

## Hill Cop Pattle Pompany



## 2316 Hwy 159 E.-Bellville

- \*93.806 Acres \*3 Barns \*Piney Creek
- \*5,500+ Sq.Ft. 5 BR/7.5B Main Home
- \*Elevator for easy access
- \*3 BR/2B Ranch Foreman's House
- \*Custom Bunkhouse over garage



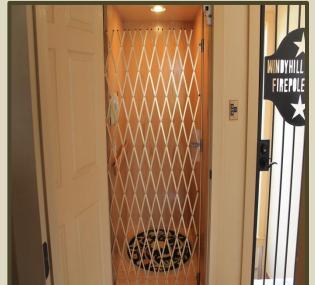
This beautiful, rolling 93.806 acre ranch is located on the edge of town and will allow its owner to enjoy the convenience of being close to Bellville while tasting the quiet pleasures of country life. This property boasts a grand 5,500+ sq. ft. 2 story main home that is handicap accessible with a well-located elevator, 5 bedrooms, 7 1/2 baths, a wood-burning fireplace, large office/party room/study with kitchenette and spacious porches. In addition, there is a 3 bedroom, 2 bath ranch foreman's home, a custom bunkhouse with bath for family and friends, 3 barns, lush coastal pastures with mature scattered trees and wooded areas for wildlife. This is one you truly must see to appreciate all it has to offer.







