



Hill Top Cattle Company



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**



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

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.



Spacious Porches

Barns

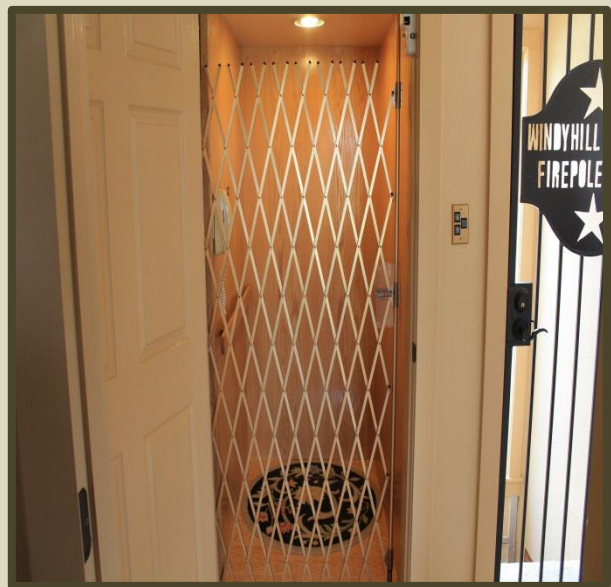


Ranch Foreman House





Family Room



Elevator

Kitchen and Dining Room





Bunkhouse-Up / Garage-Down



Bunk-house



Fire Pole
in Main
Home



Party Room



Foyer in
Main
Home

LOT OR ACREAGE LISTING

Location of Property:	Highway 159E approx. 2 miles to property on left			Listing #:	90531
Address of Property:	2316 Hwy 159E, Bellville TX 77418		Road Frontage:	Approx. 2,170.13	
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	N/A		Lot Size or Dimensions: 93.806 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: 93.806 acres

Price per Acre (or)

Total Listing Price: \$1,950,000.00

Terms of Sale:

Cash: ☒ YES ☐ NO

Seller-Finance: ☐ YES ☒ NO

Sell.-Fin. Terms:

Down Payment:

Note Period:

Interest Rate:

Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.

Balloon Note: ☐ YES ☐ NO

Number of Years:

Property Taxes: Year: 2014

School: \$ 10,055.38

County: \$ 3,018.21

FM Road: \$ 611.30

SpRd/Brg: \$ 506.76

Hospital: \$505.96

TOTAL: \$ 14,697.61

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville I.S.D.

Minerals and Royalty:

Seller believes 100% *Minerals

to own: 100% *Royalty

Seller will negotiable Minerals

Convey: negotiable 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:

Telephone:

Water:

Other:

Improvements on Property:

Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings:

Barns: Two Metal Barns

Others:

Approx. Percent Wooded:

Type Trees: Oak

Fencing: Perimeter ☒ YES ☐ NO

Condition: good

Cross-Fencing: ☒ YES ☐ NO

Condition: good

Ponds: Number of Ponds: 0

Sizes:

Creek(s): Name(s): Piney Creek and

Little Piney Creek

River(s): Name(s): None

Water Well(s): How Many? 1

Year Drilled: 2005 Depth 205'

Community Water Available: ☒ YES ☐ NO

Provider: Austin County Water Supply

Electric Service Provider (Name):

San Bernard Electric

Gas Service Provider

Bellville Butane

Septic System(s): How Many: 3

Year Installed: 2005

Soil Type: Sandy Loam

Grass Type(s): Coastal and Native

Flood Hazard Zone: See Seller's Disclosure or to be

determined by survey

Nearest Town to Property: Bellville

Distance: Approx. 2 miles

Driving time from Houston 45 minutes

Items specifically excluded from the sale:

