

10769 FM 1094, Sealy, Tx



*Circa 1867 Farm House
On 24.802 Acres*

This property is located a relaxing 45 minute drive from Houston. Located between Sealy and Cat Spring on FM 1094, this property has much to offer a proud owner. A Circa 1867 farmhouse was moved onto the property in 2003 and remodeled. A guest home composes 1,000 sq.ft. of living area in one of the two 4,500 sq.ft. metallic barns. A 30' x 40' shop of metallic construction is selectively located on the property in order to allow the present owner to keep the shop and 5 acres of land, reducing the total acreage being sold to 19.802 acres with a reduction in listing price of \$117,600. The listing price for the 19.802 acres with all improvements adjusts to \$539,700



**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

www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED

LOT OR ACREAGE LISTING

Location of Property: Bellville-36S;R-FM2429 3.6mi.;R-FM949 3.5mi.;L-FM1094 1.5mi.to property on Rt Listing #: 79988
 Address of Property: 10769 FM 1094 Sealy, Texas 77474 Road Frontage: Barremore-1175' FM 1094-870'
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 24.802 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 24.802 Acres**Price per Acre (or)****Total Listing Price:** \$707,300.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: ☐ M ☐ Q ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years: _____

Property Taxes: 2012

School:	\$	3,553.21
County:	\$	1,241.96
FM Road	\$	252.46
Sp. Rd. Brg	\$	209.20
Other		\$0.00
TOTAL:	\$	5,256.83

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

Seller believes	75%	*Minerals
to own:	75%	*Royalty
Seller will	Negotiable	Minerals
Convey:	Negotiable	Royalty

Leases Affecting Property:

Oil and Gas Lease: ☒ Yes ☐ No
 Lessee's Name: Halcon Energy Properties
 Lease Expiration Date: Exp. 2014

Surface Lease: ☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: None
 Roadway: None
 Electric: San Bernard Electric Co-Op
 Telephone: AT&T
 Water: None
 Other: None

Improvements on Property:

Home: ☒ YES ☐ NO See HOME listing if Yes
 Buildings: Metallic Storage building with lean-to (insulated) with water and lights - concrete floor
 Barns: Two 4500 sq.ft. metallic buildings
 Others: 3 small stock barns and pens
 40' x 80' workshop on slab (insulated), 1/2 bath,
 30' lean-to, 20' lean-to, lift boom
 Approx. % Wooded: 10%
 Type Trees: oaks

Fencing: Perimeter ☒ YES ☐ NO
 Condition: Good
 Cross-Fencing: ☒ YES ☐ NO
 Condition: Good

Lakes: Number of Lakes: None

Sizes: _____

Creek(s): Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** One

Year Drilled: unknown Depth 150'

Community Water Available: ☐ YES ☒ NO

Provider: N/A

Electric Service Provider (Name):

San Bernard Electric Co-operative

Gas Service Provider

Private

Septic System(s): How Many: 1

Yr installed 2003

Soil Type: sandy/clay**Grass Type(s):** Multiple Bahia & Bermuda Tifton 85**Flood Hazard Zone:** See Seller's Disclosure or to be

nearest Town to Property:

Nearest Town to Property: Cat Spring

Distance 2 miles

Driving time from Houston 45 minutes

Items specifically excluded from the sale:

All Seller's/Lessee's personal property located on said
 24.802 acres.

Additional Information: ** Seller will retain the 40' x 80'
 shop and 5 acres and sell 19.802 acres with improvements for
 \$539,700.00.

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
 ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



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Imagery Date: 4/21/2012 29°50'51.44" N 96°17'31.80" W elev 292 ft eye alt 3825 ft

