Home, Circa 1866
2400+ Square Feet
Guest Cottage
Pool
Stocked Pond
Garage/Shop
Lush Hay Meadows
Austin County





This 29.38 acre property sits in the rolling scenic area of west Austin County and is picture perfect. The main home, built in 1866 has porches that look over the hay meadow and 1.75 acre lake. Nearby sits the guest cottage, built in 2008, complete with kitchenette, full bath and Murphy bed. The guest cottage has central air and heat, thermo-pane windows and doors, exterior walls are extra thick for added insulation. The main home consists of 4 bedrooms, 2 baths, a large screened room to enjoy the country sunrises and sunsets unless you would prefer the expansive porches. Take a dip in the pool to cool off on those lazy summer afternoons. This property really has it all!! Call to schedule an appointment TODAY!











Bellville:

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



New Ulm: 979-865-5500 fax

979-992-3626 office www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR

WITH RESE	PECT TO THE S	OTTABILITY, U				CONDITION OF ANY PRO	DERIY DESC	CRIBED HEREIN.	
			<u>LOT</u>	OR ACRE	<u>EAGE LISTI</u>	<u>NG</u>			
Location of	Property:	159W 14.6 n	ni;L-FM109 1 mi.;R-E	Buenger (turns i	nto Rinn) 2.5 mi;R	R-Post Oak Pt to prop.	Listing #:	100381	
Address of	Property:	3940 Post 0	Oak Point Rd, Nev	v Ulm 78950		Road Frontage:		1015.34 ft.	
County:		Austin		Paved Road:	☐ YES ✓ NO For Sale Sign on Property? ☐ YES			☑ NO	
Subdivision:		N/A			Lot	Size or Dimensions:	29.38 Acre	es	
Subdivision	Restricted:	☐ YES	☑ NO	Mandatory	Membership in Pr	roperty Owners' Assn.	☐ YES	✓ NO	
Number of	Acres:	29.3800			Improvemen	ts on Property:			
Price per A					Home:	▼ YES □ NO			
Total Listin		\$795,000.	00		Buildings:	Guest house built in	2008		
Terms of S		\$195,000.	.00		Buildings.	900 sq.ft Garage/Sh			
Terms or 5	Cash:		✓ YES	□NO	Barns:	20x30 shed	ЮР		
	Seller-Finance:		YES	☑ NO	Darris.	ZUAJU SHEU			
	SellFin. Terr			₩ NO	Others:				
	Down Paym				Otricio.				
	Note Period								
	Interest Rate				% Wooded:	10%			
	Payment Mo		☐ Qt. ☐ Ann.		Type Trees: Pecan Oak, Ash				
	Balloon Note				Fencing:	Perimeter	✓ YES	□NO	
	Dalloon Note		umber of Years:		r ending.	Condition:	Good		
		140	difficer of rears.			Cross-Fencing:	☐ YES	☑ NO	
Property Ta	avoe.	Year:		2016		Condition:	☐ 1E3	₩ NO	
School:	axes.	i cai.		\$1,418.31	Ponds:	Number of Ponds:	One		
County:				\$540.72		1.75 Acre	One		
Hospital:				\$73.08	Creek(s):	Name(s):	None		
FM Rd:				\$109.45	OICCK(3).	ramo(s).	140110		
SpRd/Brg:				\$90.80	River(s):	Name(s): None			
TOTAL:				\$2,232.36	IXIVOI (3).	ramo(s).	140110		
Agricultural	Exemption:	✓ Yes	□ No	Ψ2,202.00	Water Well	s): How Many?	1 for house	e (1 for pond)	
School Dist		Bellville		I.S.D.	Year Drilled:		Depth:		
Minerals an		Bellville		1.0.0.		Water Available:	☐ YES	✓ NO	
Seller believes	Unknown			*Minerals	Provider:			<u></u>	
	Unknown			*Royalty		vice Provider (Name	-).		
Seller will	All Owned			Minerals		ric Cooperative	<u>,,, </u>		
Convey:	All Owned			Royalty	Gas Service				
convey.	7 til			ricyally	Bellville Propa				
l eases Affe	ecting Prope	ertv.				em(s): How Many:	One		
Oil and Gas Le		<u> </u>	✓ No		Year Installed:	Unknown	Cric		
Lessee's Name			<u> </u>		Soil Type:	Sandy			
Lease Expiration						Prairie grasses and	Johnson G	Grass	
Loado Expiratio	n Bato.					Zone: See Seller's D			
Surface Lease:	☐ Yes		☑ No					ermined by survey	
Lessee's Name	: :				Nearest Tow	n to Property:	Industry		
Lease Expiration	on Date:				Distance:	3 miles			
Oil or Gas	Locations:		☐ Yes	✓ No	Driving time from	Houston	1 Hr 15 mi	nutes	
<u>Easements</u>	Affecting P	roperty:	Name(s):		Items specific	ally excluded from the	e sale:	All of sellers	
Pipeline:					personal prop	perty located on said	29.38 acre	S	
Roadway:									
Electric:	Fayette Elec	ctric Coope	rative		Additional In	formation:			
Telephone:									
Water:	Lower Color	ado River A	Authority						
Other:									
BIL	L JOHNSO	N AND AS	SSOCIATES R	EAL ESTA	TE COMPAN	NY WILL CO-BRO	KER IF BL	JYER IS	