Seller's and Lessee's personal property located on said

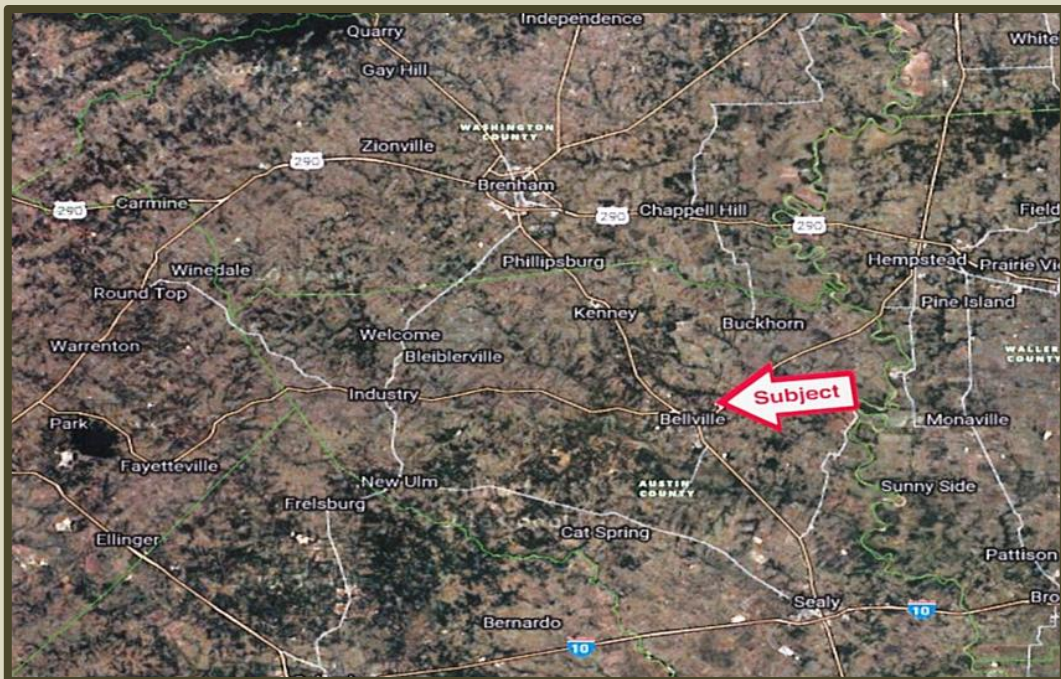
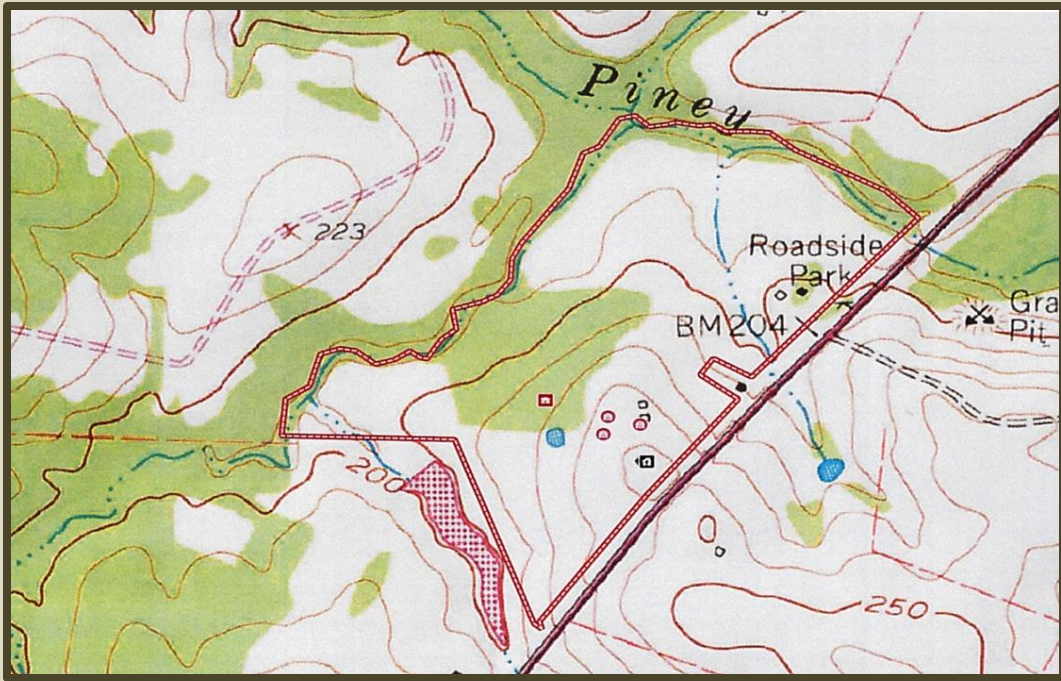
93.806 acres

