



3940 Post Oak Point New Elm



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



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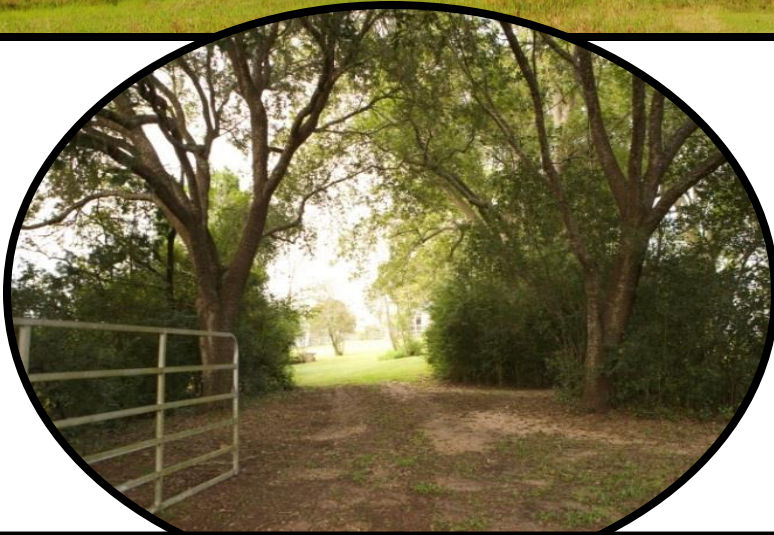
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Real Estate**

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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!









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LOT OR ACREAGE LISTING

Location of Property:	159W 14.6 mi;L-FM109 1 mi.;R-Buenger (turns into Rinn) 2.5 mi;R-Post Oak Pt to prop.			Listing #:	100381
Address of Property:	3940 Post Oak Point Rd, New 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 Acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO		
Number of Acres:	29.3800			Improvements on Property:	
Price per Acre (or)				Home: ☒ YES ☐ NO	
Total Listing Price:	\$795,000.00			Buildings: Guest house built in 2008	
Terms of Sale:				900 sq.ft Garage/Shop	
Cash:	☒ YES ☐ NO	Barns: 20x30 shed			
Seller-Finance:	☐ YES ☒ NO	Others:			
Sell.-Fin. Terms:					
Down Payment:					
Note Period:					
Interest Rate:					
Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.					
Balloon Note: ☐ YES ☐ NO					
Number of Years:					
Property Taxes:	Year:	2016			
School:		\$1,418.31			
County:		\$540.72			
Hospital:		\$73.08			
FM Rd:		\$109.45			
SpRd/Brg:		\$90.80			
TOTAL:		\$2,232.36			
Agricultural Exemption:	☒ Yes ☐ No				
School District:	Belville	I.S.D.			
Minerals and Royalty:					
Seller believes	Unknown	*Minerals			
to own:	Unknown	*Royalty			
Seller will	All Owned	Minerals			
Convey:	All Owned	Royalty			
Leases Affecting Property:					
Oil and Gas Lease:	☐ Yes ☒ No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	☐ Yes ☒ No				
Lessee's Name:					
Lease Expiration Date:					
Oil or Gas Locations:	☐ Yes ☒ No				
Easements Affecting Property:	Name(s):				
Pipeline:					
Roadway:					
Electric:	Fayette Electric Cooperative				
Telephone:					
Water:	Lower Colorado River Authority				
Other:					
% Wooded:	10%				
Type Trees:	Pecan Oak, Ash				
Fencing:	Perimeter	☒ YES ☐ NO			
	Condition:	Good			
	Cross-Fencing:	☐ YES ☒ NO			
	Condition:				
Ponds:	Number of Ponds:	One			
	Sizes:	1.75 Acre			
Creek(s):	Name(s):	None			
River(s):	Name(s):	None			
Water Well(s): How Many?	1 for house (1 for pond)				
Year Drilled:	Unknown		Depth:	130'	
Community Water Available:	☐ YES ☒ NO				
Provider:					
Electric Service Provider (Name):					
Fayette Electric Cooperative					
Gas Service Provider					
Belville Propane					
Septic System(s): How Many:	One				
Year Installed:	Unknown				
Soil Type:	Sandy				
Grass Type(s):	Prairie grasses and Johnson Grass				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property:	Industry				
Distance:	3 miles				
Driving time from Houston	1 Hr 15 minutes				
Items specifically excluded from the sale:	All of sellers personal property located on said 29.38 acres				
Additional Information:					