Google earth

Barremore Rd

Farm To Market Rd 1094



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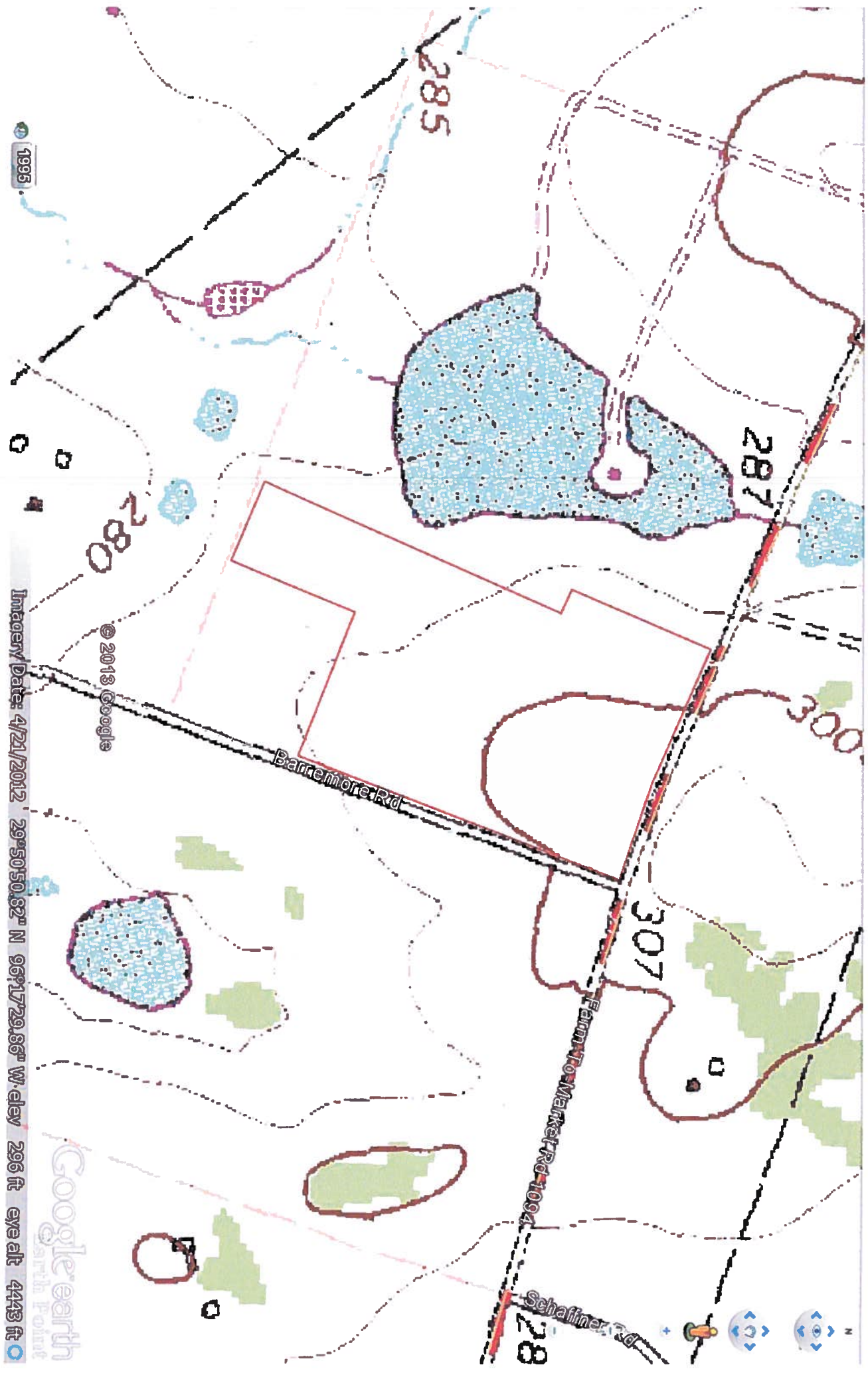
© 2013 Google

Imagery Date: 4/21/2012 29°50'52.08" N 96°17'30.16" W elev 296 ft eye alt 3577 ft

Google earth

Barremore Rd

Farm-to-Market Rd 1094



1995

Imagery Date: 4/21/2012 29°50'50.82" N 96°17'29.86" W elev 296 ft eye alt 4443 ft

Google Earth
Earth Point



- 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
 - Low to Moderate Risk Area (present data only)
 - Low to Moderate Risk Area
 - Undetermined Risk Area

Imagery Date: 4/21/2012 29°50'49.96" N 96°17'31.58" W elev 292 ft eye alt 5110 ft

