



1111 Schuette Road, New Ulm, TX



Offered by:

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY

www.bjre.com

979-992-2636 979-865-5969



This 81.65 acre property is located minutes from The Falls Golf and Recreation Club, between New Ulm and Frelsburg. Schuette Road, a paved county road, dead-ends at the entrance of this outstanding property. The property is very private, gently rolling and generally covered with a magnificent stand of live oak trees. Two nice stocked ponds provide enjoyment for all. Selectively cleared trails meander through the woods, around the ponds and along a seasonal creek. Deer stands with feeders have been placed on several locations within the property, where wildlife tend to travel.

A nice, 3 bedroom, 2 bath hardie-plank home with a metal roof and a detached 2-car garage, is found near the front of the property. The early morning * late evening favorite hangout is the home's front porch. The porch seems to always enjoy a refreshing breeze as well as providing scenic views of the property and the large pond.

Other improvements on the 81.65 acre property consist of a 1987 manufactured home (3 bedroom, 2 bath), a 36' x 30' concrete floored metallic building with a shop on one side and a heated and cooled sewing room on the other side, a carport for a travel trailer, several tin barns and four water wells. Minerals are negotiable!

This 81.65 acres has a lot to offer a Proud Owner. You will not want to miss an opportunity to view this one!

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

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LOT OR ACREAGE LISTING

Location of Property: New Ulm, FM 109 S to Schuette Rd, which dead-ends into property. Listing #: 85726
 Address of Property: 1111 Schuette Road, New Ulm TX 78950 Approx. Amount of Road Frontage: approx. 60 feet +/-
 County: Colorado Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 81.65 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 81.6500**Price per Acre (or)****Total Listing Price:** \$995,000.00**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: _____

Property Taxes:

2013
 School: \$ 495.27
 County: \$ 325.11
 Co. GCD: \$ 9.77
 FM Road:
 SpRd/Brg:
 TOTAL: \$ 830.15

Agricultural Exemption: ☒ Yes ☐ No**School District:** Columbus I.S.D.**Minerals and Royalty:**

Seller believes 25% *Minerals
 to own: 25% *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: NoneRoadway: NoneElectric: San Bernard Electric CooperativeTelephone: NoneWater: NoneOther: None**Improvements on Property:**Home: ☒ YES ☐ NO See HOME listing if YesBuildings: Main Home and Mobile HomeBarns: Tin BarnOthers: Carport for travel trailer, 24' x 30' 2-bay shop with 12' x 30' air-conditioned sewing room and extra room for bedroom or storage.Approx. % Wooded: 75%Type Trees: Oaks, CedarFencing: Perimeter ☒ YES ☐ NOCondition: GoodCross-Fencing ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: 2Sizes: 1 Acre and 1/2 AcreCreek(s): Name(s): NoneRiver(s): Name(s): None**Water Well(s): How Many?** 1Year Drilled: 1992 Depth: 170'Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): _____San Bernard Electric Cooperative**Gas Service Provider** _____None**Septic System(s): How Many:** 1Year Installed: 1975**Soil Type:** Sandy**Grass Type(s):** St. Augustine/Bermuda**Flood Hazard Zone:** See Seller's Disclosure or to bedetermined by survey**Nearest Town to Property:** New UlmDistance: 2.5 MilesApproximate driving time from Houston: 1 Hour**Items specifically excluded from the sale:** _____All of Seller's or Lessee's personal property located on said 81.65 acres.

Additional Information: There are a total of 4 water wells on the property: 1 at the main house, 1 at the mobile home, 2 capped supply wells at the capped oil and gas well location.

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HOME LISTING

Address of Home: 1111 Schuette Rd, New Ulm TX 78950-5110 Listing #85726
 Location of Home: New Ulm, FM 109 South, right on Schuette Rd, which dead-ends at property.
 County or Region: Colorado For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Property Size: 81.65 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO
 Listing Price: \$995,000.00
 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: 1965 per Colorado CAD
 Lead Based Paint Addendum Required if prior to 1978: ☒ YES
 Bedrooms: 3 Bath: 2
 Size of Home (Approx.) 1,512 sq. ft. Living Area
 1,704 sq. ft. Total
 Foundation: ☐ Slab ☐ Pier/Bear ☒ Other Blocks
 Roof Type: Metal Year Installed: 2010
 Exterior Construction: Hardiplank

Room Measurements: APPROXIMATE SIZE:

Liv/Dining Rm: 14' X 29'
 Kitchen: 10' x 21'
 Family Room:
 Utility: 6' x 10'
 Bath: 8' x 10' ☒ Tub ☒ Shower
 Bath: 5' x 6' ☒ Tub ☒ Shower
 Bath: ☐ Tub ☐ Shower
 Master Bdrm: 13' x 18'
 Bedroom: 10 1/2' x 13 1/2'
 Bedroom: 10 1/2' x 13 1/2'
 Bedroom:
 Other: Walk-In Closet 8' x 10'
 Garage: ☒ Carport: ☒ No. of Cars: 2
 Size: ☐ Attached ☒ Detached

Porches:

Front: Size: 8' x 24' Covered
 Back: Size: 8' x 10' Covered
 Patio: Size: ☐ Covered
 Deck: Size: ☐ Covered
 Fenced Yard: Yes - Chain link
 Outside Storage: ☒ Yes ☐ No Size: 8' x 10' & 36' x 30'
 Construction: Metal
 TV Antenna ☒ Dish ☒ Cable ☐

Home Features

☒ Ceiling Fans No. 6
☒ Dishwasher
☒ Garbage Disposal
☒ Microwave (Built-In)
☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric
☒ Other Water Softener

Items Specifically Excluded from The Sale: LIST:

All of Seller's or Lessee's personal property located on said
 81.65 acres.

Heat and Air:

☒ Central Heat Gas ☐ Electric ☒ 3 Ton Unit
☒ Central Air Gas ☐ Electric ☒ 3 Ton Unit
☐ Other:
☒ Fireplace(s)
☐ Wood Stove
☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

Electricity Provider: San Bernard Electric Cooperative
 Gas Provider: None
 Sewer Provider: Septic
 Water Provider: Well
 Water Well: ☒ YES ☐ NO Depth: 170'
 Year Drilled: 1992
 Average Utility Bill: Monthly: \$200.00

Taxes:

2013 Year
 School: \$495.27
 County: \$325.11
 Co. GCD: \$9.77
 FM Rd: \$830.15
 SpRd/Brg:
 Taxes: \$830.15
 School District: Columbus

Additional Information:

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Mobile Home

Address of Home: 1109 Schuette Rd, New Ulm TX 78950 Listing #: 85726
 Location of Home: New Ulm, FM 109 South, right on Schuette Rd, which dead-ends at property.
 County or Region: Colorado For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Property Size: 81.65 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO
 Listing Price: \$995,000.00
 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: **Manufactured Home 1987**
 Lead Based Paint Addendum Required if prior to 1987 ☐ YES
 Bedrooms: 3 Baths: 2
 Size of Home (Approx.) 952 sq. ft. Living Area
 sq. ft. Total
 Foundation: ☐ Slab ☐ Pier/Beam ☒ Other N/A
 Roof Type: Metal Year Installed: 1984
 Exterior Construction Mobile Home

Room Measurements: APPROXIMATE SIZE:

Living Room: 14' x 12'
 Dining Room:
 Kitchen: 8' x 10'
 Family Room:
 Utility Room:
 Bath: 6' x 8' ☒ Tub ☒ Shower
 Bath: 6' x 8' ☒ Tub ☒ Shower
 Bath: Master ☐ Tub ☐ Shower
 Mast Bdrm: 14' x 12'
 Bedroom: 8' x 10'
 Bedroom: 12' x 10'
 Bedroom:
 Other:
 Garage: ☐ Carport: ☒ No. of Cars: 2
 Size: ☐ Attached ☒ Detached

Porches:

Front: Size:
 Back: Size: 12' x 12'
 Deck: Size: ☐ Covered
 Deck: Size: ☐ Covered
 Fenced Yard: Yes-Chain link
 Outside Storage: ☒ Yes ☐ No Size: 8' x 10'
 Construction: metal
 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 of Seller's or Lessee's personal property located on said 81.65 acres.