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MAIN HOME LISTING

Address of Home:	3940 Post Oak Point Rd, New Ulm TX 78950		Listing	100381
Location of Home:	159W 14.6mi; L-FM109 1 mi; R-Buenger (turns into Rinn) 2.5mi; R-Post Oak Pt Road to property on the right.			
County or Region:	Austin	For Sale Sign on Property?	☐ YES	☒ NO
Subdivision:	N/A	Property Size:	29.38 Ac	
Subdivision Restricted:	☐ YES	☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO
Listing Price:	\$795,000.00			
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:	1866			
Lead Based Paint Addendum Required if prior to 1978:				☒ YES
Bedrooms:	4	Bath:	2	
Size of Home (Approx.)				Living Area
				2,418 Total
Foundation:	☐ Slab ☒ Pier/Beam ☐ Other			
Roof Type:	Metal	Year Installed:	Prior to '04	
Exterior Construction:	Hardiboard & Wood			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:	13x18			
Dining Room:	DogTrot 12x30			
Kitchen:	12x15			
Family Room:	21x24			
Utility:	On screened porch			
Bath:	8x11	☐ Tub	☒ Shower	
Bath:	8x7.5	☐ Tub	☒ Shower	
Bath:		☐ Tub	☐ Shower	
Master Bdrm:	14x16			
Bedroom:	13x17			
Bedroom:	7.5x17			
Bedroom:	Attic 12x45			
Other:				
Garage:	☒	Carport:	☐	No. of Cars: 3
Size:	30x30	☐ Attached	☒ Detached	
Porches:				
Front Size:	9x30; 9x22 (Covered)			
Back Size:	Screened Porch 12x35 (Includes the Utility Rm)			
Deck Size:				☐ Covered
Deck Size:				☐ Covered
Fenced Yard:	Yes			
Outside Storage:	☒ Yes ☐ No	Size:	*See Garge/Shop	
Construction:	Wood with metal roof			
TV Antenna	☐	Dish	☒	Cable ☐
Home Features				
☒	Ceiling Fans	No.	8	
☒	Dishwasher			
☐	Garbage Disposal			
☒	Microwave			
☒	Kitchen Range	☒ Gas ☐ Electric		
☒	Refrigerator			
Items Specifically Excluded from The Sale: LIST:				
All of sellers personal property located on said 29.38 Acres				
Heat and Air:				
☒	Central Heat	☒ Gas	Electric	☒ # Units: 1
☒	Central Air	☐ Gas	Electric	☒ # Units: 1
☒	Other:	1 Wall, 1 window unit		
☐	Fireplace(s)			
☐	Wood Stove			
☒	Water Heater(s):	☒ Gas ☐ Electric		
Utilities:				
Electricity Provider:	Fayette Electric Cooperative			
Gas Provider:	Bellville Propane			
Sewer Provider:	Septic			
Water Provider:	Well			
Water Well:	☒ YES ☐ NO	Depth:	130'-140'	
		Year Drilled:	Unknown	
Average Utility Bill:	Monthly:	\$300.00		
Taxes:				
	2016	Year		
School:	\$1,418.31			
County:	\$540.72			
Hospital:	\$73.08			
FM Rd:	\$109.45			
SpRd/Brg:	\$90.80			
Taxes:	\$2,232.36			
School District:	Bellville ISD			
Additional Information:				
Guest House: Built in 2008; Central A/C and Heat, thermopane glass for windows and doors; exterior walls extra thick for additional insulation; kitchenette with paper-stone countertops; built "green" in materials and construction				
murphy bed with lighting; full bath with shower				

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Guest House

Address of Home:		3940 Post Oak Point Rd, New Ulm TX 78950		Listing #: 100381	
Location of Home:					
County or Region:		Austin	For Sale Sign on Property?		☐ YES ☒ NO
Subdivision:		N/A	Property Size:		29.38 Acres
Subdivision Restricted:		☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.		☐ YES ☒ NO
Listing Price:		\$795,000.00			
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:		2008			
Lead Based Paint Addendum Required if prior to 1978:		☐ YES			
Bedrooms:	Baths:	1			
Size of Home (Approx.)		624 Living Area			
		900 Total			
Foundation:		☐ Slab ☒ Pier/Beam ☐ Other			
Roof Type:		Year Installed: 2008			
Exterior Construction					
Room Measurements: APPROXIMATE SIZE:					
Living Room:	Open floor plan with Murphy Bed				
Dining Room:					
Kitchen:					
Family Room:					
Utility Room:					
Bath:	☐ Tub ☒ Shower				
Bath:	☐ Tub ☐ Shower				
Bath: Master	☐ Tub ☐ Shower				
Bedroom:					
Bedroom:					
Bedroom:					
Bedroom:					
Other:					
Garage: ☐	Carport: ☐	No. of Cars:			
Size:		☐ Attached ☐ Detached			
Porches:					
Front: Size:		332 sq ft covered porch			
Back: Size:					
Deck: Size:		☐ Covered			
Deck: Size:		☐ Covered			
Fenced Yard:					
Outside Storage:		☒ Yes ☐ No Size:			
Construction:					
TV Antenna ☐	Dish ☐	Cable ☐			

Home 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 Sellers personal property located on said 29.38 Ac.