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

Bellville:

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



New Ulm: 979-992-3626 office

979-865-5500 fax www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY,

NO NEI NEOI	ENTITIONS ON WIND	USEABILITY, F	EASIBILITY, MER	CHANTABILITY OR CO	ONDITION OF ANY	PROPERTY DESC	RIBED HEREIN.	VIII INCOL COL	TO THE CONTROL	,
				MAIN HOM	IE LISTIN	G				
Address of	Home:	3940 Po						Listing	100381	
Location of							k Pt Road to p			
County or F			,	,. (2 a o g o . (t a						
Subdivision										
	Restricted:		☑ NO	Mandatory M	embershin in					
Listing Price		_		ividiractory ivi			11010 7 0011.			
Terms of S		159W 14.6mi;L-FM109 1 mi;R-Buenger (turns into Rinn)2.5mi; R-Post OAR PI Road to property on the right.								
Cash:		✓ YES	□ NO		~					
Seller-Finar	nce:	☐ YES	☑ NO							
SellFin. Ter					~					
Down Payn							nde	✓ Gas	☐ Electric	
Note Period					~					
Interest Rat					Items Specific			LIST		
Payment M		☐ Mo. ☐ Q	t. 🔲 S.A.	☐ Ann.		-			aid 29 38 A	cres
Balloon Not		☐ YES	□ NO		7 (11 01 001101	o personar	property lee	atou on o	aid 20.00 /	10100
Number of										
radificor of	Touro.				Heat and	Δir·				
Size and C	onstruction:					1	₩ Gas	Electric	# Unite:	1
Year Home		1866								
			1078	☑ YES			L Cas			
Bedrooms:	4	· · · · · · · · · · · · · · · · · · ·		<u></u>			s)	i vvaii, i	Williaow ai	
Size of Home		Baari.		Living Area	-		•			
0.20 01 1 101110	5 (7 pp10x.)		2 418					☑ Gas	☐ Flectric	
Foundation	: ☐ Slab 🔽 Pier/	Beam Othe		- Otal		Water Float	31(0).	C Gus	Licearc	
Roof Type:		Deani Gan		Prior to '04	Utilities:					
Exterior Co	*	Hardiboard		11101 10 01		Provider:		Favette F	lectric Coope	erative
Exterior 66	nou douori.	r lai alboar	a a vvoca							ranvo
Room Mea	surements:	APPROXIM	ATE SIZE:						горанс	
Living Room:	13x18	ATTROXIII	AI L OILL.		-			_		
Dining Room:		0					Denth:		130'-140'	
Kitchen:	12x15	<u> </u>			vvater vven.					
Family Room:					Average II				CHITATOWN	
Utility:		norch			/ Werage o	unity Din.	IVIOTITITY.	ψουσ.σσ		
Bath:	8x11	porcii	☐ Tub	✓ Shower	Tayes.		2016	Year		
Bath:	8x7.5						2010	i cai	\$1	112 31
Bath:	OAT .O		☐ Tub	Shower						
Master Bdrm:	14x16									
Bedroom:	13x17									
Bedroom:	7.5x17									
Bedroom:										
Other:	Attic 12A45				+	etrict:		Rallvilla I		32.30
Garage: ☑	Carport:	No. of Care:	3		OCHOO! DI	on ion		DCIIVIIIC I	<u> </u>	
•	30x30	No. of Cars.		Dotachod	Additional	l Informatio	n.			
Porches:	30230		— Attached	— Detached				al A/C an	nd Hoat	
	0v30. 0v33 (Covered)								•
			(Includes th	a Litility Rm)						
Deck: Size:		1011 12,000	(ITICIAGES II					<i>,</i>		
Deck: Size:										uction
Fenced Yard:				- Covered	пипрпу ве	a will ligitul	ig, iuii balli	vviu i SHOV	VCI	
Outside Sto		No Size:	*See Garg	e/Shop						
Jailia GIU	Construction:		metal roof	S, 5110P						
TV Antenna		Dish ☑		able 🗆						
	. JOHNSON A				TE COMP	ΔΝΥ \Λ/ΙΙ Ι	CO-BPOI	(FR IF P	SIIVED IC	
DILL									0 1 EK 10	
	ACCO	INITAINIED	D1 UI2 ()	R HER AGE	INI AI AL	L FRUPE	KII SHU	VIINGS.		