Heat and Air:

☒ Central Heat Gas ☒ Electric ☐ 1 Unit
☒ Central Air Gas ☐ Electric ☐ 1 Unit
☐ Other:
☐ Fireplace(s)
☐ Wood Stove
☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

Electricity Provider: San Bernard Electric Cooperative
 Gas Provider: Private Propane tank
 Sewer Provider: Septic
 Water Provider: Well
 Water Well: ☒ YES ☐ NO Depth: 167'
 Year Drilled: 2005
 Average Utility Bill: Monthly: \$100.00

Taxes:

2013 Year
 School: \$495.27
 County: \$325.11
 Co. GCD: \$9.77
 FM Road:
 SpRd.Brg:
 Taxes: \$830.15
 School District: Columbus

Additional Information:

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Imagery Date: 11/6/2012 29°53'00.92" N 96°31'18.43" W elev 406 ft

1996



Stay Dry



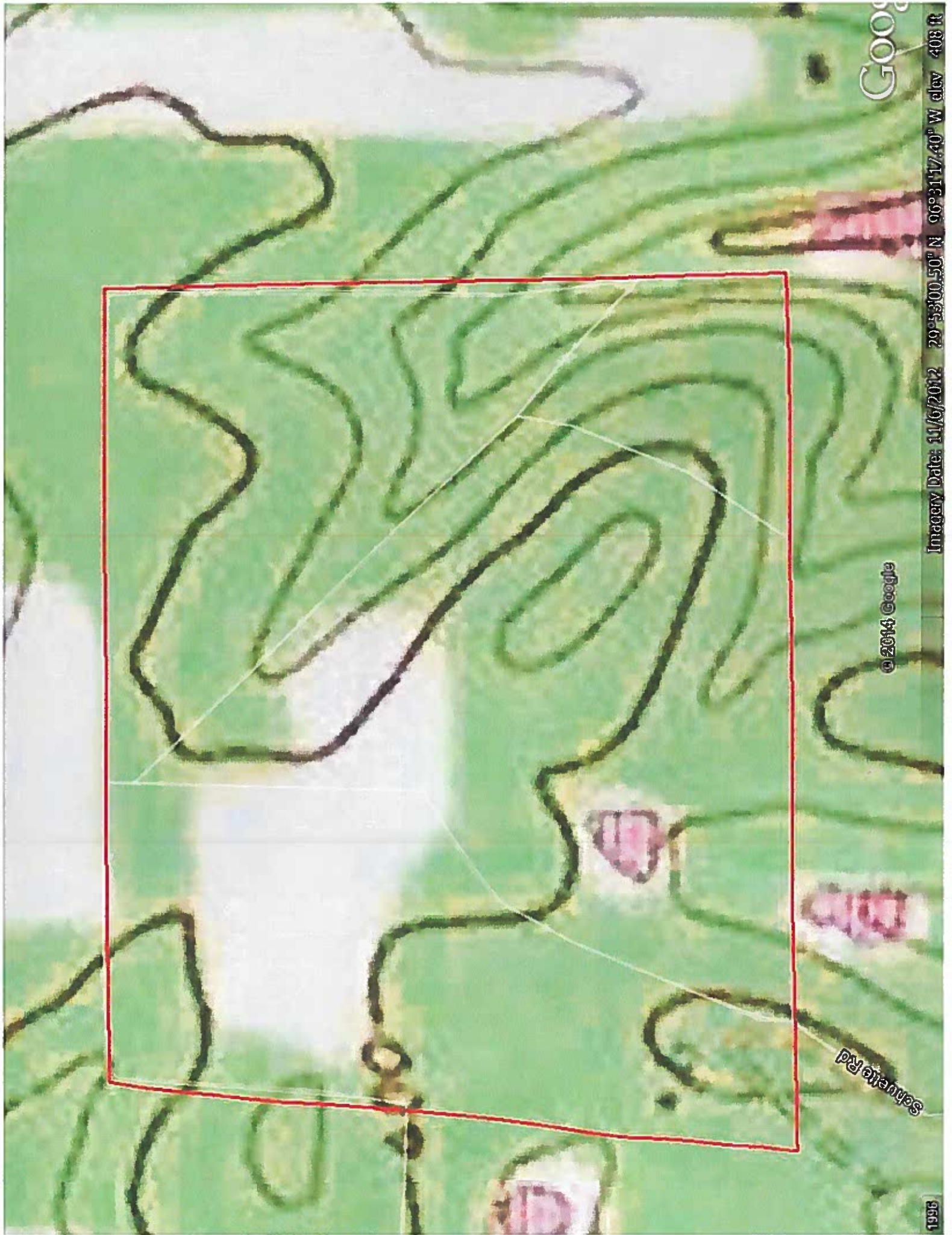
- Reference Layers
- NFHL Data Available
 - FIRM Panel Boundary
 - Flood Risk Areas
 - High Risk Area - Floodway
 - High Risk Area
 - Moderate Risk Area
 - Low to Moderate Risk Area (Panel 44 only, not to scale)
 - Low to Moderate Risk Area
 - Undetermined Risk Area