Heat and Air:

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

Utilities:

Electricity Provider:	Fayette Electric
Gas Provider:	Belville Propane
Sewer Provider:	Septic
Water Provider:	Well
Water Well: ☒ YES ☐ NO	Depth: 130-140'
	Year Drilled: Unknown
Average Utility Bill: Monthly:	

Taxes:

	2015	Year	
School:			\$1,418.31
County:			\$540.72
Hospital:			\$73.08
FM Rd:			\$109.45
SpRd/Brg:			\$90.80
Taxes:			\$2,232.36

School	District:	Belville ISD
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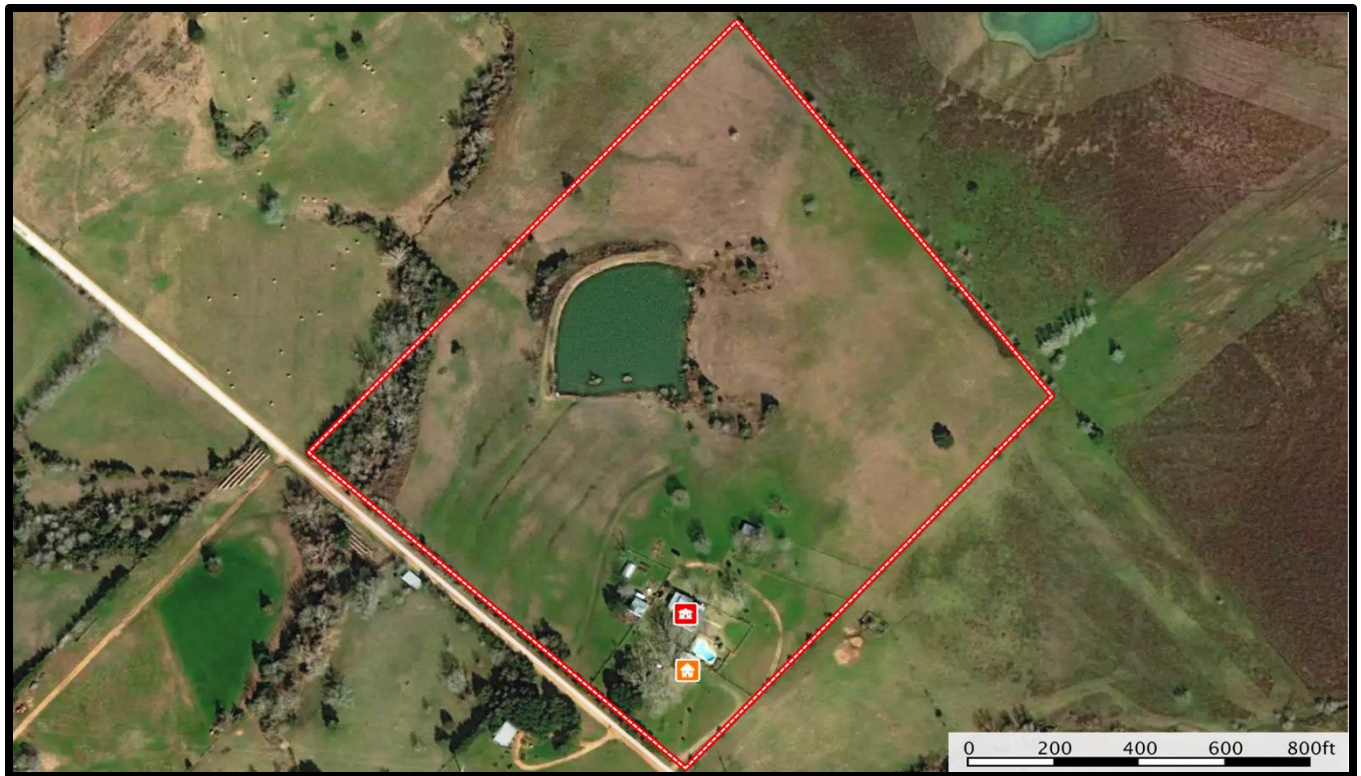
Guest House