Bellville:

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



New Ulm:

979-992-3626 office 979-865-5500 fax www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

		OOLABILITY, I	LAGIDILITT, WEN	G::004	House	T NOT ENTIT DESCR	NIDED FIEREIN.		
		00.40 D	- 1 O - 1 D	Guest		70050			
Address of I		3940 Po	st Oak Po	oint Rd, Nev	W UIM IX	78950		Listing #:	100381
Location of						1			
County or R	-	Austin				For Sale Sign		☐ YES	☑ NO
Subdivision:		N/A				Property Si		29.38 Ac	
Subdivision		YES	☑ NO	Mandatory M		Property Own	ers' Assn.	☐ YES	✓ NO
Listing Price		\$795,000.	00	1	Home Fea				
Terms of S	ale:	- VEC			<u> </u>	Ceiling Fan			
Cash:		✓ YES	□ NO			Dishwasher			
Seller-Finan		☐ YES	✓ NO			Garbage Di			
SellFin. Terr						Microwave (E	_		
Down Paym						Kitchen Range	(Built-In) L	Gas ☑	Electric
Note Period						Other			
Interest Rate						cally Excluded f			
Payment Mo		☐ Mo. ☐ Q		☐ Ann.	All Sellers	personal pro	perty locate	ed on said	d 29.38 Ac.
Balloon Note		☐ YES	□ NO						
Number of \	ears:								
					Heat and	<u>Air:</u>			
Size and Co	onstruction:				~	Central Heat	Gas 🗌	Electric	
Year Home	was Built:	2008			~	Central Air	Gas 🗆	Electric	
Lead Based Pa	aint Addendum Re	equired if prior t	o 1978:	☐ YES		Other:			
Bedrooms:		Baths:	1			Fireplace(s			
Size of Home	(Approx.)		624	Living Area		Wood Stov			
				Total	✓	Water Heate	r(s): 🗹 Gas		☐ Electric
	☐ Slab 🗹 Pier	/Beam Oth	er 						
Roof Type:			Year Installed:	2008	<u>Utilities:</u>				
Exterior Cor	nstruction				Electricity			Fayette Ele	ectric
					Gas Provid			Bellville Pro	pane
Room Meas	surements:	APPROXIM	ATE SIZE:		Sewer Pro			Septic	
Living Room:	Open floor pla	an with Murp	hy Bed		Water Pro	-		Well	
Dining Room:					Water Well:	✓ YES □ N	O Depth:		130-140'
Kitchen:							ear Drilled:		Unknown
Family Room:					Average U	tility Bill:	Monthly:		
Utility Room:									
Bath:			☐ Tub	✓ Shower	Taxes:		2015	Year	
Bath:			☐ Tub	☐ Shower	School:				\$1,418.31
Bath:Master			☐ Tub	Shower	County:				\$540.72
Bedroom:					Hospital:				\$73.08
Bedroom:					FM Rd:				\$109.45
Bedroom:					SpRd/Brg:				\$90.80
Bedroom:					Taxes:				\$2,232.36
Other:					School	District:		Bellville I	SD
Garage: 🗌	Carport:□	No. of Cars:							
Size:			☐ Attached	☐ Detached	Additional	l Information	า:		
Porches:									
Front: Size:	332 sq ft cove	ered porch							
Back: Size:									
Deck: Size:				Covered					
Deck: Size:				Covered					
Fenced Yard:									
Outside Stor	age: 🗹 Yes	☐ No Size:							
	Construction:								
TV Antenna		Dish	Ca	able 🗆					
BILL	JOHNSON A	AND ASSO	CIATES	REAL ESTA	TE COMP	ANY WILL	CO-BRO	KER IF B	UYER IS