Google earth

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1926

Imagery Date: 11/6/2012 29°53'00.92" N 96°31'18.43" W elev. 406 ft eye alt. 4330 ft



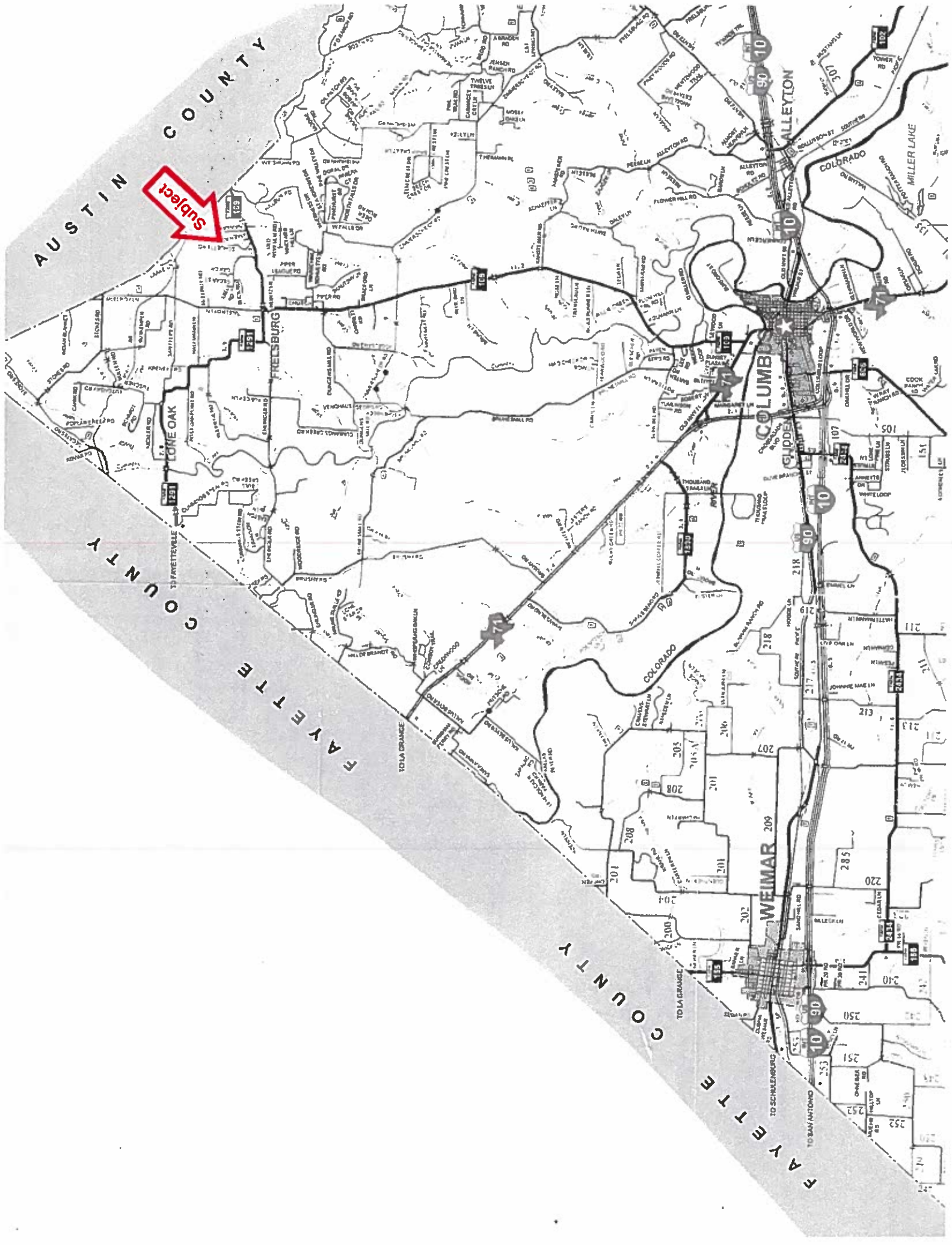
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1998

Schuette Rd

Imagery Date: 11/6/2012 29°53'00.50" N 96°31'17.40" W elev 408 ft

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-