Additional Information:

MAIN HOME LISTING

Address of Home:		2316 Hwy 159 E, Bellville TX 77418		Listing # 90531	
Location of Home:		From Bellville- Highway 159E for approx. 2 miles to property on left			
County or Region:		Austin	For Sale Sign on Property?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:		N/A	Property Size:		93.806 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:		\$1,950,000.00			
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"/> S.A. <input type="checkbox"/> Ann.				
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO				
Number of Years:					
Size and Construction:					
Year Home was Built:		2006			
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES			
Bedrooms:	5	Bath:	7 1/2		
Size of Home (Approx.)		5,100	Living Area		
		Total			
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Metal Standing Seam	Year Installed: 2006		
Exterior Construction:		Stucco w/stone trim			
Room Measurements:		APPROXIMATE SIZE:			
Living Room:	18x20				
Dining Room:	15x17				
Kitchen:	16x13				
Library:	12x14				
Utility:	10x6.6				
MstrBath:	His and Hers 12x9 each	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:	7.6x9.6	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Bath:	7x7 (2)	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Master Bdrm:	14x21.6				
Bedroom:	13.6x16				
Bedroom:	14x17				
Bedroom:	11x14				
Upstairs Study	12x14				
Garage:	<input checked="" type="checkbox"/> Carport:	<input type="checkbox"/>	No. of Cars:	3	
Size:		936 sq. feet	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		
Porches:					
Front: Size:		50x7			
Back: Size:		38x24			
Deck: Size:		<input type="checkbox"/> Covered			
Deck: Size:		<input type="checkbox"/> Covered			
Fenced Yard:		yes			
Outside Storage:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size:		
Construction:					
TV Antenna	<input type="checkbox"/>	Dish	<input checked="" type="checkbox"/>	Cable	<input type="checkbox"/>
Home Features					
<input checked="" type="checkbox"/>	Ceiling Fans	No.	13		
<input checked="" type="checkbox"/>	Dishwasher				
<input checked="" type="checkbox"/>	Garbage Disposal				
<input checked="" type="checkbox"/>	Microwave (Built-In)				
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	2 ovens		
<input checked="" type="checkbox"/>	Refrigerator				
Items Specifically Excluded from The Sale: LIST:					
All of Seller's personal property located on said 93.806 acres					
Heat and Air:					
<input checked="" type="checkbox"/>	Central Heat	Gas	<input checked="" type="checkbox"/>	Electric	<input type="checkbox"/> 4
<input checked="" type="checkbox"/>	Central Air	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/> 4
<input type="checkbox"/>	Other:				
<input checked="" type="checkbox"/>	Fireplace(s)				
<input type="checkbox"/>	Wood Stove				
<input checked="" type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric			
Utilities:					
Electricity Provider:		San Bernard Electric			
Gas Provider:		Bellville Butane			
Sewer Provider:		Septic			
Water Provider:		Well			
Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	205 ft.	
			Year Drilled:	2005	
Average Utility Bill:		Monthly:	\$400.00		
Taxes:		2014	Year		
School:		\$10,055.38			
County:		\$3,018.21			
FM Road:		\$611.30			
SpRd/Brg:		\$506.76			
Hospital:		\$505.96			
Taxes:		\$14,697.61			
School District:		Bellville ISD			
Additional Information:					
Large Pantry, Foyer, 44x19 ft Party Room with kitchenette and Bath, 28x12 ft. Bunkhouse with Bath, elevator, some handicap accessible areas, firepole inside home					

[illegible]



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

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