



BRUSHY CREEK RANCH COLORADO COUNTY, TX



1055 Kelly Lane, New Ulm

***49.764 Wooded Acres *1 Pond**

***Main Home *Barn *Shed**

***2380 sq ft Living Space**

***Columbus Schools**



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

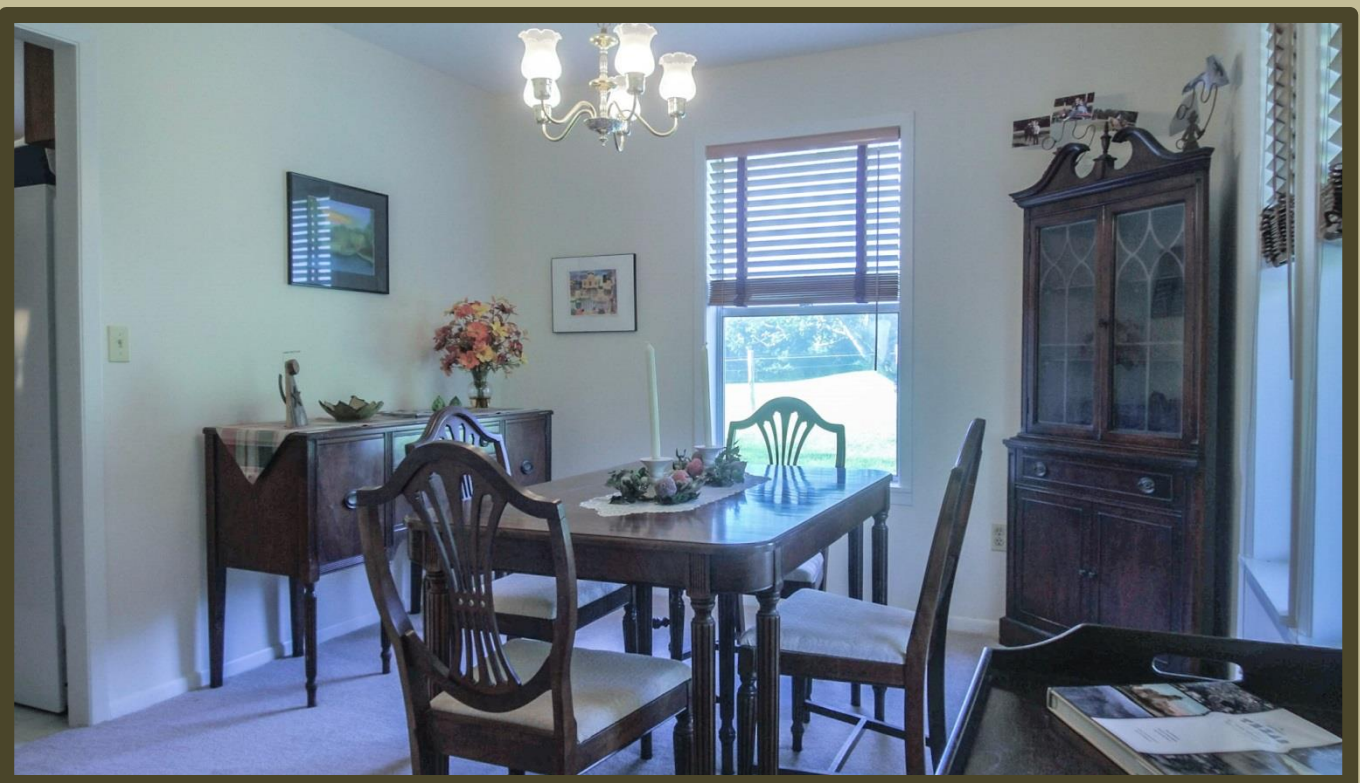
Since 1970







Looking for a secluded hideaway with a good house and barn and lots of wildlife, water, woods and grasses? This is it! Accessible by a 15'wide, 1431'long, defined easement off Zimmerscheidt Road, this property has everything needed to enjoy a life in the country. One hour to Houston. Wildlife Exemption already in place