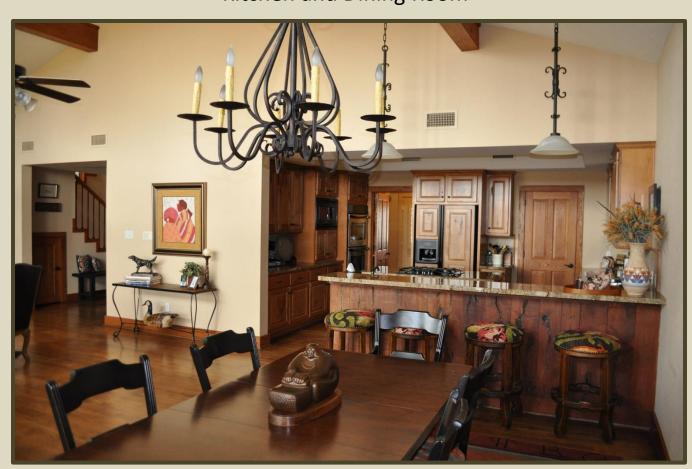




Family Room

Elevator

## Kitchen and Dining Room







Bunkhouse



Fire Pole in Main Home



Party Room

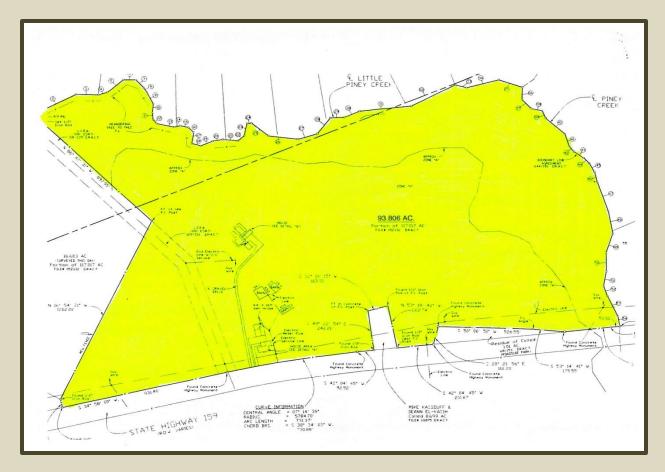
Foyer in Main Home



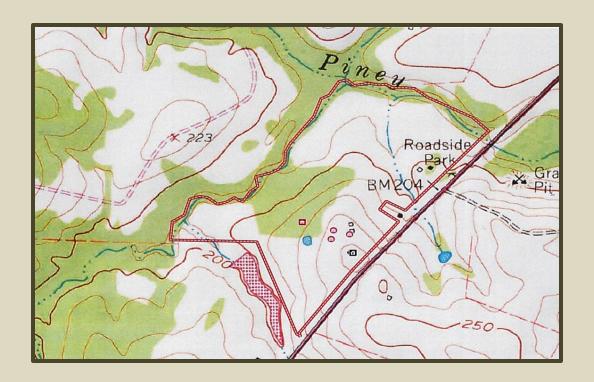
## LOT OR ACREAGE LISTING Highway 159E approx. 2 miles to property on left Location of Property: Listing #: 90531 Address of Property: 2316 Hwy 159E, Bellville TX 77418 Road Frontage: Approx. 2,170.13 County: Austin ■ NO For Sale Sign on Property? Paved Road: ✓ YES ☐ YES ✓ NO NΑ Lot Size or Dimensions: 93.806 acres Subdivision: Subdivision Restricted: Mandatory Membership in Property Owners' Assn. ☐ YES **▼** NO ☐ YES **☑** NO Improvements on Property: **Number of Acres:** 93.806 acres Price per Acre (or) Home: **▼** YES □ NO See HOME listing if Yes **Total Listing Price:** \$1,950,000.00 **Buildings:** Terms of Sale: Two Metal Barns Cash: Barns: ✓ YES ☐ NO Seller-Finance: ☐ YES **✓** NO Sell.-Fin. Terms: Others: Down Payment: Note Period: Interest Rate: Approx. Percent Wooded: Payment Mode: Ann. Type Trees: Oak ☐ Mo. ☐ Qt. Balloon Note: Fencing: Perimeter ☐ YES □ NO ✓ YES □ NO Number of Years: Condition: good Cross-Fencing: **▼** YES □ NO 2014 Condition: **Property Taxes:** Year: good 10,055.38 School: \$ Number of Ponds: 0 Ponds: 3,018.21 Sizes: County: FM Road: 611.30 Creek(s): Name(s): Piney Creek and Little Piney Creek SpRd/Brg: \$ 506.76 Hospital: \$505.96 River(s): Name(s): None TOTAL: 14,697.61 Agricultural Exemption: Water Well(s): How Many? ✓ Yes ☐ No **School District:** Year Drilled: 2005 Bellville I.S.D. Depth 205' Minerals and Royalty: Community Water Available: ✓ YES ☐ NO Provider: Austin County Water Supply Seller believes 100% \*Minerals to own: 100% \*Royalty Electric Service Provider (Name): San Bernard Electric negotiable Minerals Seller will negotiable Royalty **Gas Service Provider** Convey: Bellville Butane **Leases Affecting Property:** Septic System(s): How Many: 3 Year Installed: 2005 Oil and Gas Lease: ✓ No Soil Type: Sandy Loam Lessee's Name: Grass Type(s): Coastal and Native Lease Expiration Date: Flood Hazard Zone: See Seller's Disclosure or to be ☐ Yes ✓ No determined by survey Surface Lease: Nearest Town to Property: Bellville Lessee's Name: Distance: Approx. 2 miles Lease Expiration Date: Oil or Gas Locations: ☐ Yes ✓ No Driving time from Houston 45 minutes **Easements Affecting Property:** Name(s): Items specifically excluded from the sale: Seller's and Lessee's personal property located on said Pipeline: Roadway: 93.806 acres Additional Information: Electric: Telephone: Water: Other:

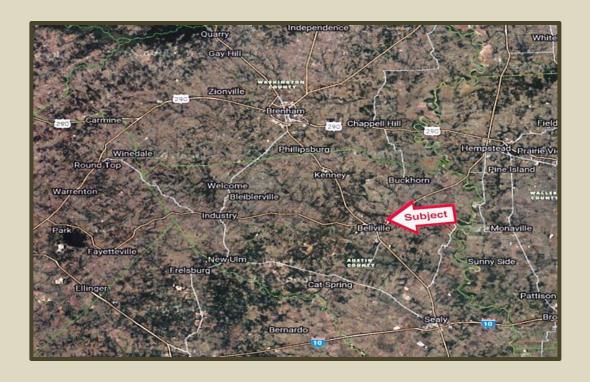
MAIN HOME LISTING											
Address of Home: 2316 Hwy 159 E, Bellville TX					77418			Listing	# 90531		
Location of Home: From Bellville- Highway 159E for ap					prox. 2 mile	es to propert	y on left				
County or F	Region:	Austin			For Sale Sign on Property?			y? 🔲 YI	ES 🔽 NO		
Subdivision:		N/A			Property Size:			93.806 a	93.806 acres		
Subdivision Restricted:		☐ YES	✓ NO	Mandatory M	embership in	embership in Property Owners' Assn.			☐ YES ✓ NO		
Listing Price:		\$1,950,000.00			Home Fea	tures					
Terms of S					✓	Ceiling Far	ns N	0.		13	
Cash:		✓ YES	□NO		✓	Dishwashe					
Seller-Finance:		☐ YES ☑ NO			✓	Garbage D	isposal				
SellFin. Terr	ms:				✓	Microwave (I	•				
Down Payment:					_ _				☑ Electric 2 ove	ens	
Note Period					✓	Refrigerato					
Interest Rat	e:				Items Specific	_		ale: LIST:			
Payment Me	ode:	☐ Mo.	☐ Qt. ☐	S.A. Ann.	Items Specifically Excluded from The Sale: LIST:   All of Seller's personal property located on said 93.806						
Balloon Not		YES NO			acres						
Number of `	Years:										
					Heat and	Air:					
Size and C	onstruction:				✓	Central Heat	Gas	✓ Electric	П	4	
Year Home	_	2006			✓	Central Air		☐ Electric	_	4	
Lead Based Pa	aint Addendum Red		or to 1978:	☐ YES		Other:					
	5	Bath:	7 1/2		✓	Fireplace(s	s)				
Size of Home	e (Approx.)			Living Area		Wood Stov	•				
	,			Total		Water Heate	er(s):	✓ Gas	☐ Electric		
Foundation:	✓ Slab ☐ Pie	er/Beam	Other								
	Metal Standing		Year Installed:	2006	Utilities:						
Exterior Co		•	w/stone trim		Electricity	Provider:		San Ber	nard Electric		
					Gas Provider: Bellville Butane						
Room Measurements: APPROXIMATE SIZE:				Sewer Provider: Septic							
Living Room:	18x20	•			Water Pro	vider:		Well			
	15x17				Water Well:	✓ YES □ N	NO Dep	th:	205 ft.		
Kitchen:	16x13					Υ	ear Drille	_	2005		
Library:	12x14				Average U	Itility Bill:	ly: \$400.00	\$400.00			
Utility:	10x6.6					•					
MstrBath:	His and Hers	12x9 eac	h 🔽 Tub	✓ Shower	Taxes:		201	4 Year			
Bath:	7.6x9.6		<b>☑</b> Tub	✓ Shower	School:				\$10,055	5.38	
Bath:	7x7 (2)		☐ Tub	✓ Shower	County:				\$3,018	3.21	
Master Bdrm:	14x21.6				FM Road:				\$61	1.30	
Bedroom:	13.6x16				SpRd/Brg:				\$506	3.76	
Bedroom:	14x17				Hospital:				\$505	5.96	
Bedroom:	11x14				Taxes:				\$14,697	.61	
Upstairs Study	12x14				School Di	strict:		Bellville	ISD		
Garage:	Carport:	No. of Car	rs: 3								
Size:	936 sq. feet		Attached	Detached	Additional	I Informatio	n:				
Porches:					Large Pan	try, Foyer, 4	14x19 ft F	Party Room	with kitchenette	e	
Front: Size:	50x7					28x12 ft. Bu					
Back: Size:	38x24				some hand	dicap access	sible area	as, firepole	inside home		
Deck: Size:	-			☐ Covered		<u> </u>					
Deck: Size:	-			☐ Covered							
Fenced Yard:											
		✓ No Si	ize:								
	Construction:										
TV Antenna		Dish	✓ C	able 🗆							