Google earth

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HOME LISTING

Address of Home:	10769 FM 1094 Sealy, Texas		Listing#:	79988
Location of Home:	Fr.Bellville-36S; R-FM2429 3.6mi.;R-FM949 3.5mi.;L-FM1094 1.5mi, to property on Rt			
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	24.802	
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:	\$707,300.00			
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"/> M _c <input type="checkbox"/> Q _t .	<input type="checkbox"/> S.A.	<input type="checkbox"/> A _n r	
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
Number of Years:				
Size and Construction:				
Year Home was Built:	1867 (remodeled 2003)			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES			
Bedrooms:	3	Bath:	2	
Size of Home (Approx.)	1,600	Living Area		
		Total		
Foundation:	<input type="checkbox"/> Sla <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other blocks			
Roof Type:	Composition	Year Installed:	2010	
Exterior Construction:	Cypress			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:	14x15			
Dining Room:	/sun porch 20x7			
Kitchen:	19 1/2 x 13			
Family Room:				
Utility:	7x15			
Bath:	6x5	claw ft.	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower
Bath:	7x5		<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Bath:			<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
Master Bdrm:	17x12			
Bedroom:	11x15			
Bedroom:	10x9			
Bedroom:				
Other:	office 15x13			
Garage:	<input type="checkbox"/> Carport:	<input type="checkbox"/> No. of Cars:		
Size:			<input type="checkbox"/> Attached	<input type="checkbox"/> Detached
Porches:				
Front: Size:	wraparound porch (front, side, back)			
Back: Size:				
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:				
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	4
<input checked="" type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
<input type="checkbox"/>	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

All of Seller's or Lessee's personal property located on said 24.802 acres.

Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	1
<input checked="" type="checkbox"/>	Central Air	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	1
<input type="checkbox"/>	Other:			
<input type="checkbox"/>	Fireplace(s)			
<input checked="" type="checkbox"/>	Wood Stove			
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	

Utilities:

Electricity Provider:	San Bernard Electric Co-Op
Gas Provider:	Private
Sewer Provider:	Septic
Water Provider:	Well
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Depth:	150'
Year Drilled:	unknown
Average Utility Bill:	Monthly:

Taxes:

	2012 Year
School:	\$3,553.21
County:	\$1,241.96
FM Rd	\$252.46
Sp.RdBrg	\$209.20
Other	\$0.00
Total	\$5,256.83

School District: Sealy I. S. D.

Additional Information:

wood stove
guest house
shop
2 barns
Taxes based on 94.802 acres and all improvements

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

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Guest House

Address of Home: 10769 FM 1094 Sealy, Texas 77474 Listing #: 79988

Location of Home: Bellville-36S; R-FM2429 3.6mi.; R-FM949 3.5mi.; L-FM1094 1.5mi, to property on Rt

County or Region: Austin County For Sale Sign on Property? ☒ YES ☐ NO

Subdivision: N/A Property Size: 24.802 Acres

Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Listing Price: \$707,300.00

Terms of Sale:

Cash: ☒ YES ☐ NO

Seller-Finance: ☐ YES ☒ NO

Sell.-Fin. Terms:

Down Payment: _____

Note Period: _____

Interest Rate: _____

Payment Mode: ☐ Mr ☐ Qt. ☐ S.A. ☐ Ann.

Balloon Note: ☐ YES ☐ NO

Number of Years: _____

Size and Construction:

Year Home was Built: 2003

Lead Based Paint Addendum Required if prior to 1987 ☐ YE

Bedrooms: 2 Baths: 1

Size of Home (Approx.) 1,000 Living Area

1,000 Total

Foundation: ☒ Sla ☐ Pier/Beam ☐ Other

Roof Type: Tin Year Installed: 2003

Exterior Construction Tin

Room Measurements: APPROXIMATE SIZE:

Living Room: 19x19

Dining Room: _____

Kitchen: _____

Family Room: _____

Utility Room: 9x5

Bath: 9x6 ☐ Tub ☒ Shower

Bath: ☐ Tub ☐ Shower

Bath: Master ☐ Tub ☐ Shower

Bedroom: 15x11 walk in closet

Bedroom: _____

Bonus Room: _____

Bedroom: _____

Other: _____

Garage: ☐ Carport: ☐ No. of Cars: _____

Size: ☐ Attached ☐ Detached

Porches:

Front: Size: _____

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. 2

☒ 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 24.802 acres.

Heat and Air:

☒ Central Heat ☐ Gas ☒ Electric 1

☒ Central Air ☐ Gas ☒ Electric 1

☐ Other: _____

☐ Fireplace(s)

☐ Wood Stove

☒ Water Heater(s): ☐ Gas ☐ Electric

Utilities:

Electricity Provider: San Bernard Electric Co-Op

Gas Provider: Private

Sewer Provider: Septic

Water Provider: Well

Water Well: ☒ YES ☐ NO Depth: 150

Year Drilled: unknown

Average Utility Bill: Monthly: _____

Taxes:

2012 Year

School: \$3,553.21

County: \$1,241.96

FM Rd \$252.46

Sp. Rd. Bg \$209.20

Other

Total \$5,256.83

School District: Sealy I. S. D.

Additional Information:

19x11 room can be used as additional bedroom or office

No appliances included

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

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 12488, Austin, Texas 78711-0488 or 1-800-452-4551.