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



<u>Gues</u>t House



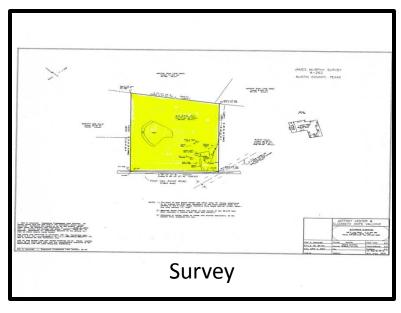
Living Area/Murphy Bed



Kitchenette



Aerial Map



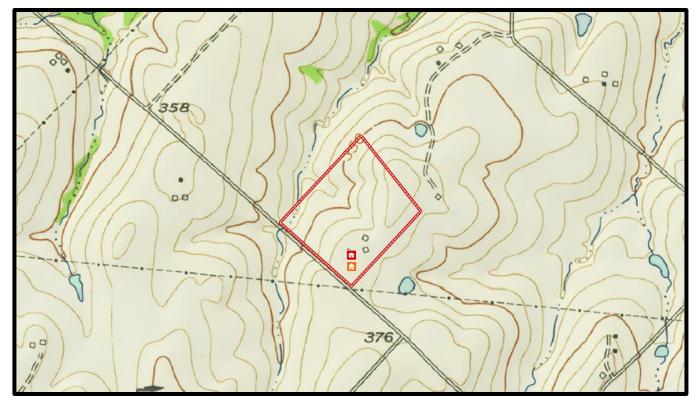
Bellville Office 420 E Main Bellville, Tx. 77418 979-865-5969



New Ulm Office 424 Cedar St. New Ulm, Tx. 78950 979-992-2636



FEMA Aerial Map



Topography Map



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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 L.L.C.	9004851	kzapalac@bjre.com	(979) 865-5969
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William R. Johnson, Jr.	127410	billjohnson@bjre.com	(979) 865-5969
Designated Broker of Firm	License No.	Email	Phone
William R. Johnson, Jr.	127410	billjohnson@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/T	enant/Seller/Landlord Ini	tials Date	

Regulated by the Texas Real Estate Commission TAR 2501

Information available at www.trec.texas.gov

IABS 1-0 IABS Forms (New)