



The Vineyard



5485 HWY 36 N
BELLVILLE, TX.

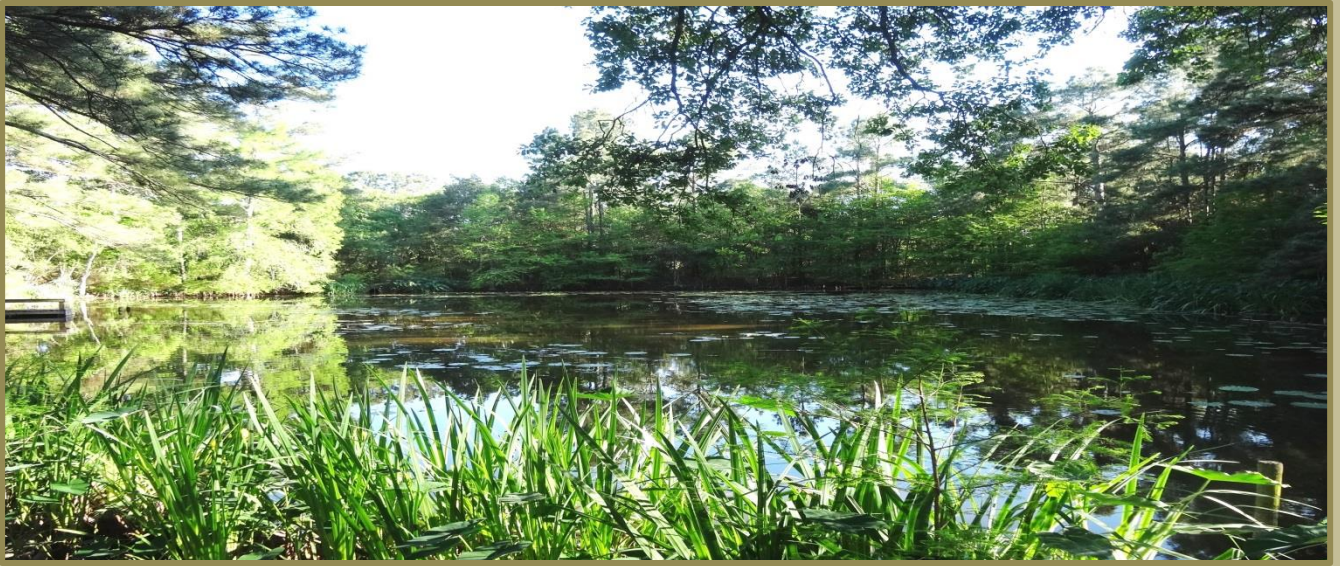
Austin County
Main & Guest Home, Store/Shop
14.60 Acres
Seasonal Creek, Pond, Wooded



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



This 14.60 wooded tract of land has much to offer its Proud Owner!! Located 4.5 miles north of Bellville on Highway 36 N, this property features a 2 BR/2B main home of brick construction with approximately 3,129 total square feet, a 1 BR/1B guest home of brick construction with approximately 720 total square feet, a shop (store front) of hardie board construction with approximately 1040 total square feet, equipment shed, and a workshop with vehicle or equipment storage. A large partially covered patio to the rear of the main home provides a comforting view of the spring fed pond lined with cypress trees adjacent to the homes back yard. Soil conditions support growing grapes as previously done on the sandy loam hill above the pond. The heavily wooded area encompassing most of the 14.60 acres allows one the opportunity to view many species of wildlife on a daily basis. Can you imagine the enjoyment this property awards its owner!!

**Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.*



LOT OR ACREAGE LISTING

Location of Property:		From Bellville: 36N 4.5 miles to property on the left at BJRE sign				Listing #:		96146	
Address of Property:		5485 Hwy. 36 North, Bellville, TX 77418				Road Frontage:		1395.20' on Hwy 36 N	
County:	Austin			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:	N/A			Lot Size or Dimensions: Approx. 14.6 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	
Number of Acres:		14.60 acres							
Price per Acre (or)									
Total Listing Price:		\$398,500.00							
Terms of Sale:									
	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"/> Ann.					
	Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO						
	Number of Years:								
Property Taxes:		Year:	2015						
School:				\$1,768.06					
County:				\$1,220.54					
FM/Rd/Br.:				\$927.15					
City:				\$0.00					
Hospital				\$300.77					
TOTAL:				\$4,216.52					
Agricultural Exemption:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No							
School District:	Bellville			I.S.D.					
Minerals and Royalty:									
Seller believes	0%			*Minerals					
to own:	0%			*Royalty					
Seller will	0%			Minerals					
Convey:	0%			Royalty					
Leases Affecting Property:									
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:									
Oil or Gas Locations:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No							
Easements Affecting Property:		Name(s):							
Pipeline:									
Roadway:	State of Texas; Edwin G. Marek								
Electric:	San Bernard Electric Cooperative								
Telephone:	Southwestern Bell Telephone								
Water:	Austin County Water Supply								
Other:									
Improvements on Property:									
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See HOME listing if Yes							
Buildings:	Workshop, Shed, Greenhouse, Screened room by Pond								
Barns:	Tractor barn and attached well house								
Others:	Old Well House, Shop /Store Front								
% Wooded:		80%							
Type Trees:	pine, oak, elm, cedar								
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO						
	Condition:	Poor							
	Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO						
	Condition:								
Ponds:	Number of Ponds:	One							
Sizes:	1 Acre +/-								
Creek(s):	One (Seasonal)								
	Long Branch								
River(s):	Name(s):	None							
Water Well(s): How Many?		One							
Year Drilled:	1998			Depth	250'				
Community Water Available:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO						
Provider:	Austin Co. Water Supply-Meter is Capped								
Electric Service Provider (Name):		San Bernard							
Electric Coop.									
Gas Service Provider		None							
Septic System(s): How Many:		2							
Soil Type:		Sandy							
Grass Type(s):		St. Augustine & Native grasses							
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey									
Nearest Town to Property:		Bellville - 4 miles							
		Brenmam - 12 miles							
Driving time from Houston		1 hour							
Items specifically excluded from the sale:		All of Seller's personal property located in and on said 14.60 acres							
Additional Information:		Bridge over creek branch to former vineyards							