LOT OR ACREAGE LISTING

Location of Property:		Off Zimmerscheidt near Frelsburg				Listing #:		103774	
Address of Property:		1055 Kelly Lane New Ulm TX 78950				Road Frontage: 15' wide Defined Easement			
County:	Colorado	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: 49.764 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:		49.7640				Improvements on Property:			
Price per Acre (or)						Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Total Listing Price:		\$650,000.00				Buildings: Equipment shed and small storage building			
Terms of Sale:									
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					Barns: 24x48			
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					Others:			
Sell.-Fin. Terms:									
Down Payment:									
Note Period:									
Interest Rate:						% Wooded: 65-70%			
Payment Mode <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.						Type Trees: oak, cedar and pine			
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO						Fencing: Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Number of Years:						Condition: good			
						Cross-Fencing: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
						Condition: good			
Property Taxes: Year: 2016						Ponds: Number of Ponds: One			
School:	\$1,893.34				Sizes: One Acre				
County:	\$832.43				Creek(s): Name(s): Brushy Creek				
GCD:	\$18.77								
Hospital					River(s): Name(s): None				
TOTAL:	\$2,744.54								
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					Water Well(s): How Many? One			
School District:	Columbus	I.S.D.				Year Drilled: Unknowns Depth: Water @ 140'			
Minerals and Royalty:						Community Water Available: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Seller believes	NONE	*Minerals				Provider:			
to own:	NONE	*Royalty				Electric Service Provider (Name):			
Seller will	NONE	Minerals				San Bernard Electric CoOperative			
Convey:	NONE	Royalty				Gas Service Provider			
						None			
Leases Affecting Property:						Septic System(s): How Many: One			
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						Year Installed: 2008			
Lessee's Name:						Soil Type: Mostly sand			
Lease Expiration Date:						Grass Type(s): Native			
						Flood Hazard Zone: See Seller's Disclosure or to be determined by survey			
Surface Lease: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No						Nearest Town to Property: Frelsburg			
Lessee's Name:						Distance: 5 miles			
Lease Expiration Date:						Driving Time to Houston: Approx. 1 hour			
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					Items specifically excluded from the sale:			
Easements Affecting Property: Name(s):						All of Sellers personal property located on said 49.764 acres			
Pipeline:	None								
Roadway:	Access Road is a 15' Defined Easement								
Electric:	San Bernard Electric				Additional Information:				
Telephone:	Industry Telephone Co.								
Water:	None								
Other:	None								

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

HOME LISTING

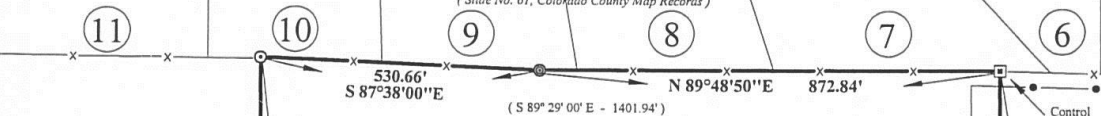
Address of Home:		1055 Kelly Lane New Ulm, TX 78950			Listing		103774	
Location of Home:		Off Zimmerscheidt Road near Frelsburg						
County or Region:		Colorado			For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		N/A			Property Size:		49.764 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:		\$650,000.00						
Terms of Sale		Home Features						
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Ceiling Fans No.		3		
Seller-Finance:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> Dishwasher				
Sell.-Fin. Terms:				<input type="checkbox"/> Garbage Disposal				
Down Payment:				<input type="checkbox"/> Microwave (Built-In)				
Note Period:				<input checked="" type="checkbox"/> Kitchen Range (Built-In)		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
Interest Rate:				<input type="checkbox"/> Refrigerator				
Payment Mode:		<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Items Specifically Excluded from The Sale: LIST:				
Balloon Note:		<input type="checkbox"/> YES <input type="checkbox"/> NO		All or Sellers personal property located on said 49.764 Ac. property.				
Number of Years:								
Size and Construction:		Heat and Air:						
Year Home was Built:		1981		<input checked="" type="checkbox"/> Central Heat <input type="checkbox"/> Gas Electric		<input checked="" type="checkbox"/> 1 UNIT		
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES		<input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Gas Electric		<input checked="" type="checkbox"/> 1 UNIT		
Bedrooms:		4		<input checked="" type="checkbox"/> Other:		1 Window Unit		
Bath:		3		<input checked="" type="checkbox"/> Fireplace(s)				
Size of Home (Approx.)		2380 sf		<input type="checkbox"/> Wood Stove				
		3570 sf		<input checked="" type="checkbox"/> Water Heater(s):		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		Utilities:				
Roof Type:		Composition		Year Installed:		2002		
Exterior Construction:		Brick and wood		Electric Provider:		San Bernard Electric		
				Gas Provider:		None		
Room Measurements:		APPROXIMATE SIZE:		Sewer Provider:		Septic		
Living Room:		13 X 15		Water Provider:		Well		
Dining Room:		10 X 11		Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth:
Kitchen:		9 X 12				Year Drilled:		Unknown
Family Room:		15 X 17		Average Utility Bill:		Monthly:		\$150 (part time res.)
Utility:		4 X 10						
Bath:		4 X 5		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		Taxes:		
Bath:		5 X 13		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		2016 Year		
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower		School:		\$1,893.34
Master Bdrm:		10 X 11				County:		\$832.43
Bedroom:		11 X 13 (5 X 20)				GCD:		\$18.77
Bedroom:		8 X 10				Hospital:		
Bedroom:		8 X 9				Taxes:		\$2,744.54
Other:		9 X 11				School District:		Columbus ISD
Garage: <input checked="" type="checkbox"/>		Carport: <input type="checkbox"/>		No. of Cars:		3		
Size:		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		Additional Information:				
Porches:								
Front: Size:								
Back: Size:								
Deck: Size:		<input type="checkbox"/> Covered						
Deck: Size:		<input type="checkbox"/> Covered						
Fenced Yard:		Yes--Slick wire and eletric						
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"/>				