	The Foreman's House										
Address of Home:		2326 Hwy 159E, Bellville TX 77418							Listing #: 90531		
Location of Home:			59E approx					J			
County or Region:		Austin				For Sale Sign on Property?			YES NO		
Subdivision:		N/A				Property Size:			93.806		
Subdivision Restricted:		☐ YES	☐ YES ☑ NO Mandatory M		embership in	embership in Property Owners' Assn.		١.	☐ YES	□ NO	
<b>Listing Price</b>	e:	\$1,950,000	0.00		Home Fea	atures:					
Terms of Sale:					Ceiling Fans No.		0.				
Cash:		✓ YES	□NO			Dishwasher					
Seller-Finance:		YES   ✓ NO			Garbage Disposal						
SellFin. Terms:						Microwave (Built-In)					
Down Payment:					V	Kitchen Range (Built-In)			☐ Gas ☑ Electric		
Note Period	•				~	Refrigerator			Purchased in 2013		
Interest Rate:					Items Specifically Excluded from The Sale: LIST:						
Payment Mo	ode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.			All of Seller's and Lessee's personal property located						
Balloon Note	e:	☐ YES ☐ NO			on said 93.806 acres						
Number of \	ears:										
					Heat and	Air:					
Size and Co	onstruction:				✓	Central Heat	Gas		Electric	✓	1 Unit
Year Home	was Built:	1964			✓	Central Air	Gas		Electric	✓	1 Unit
Lead Based Pa	aint Addendum Re	quired if prior to	o 1987	✓ YES		Other:					
Bedrooms:	3	Baths:	2			Fireplace(s)					
Size of Home (Approx.)			1916	Living Area		Wood Stove	)				
				Total	✓	Water Heater	(s):	[	Gas	✓ Electric	
Foundation:		r/Beam 🗌	Other								
	composition		Year Installed:	2014	<u>Utilities:</u>						
Exterior Cor	nstruction	Brick			Electricity Provider:				San Bernard Electric		
					Gas Provid			_	N/A		
Room Meas		APPROXIM	ATE SIZE:		Sewer Pro				Septic		
Living Room:					Water Pro					unty Water S	supply
, and the second	16x16				Water Well: YES NO Depth:						
Kitchen:	12x14				Year Drilled:  Average Utility Bill: Monthly:				unknown		
Family Room: 24x14					Average U	Itility Bill:	: _				
Utility Room:	Located in Ga	rage			_				. ,		
Bath:	6x14		✓ Tub	✓ Shower	Taxes:		201	4	Year		
Bath: Full Bath in Ga					School:			\$10,055.38			
Bath:Master			☐ Tub	Shower	County:						018.21
Bedroom: 14x14					FM Road:						611.30
Bedroom:	12x12				SpRd/Brg:						506.76
Bedroom:	10x12				Hospital:	-					505.96
Bedroom:					Taxes:	Dietriet			Dolla illo	\$14,6	97.61
Other:		N	2 in sooh		School	District:			Bellville		
	Carport:   Carport:	No. of Cars:		Data ahaal	Additions	I Information					
Porches:	Garage30x31		✓ Attached	Detached	Additiona	i iiiioi iiiatioi	I.				
Front: Size:	Ev11										
Back: Size:	JATT										
Deck: Size:				☐ Covered							
Deck: Size: Covered											
Fenced Yard:											
Outside Stor	age: □ Yes I	✓ No Size:									
Construction:											
TV Antenna		Dish 🔽	Ca	able 🗆							









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