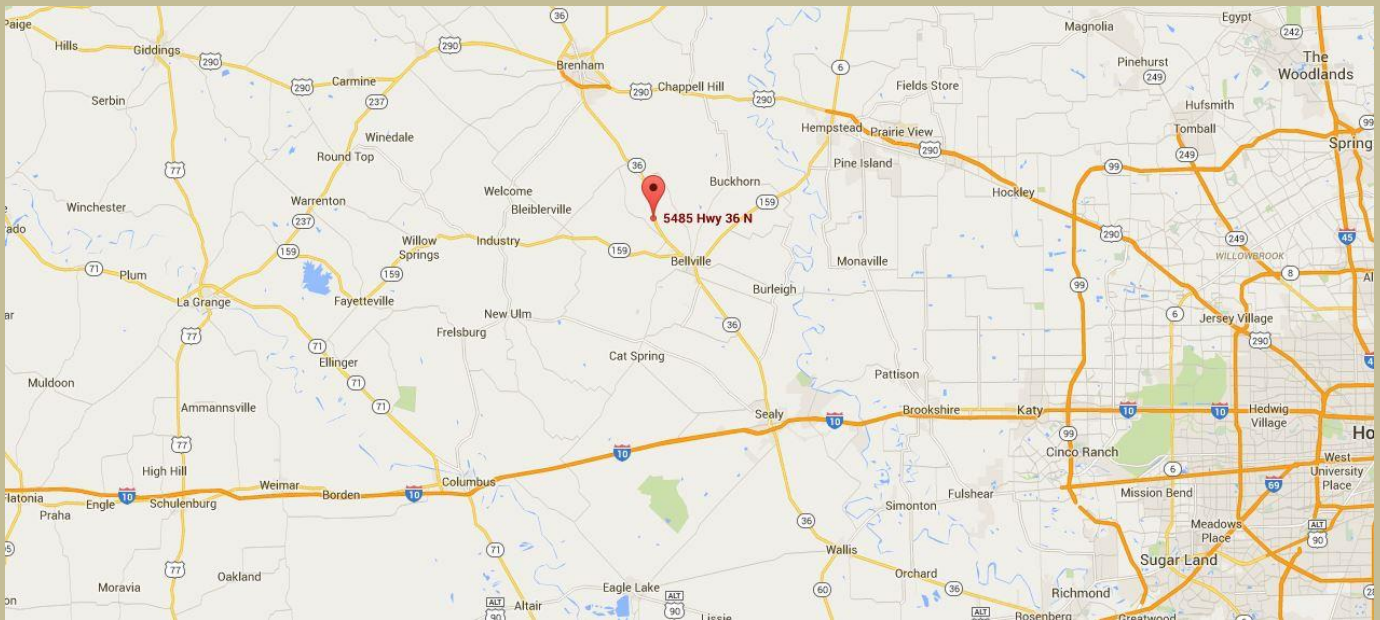
MAIN HOME LISTING

Address of Home:		5485 Hwy. 36 N, Bellville, TX 77418				Listing		96146	
Location of Home:		From Bellville: 36N for 4.5 miles to property on the left							
County or Region:		Austin County				For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		N/A				Property Size:		14.60 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		
Listing Price:		\$398,500.00				Home Features			
Terms of Sale						<input checked="" type="checkbox"/>		Ceiling Fans No. 3	
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 type="checkbox"/>		Microwave (Built-In)	
Down Payment:						<input checked="" type="checkbox"/>		Kitchen Range (Built-In) <input checked="" 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.		All of Seller's personal property located in and on said 14.60					
Balloon Note:		<input type="checkbox"/> YES <input type="checkbox"/> NO		acres					
Number of Years:									
Size and Construction:						Heat and Air:			
Year Home was Built:		1974				<input checked="" type="checkbox"/>		Central Heat Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> 1 Unit	
Lead Based Paint Addendum Required if prior to 1978:				<input checked="" type="checkbox"/> YES		<input checked="" type="checkbox"/>		Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> 1 Unit	
Bedrooms: 2		Bath: 2				<input type="checkbox"/>		Other:	
Size of Home (Approx.)				2,311		<input checked="" type="checkbox"/>		Fireplace(s)	
				3,149		<input type="checkbox"/>		Wood Stove	
				Total		<input checked="" type="checkbox"/>		Water Heater(s): <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other							
Roof Type:		Composition Shingles		Year Installed:		2013		Utilities:	
Exterior Construction:		Wood/Brick				Electricity Provider:		San Bernard Electric Coop.	
						Gas Provider:		Private Company	
Room Measurements:		APPROXIMATE SIZE:				Sewer Provider:		None	
Living Room:						Water Provider:		Austin Co. Water-Meter Capped	
Dining Room:		14' x 10'8"				Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 250'	
Kitchen:		9' x 13'6"				Year Drilled:		1998	
Family Room:		15'8" x 30'4"				Average Utility Bill:		Monthly: \$95.00	
Utility:		10'4" x 9'4"							
Bath:		9'8" x 7'8"		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		Taxes:		2015 Year	
Bath:		9'4" x 7'8"		<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		School:		\$1,768.06	
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower		County:		\$1,220.54	
Master Bdrm:		18'4" x 16'8"				FM/Rd/Br:		\$927.15	
Bedroom:		15' x 13'				Hospital:		\$300.77	
Bedroom:						City:		\$0.00	
Bedroom:						Taxes:		\$4,216.52	
Rec. Rm.:		19'7" x 14'4"				School District:		Bellville I. S. D.	
Garage: <input checked="" type="checkbox"/>		<input type="checkbox"/>		No. of Cars: 2					
Size:		22' x 24'		<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		Additional Information:			
Porches:						Large patio overlooking pond with benches, lilly pads, landscaping.			
Front: Size:		14 sq.ft.							
Back: Size:		296 sq.ft.							
Deck: Size:						<input type="checkbox"/> Covered			
Deck: Size:						<input type="checkbox"/> Covered			
Fenced Yard:									
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Size:							
Construction:		Garage and Outbuildings							
TV Antenna <input checked="" type="checkbox"/>		Dish <input checked="" type="checkbox"/>		(leased)					