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COLORADO COUNTY, TEXAS RANSOM WEED SURVEY (A - 598)

CEDARCREST SUBDIVISION

(Slide No. 61, Colorado County Map Records)



V. E. Cochran
(406.82 Acres)
Volume 326, Page 301

49.764 ACRES

James Janke
(51.844 Acres)
Volume 144, page 373
Official Records

Reference Bearing
S 00°46'21"E
(S 00°55'00"E - 1555.56')

- Legend**
- 6" x 6" Concrete Marker Found as called for in Record Deed
 - Railroad Spike found
 - ⊙ 1/2" Iron Rod Set
 - ⊙ Post for Corner
 - Corners of easement tract
 - Overhead power line
 - x- Wire Fence
 - ⊙ High Wire Game Fence
 - () Record Deed Calls

Scale 1" = 300'
March 17, 2000

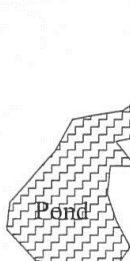
Water impoundment easement
granted to James Voelkel as
provided for in Volume 254,
Page 31

James Voelkel
(47.28 Acres)
Volume 235, page 349



Brushy Creek

Brushy Creek



Notes

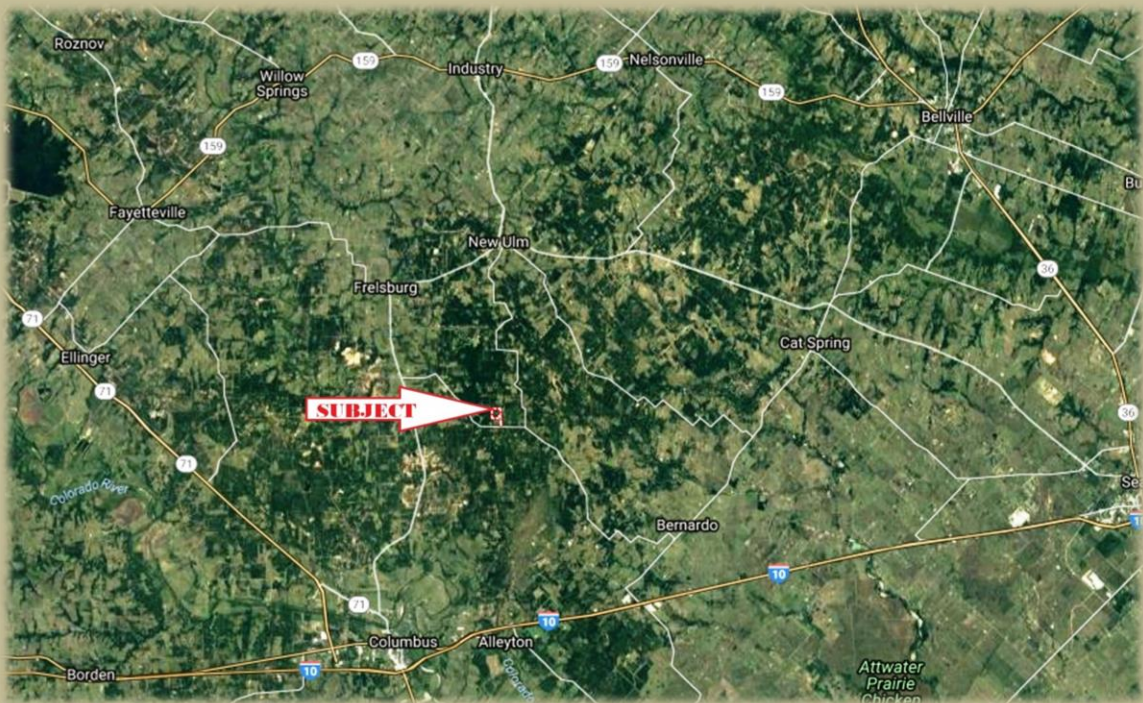
- (1) All bearings are based on the boundary line of the adjoining 51.844 acre tract as described in Volume 144, page 373, Colorado County Official Records.
- (2) Access to said 49.764 acre tract is provided for in Volume 245, Page 49, County County Official Records.
- (3) Water Impoundment easement as provided for in Volume 254, Page 31 does affect this property.
- (4) This property is shown to be outside the flood hazard areas as determined by Fema on Firm 48089C0075 C, effective date January 3, 1990.
- (5) Field Notes to accompany this plat.

Control Monument

**0.4927 Acres in
Access Easement**

Evidence of road usage by
adjoining property owner
(James Voelkel)

S 00°46'21"E
1431.21'



Bellville Office
420 E. Main Street
Bellville TX 77418
979-865-5969
www.bjre.com



New Ulm Office
424 Cedar Street
New Ulm TX 78950
979-992-2636
www.bjre.com



Information About Brokerage Services

11-2-2015

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>BJRE Holdings L.L.C.</u>	<u>9004851</u>	<u>kzapalac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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IABS Forms (New)

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