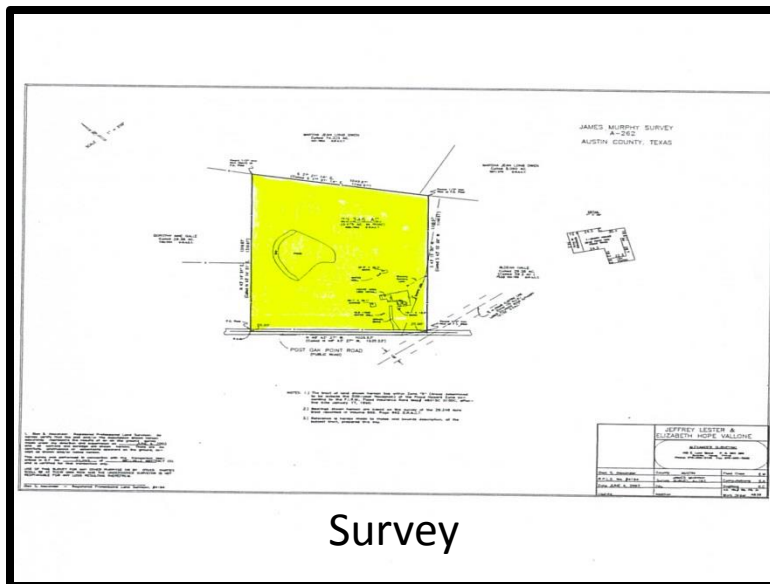
Living Area/Murphy Bed



Kitchenette



Aerial Map



Survey

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



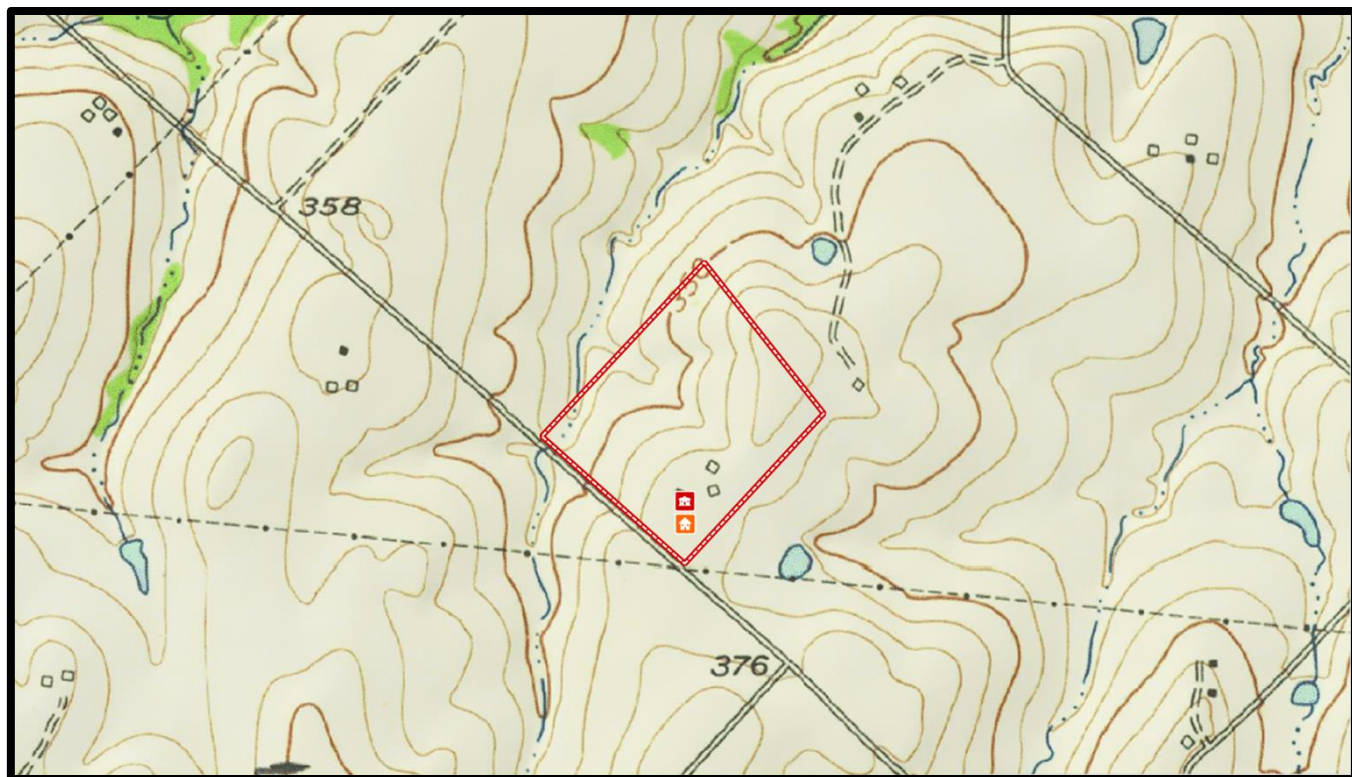
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New Ulm, Tx. 78950
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FEMA Aerial Map



Topography Map

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