GUEST HOME

Address of Home:		5485 Hwy. 36 N, Bellville, TX 77418				Listing #:		96146	
Location of Home:		From Bellville: 36N for 4.5 miles to property on the left							
County or Region:		Austin County				For Sale Sign on Property?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		N/A				Property Size:		14.60 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	
Listing Price:		\$398,500.00				Home Features:			
Terms of Sale:						<input type="checkbox"/> Ceiling Fans		No.	
Cash:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			<input type="checkbox"/> Dishwasher			
Seller-Finance:		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			<input type="checkbox"/> Garbage Disposal			
Sell.-Fin. Terms:						<input type="checkbox"/> Microwave (Built-In)			
Down Payment:						<input type="checkbox"/> Kitchen Range (Built-In)		<input type="checkbox"/> Gas	<input 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.	All of Seller's personal property located in and on said			
Balloon Note:		<input type="checkbox"/> YES	<input type="checkbox"/> NO			14.60 acres			
Number of Years:									
Size and Construction:						Heat and Air:			
Year Home was Built:		1995				<input checked="" type="checkbox"/> Central Heat		Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
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"/>
Bedrooms: 1		Baths: 1				<input type="checkbox"/> Other:			
Size of Home (Approx.)				576 Living Area		<input type="checkbox"/> Fireplace(s)			
				720 Total		<input type="checkbox"/> Wood Stove			
Foundation:		<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Pier/Beam	<input checked="" type="checkbox"/> Other			<input checked="" type="checkbox"/> Water Heater(s):		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Roof Type: Composition Shingle		Year Installed:		2013		Utilities:			
Exterior Construction		Wood/Brick				Electricity Provider:		San Bernard Electric	
						Gas Provider:		None	
Room Measurements:		APPROXIMATE SIZE:				Sewer Provider:		None	
Living Room, Dining Room, Kitchen, Bath (combined) 24' x 24'						Water Provider:		Austin Co. Water-Meter Capped	
Dining Room:						Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Depth:	
Kitchen:								Year Drilled:	
Family Room:						Average Utility Bill:		Monthly: \$38.00	
Utility Room:									
Bath:				<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	Taxes:		2015 Year	
Bath:				<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	School:		\$1,768.06	
Bath: Master				<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	County:		\$1,220.54	
Bedroom:						FM/Rd/Br:		\$927.15	
Bedroom:						Hospital:		\$300.77	
Bedroom:						City:		\$0.00	
Bedroom:						Taxes:		\$4,216.52	
Other:						School		District: Bellville I. S. D.	
Garage: <input type="checkbox"/>		Carport: <input type="checkbox"/>		No. of Cars:					
Size:				<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	Additional Information:			
Porches:									
Front: Size: 6' x 24'									
Back: Size:									
Deck: Size:				<input type="checkbox"/> Covered					
Deck: Size:				<input type="checkbox"/> Covered					
Fenced Yard:									
Outside Storage: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Size:							
Construction:									
TV Antenna <input checked="" type="checkbox"/>		Dish <input type="checkbox"/>		Cable <input type="checkbox"/>					

SHOP BUILDING					
Address of Home:		Hwy. 36 North, Bellville, TX 77418			Listing #: 96146
Location of Home:		From Bellville: 36N for 4.5 miles to property on the left			
County or Region:		Austin County	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size:		14.60 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
Listing Price:		\$398,500.00		Home Features:	
Terms of Sale:				<input type="checkbox"/> Ceiling Fans No.	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			<input type="checkbox"/> Dishwasher	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			<input type="checkbox"/> Garbage Disposal	
Sell.-Fin. Terms:					<input type="checkbox"/> Microwave (Built-In)
Down Payment:					<input type="checkbox"/> Kitchen Range (Built-In) <input type="checkbox"/> Gas <input type="checkbox"/> Electric
Note Period:					<input type="checkbox"/> Other
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.	All of Seller's personal property located in and on said 14.60 acres.			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO				
Number of Years:					
Size and Construction:		Heat and Air:			
Year Home was Built:	1999		<input checked="" type="checkbox"/> Central Heat Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>		
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"/>	
Bedrooms:	0	Baths:	0	<input type="checkbox"/> Other:	
Size of Home (Approx.):	800 sq ft		Living Area		<input type="checkbox"/> Fireplace(s)
		Total		<input type="checkbox"/> Wood Stove	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			<input type="checkbox"/> Water Heater(s): <input type="checkbox"/> Gas <input type="checkbox"/> Electric	
Roof Type:	composition	Year Installed:		Utilities:	
Exterior Construction	Hardie board		Electricity Provider:		
				San Bernard Electric	
				Gas Provider:	
				None	
Room Measurements:		APPROXIMATE SIZE:		Sewer Provider:	
Living Room:					None
Dining Room:					Water Provider:
Kitchen:					None
Family Room:					Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth:
Utility Room:					Year Drilled:
Bath:			<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Average Utility Bill: Monthly:	
Bath:			<input type="checkbox"/> Tub <input type="checkbox"/> Shower	\$46.00	
Bath: Master			<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Taxes:	
Bedroom:			2015 Year		
Bedroom:			School:		
Bedroom:			\$1,768.06		
Bedroom:			County:		
Shop Building:	20' x 40' - Large room and unfinished bath (8' x 7')		\$1,220.54		
Garage: <input type="checkbox"/>	Carport: <input type="checkbox"/>	No. of Cars:	FM/Rd/Br:		
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached	\$927.15			
Porches:		Hospital:			
Front: Size:	6' x 40' Covered		\$300.77		
Back: Size:			City:		
Deck: Size:			\$0.00		
Deck: Size:			Taxes:		
Fenced Yard:			\$4,216.52		
Outside Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No Size:			School	District:	Belville I. S. D.
Construction:			Additional Information:		
TV Antenna <input type="checkbox"/>	Dish <input type="checkbox"/>	Cable <input type="checkbox"/>			



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Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

WWW.BJRE.COM



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