



## CEDAR BRIDGE FARM COLUMBUS TEXAS



**1092 White Loop Rd.**

**\*11.455 Acres**

**\*Pond**

**\*Double Carport/Storage**

**\*Custom 2BR/2B Home**

**\*1,500 sq. ft. living space**

**\*Colorado County**



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*





This 1512 square foot home, built in 2007 consists of 2 bedrooms, 2 baths, covered front and back porches with loads of charm and character. In addition to the well-built home the property also boasts a small pond, a double carport with 20 x 24 sq ft storage room/yard equipment area attached, a pavilion picnic area and a wonderfully idyllic covered bridge beckoning the nature lover in everyone. This 11.455 acre lot is very wooded for privacy, conveniently located near town but still keeping the country feel.





## LOT OR ACREAGE LISTING

Location of Property:		Sealy: I-10W exit 693;L on FM2434;L on Annette Dr; 2nd R on White Loop Rd		Listing #: 100246	
Address of Property:		1092 White Loop Rd. Columbus TX 78934		Road Frontage: 333.9 feet	
County:	Colorado	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:	N/A		Lot Size or Dimensions: 11.455 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		
<b>Number of Acres:</b>		11.4550		<b>Improvements on Property:</b>	
<b>Price per Acre (or)</b>				Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<b>Total Listing Price:</b>		\$395,000.00		Buildings: Pump House, Double carport with 24x20 storage Covered picnic pavilion	
<b>Terms of Sale:</b>				Barns:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			Others: Covered bridge	
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"/> Ann.			% Wooded: 70%	
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees: Oaks and cedars	
Number of Years:				<b>Fencing:</b> Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
				Condition:	
				Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
				Condition:	
<b>Property Taxes:</b> Year: 2015				<b>Ponds:</b> Number of Ponds: One	
School:	\$2,865.92			Sizes: 2/10 acre	
County:	\$1,180.81			<b>Creek(s):</b> Name(s): None	
Co. GCD:	\$30.62				
				<b>River(s):</b> Name(s): None	
TOTAL: \$4,077.35				<b>Water Well(s): How Many?</b> One	
Agricultural Exemption:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Drilled: 2007 Depth: 130 ft.	
<b>School District:</b>	Columbus	I.S.D.		<b>Community Water Available:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<b>Minerals and Royalty:</b>				Provider:	
Seller believes	None	*Minerals		<b>Electric Service Provider (Name):</b>	
to own:	None	*Royalty		San Bernard Electric Cooperative	
Seller will	0%	Minerals		<b>Gas Service Provider</b>	
Convey:	0%	Royalty		Columbus Butane Company, Inc.	
<b>Leases Affecting Property:</b>				<b>Septic System(s): How Many:</b> One	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Installed: 2010	
Lessee's Name:				<b>Soil Type:</b> Sandy Loam	
Lease Expiration Date:				<b>Grass Type(s):</b> St. Augustine; Bahia	
				<b>Flood Hazard Zone:</b> See Seller's Disclosure or to be determined by survey	
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<b>Nearest Town to Property:</b> Columbus	
Lessee's Name:				Distance: 3 miles	
Lease Expiration Date:				Driving time from Houston: 1 hour	
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<b>Items specifically excluded from the sale:</b>	
<b>Easements Affecting Property:</b> Name(s):				All personal property inside the garage.	
Pipeline:	None				
Roadway:	None			<b>Additional Information:</b>	
Electric:	San Bernard Electric			Home has an alarm system (owned)	
Telephone:	None				
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:		1092 White Loop Rd., Columbus TX 78934		Listing		100246	
Location of Home:		Sealy:I-10W exit 693;Lon FM2434;L on Annette Dr; 2nd R on White Loop to property on left					
County or Region:		Colorado		For Sale Sign on Property?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Subdivision:		N/A		Property Size:		11.455	
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	
<b>Listing Price:</b>		<b>\$395,000.00</b>					
<b>Terms of Sale</b>							
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:							
<b>Size and Construction:</b>							
Year Home was Built:		<b>2007</b>					
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES					
Bedrooms:		2		Bath:		2	
Size of Home (Approx.)		<b>1,512</b>		sq.ft.		Living Area	
						<b>Total</b>	
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other					
Roof Type:		Metal		Year Installed:		2007	
Exterior Construction:		HardiPlank					
<b>Room Measurements:</b>		<b>APPROXIMATE SIZE:</b>					
Living Room:		17 x 20					
Dining Room:							
Kitchen:		12 1/2 x 11					
Family Room:							
Utility:		9 x 9'4"					
Mstr Bath:		8 x 9		<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:		5 1/2 x 8		<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:		12 x 18					
Bedroom:		14 x 16 1/2					
Bedroom:							
Bedroom:							
Office:		4 1/2 x 9					
Garage:		<input type="checkbox"/> Carport: <input checked="" type="checkbox"/>		No. of Cars:		2	
Size:		Appox 900 Sq Ft w/storage		<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached			
<b>Porches:</b>							
Front: Size:		6 x 28 Covered					
Back: Size:		6 x 28 Covered					
Deck: Size:		None		<input type="checkbox"/> Covered			
Deck: Size:		None		<input type="checkbox"/> Covered			
Fenced Yard:		No					
Outside Storage:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Size:		250 sq ft.	
Construction:		HardiPlank on Slab					
TV Antenna		<input type="checkbox"/>		Dish		<input checked="" type="checkbox"/>	
				Cable		<input type="checkbox"/>	

## Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	3	
<input checked="" type="checkbox"/>	Dishwasher			
<input type="checkbox"/>	Garbage Disposal			
<input type="checkbox"/>	Microwave (Built-In)			
<input type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input type="checkbox"/> Electric		
<input checked="" type="checkbox"/>	Refrigerator			

## Items Specifically Excluded from The Sale: LIST:

All Sellers personal property located in the home except the kitchen appliances and the washer and dryer.

## Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	<input checked="" type="checkbox"/> Gas	Electric	<input type="checkbox"/> # Units: <u>1</u>
<input checked="" type="checkbox"/>	Central Air	<input type="checkbox"/> Gas	Electric	<input checked="" type="checkbox"/> # Units: <u>1</u>
<input type="checkbox"/>	Other:			
<input 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:		Columbus Butane Co. Inc.	
Sewer Provider:		Septic	
Water Provider:		Well	
Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 130'
		Year Drilled:	2007
Average Utility Bill:		Monthly:	Varies

## Taxes:

		<b>2015</b> Year	
School:		\$2,865.92	
County:		\$1,180.81	
Co. GCD:		\$30.62	
<b>Taxes:</b>		\$4,077.35	
<b>School District:</b>		Columbus	

## Additional Information:

Microwave is not built-in

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Cottage Kitchen

Game room Built-In

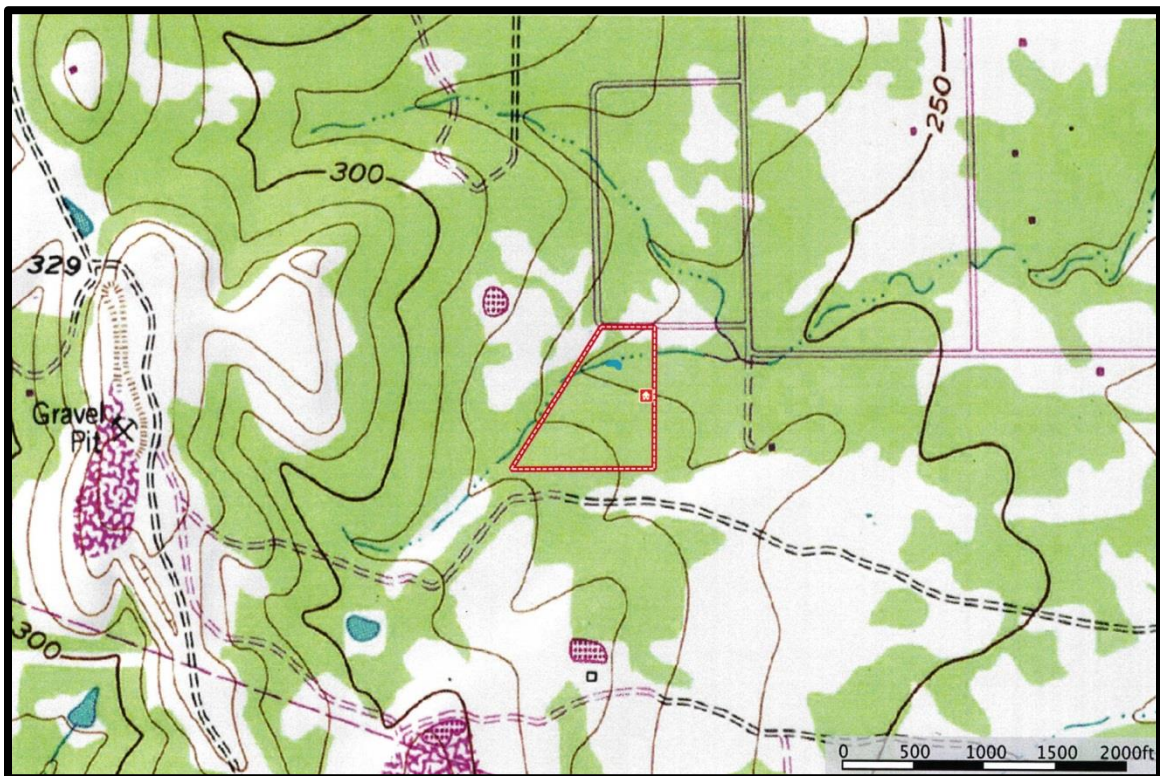
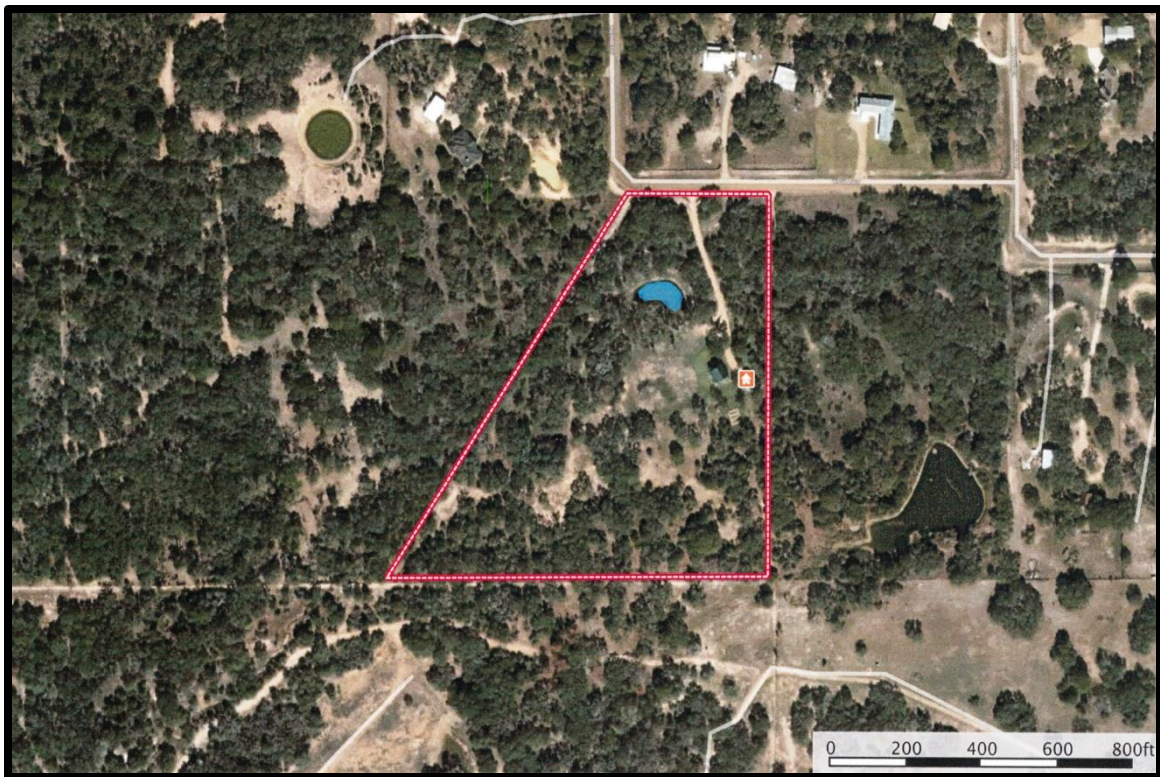


Upstairs









# COLORADO COUNTY, TEXAS

## S. M. WILLIAMS SURVEY

### ABSTRACT NO. 608

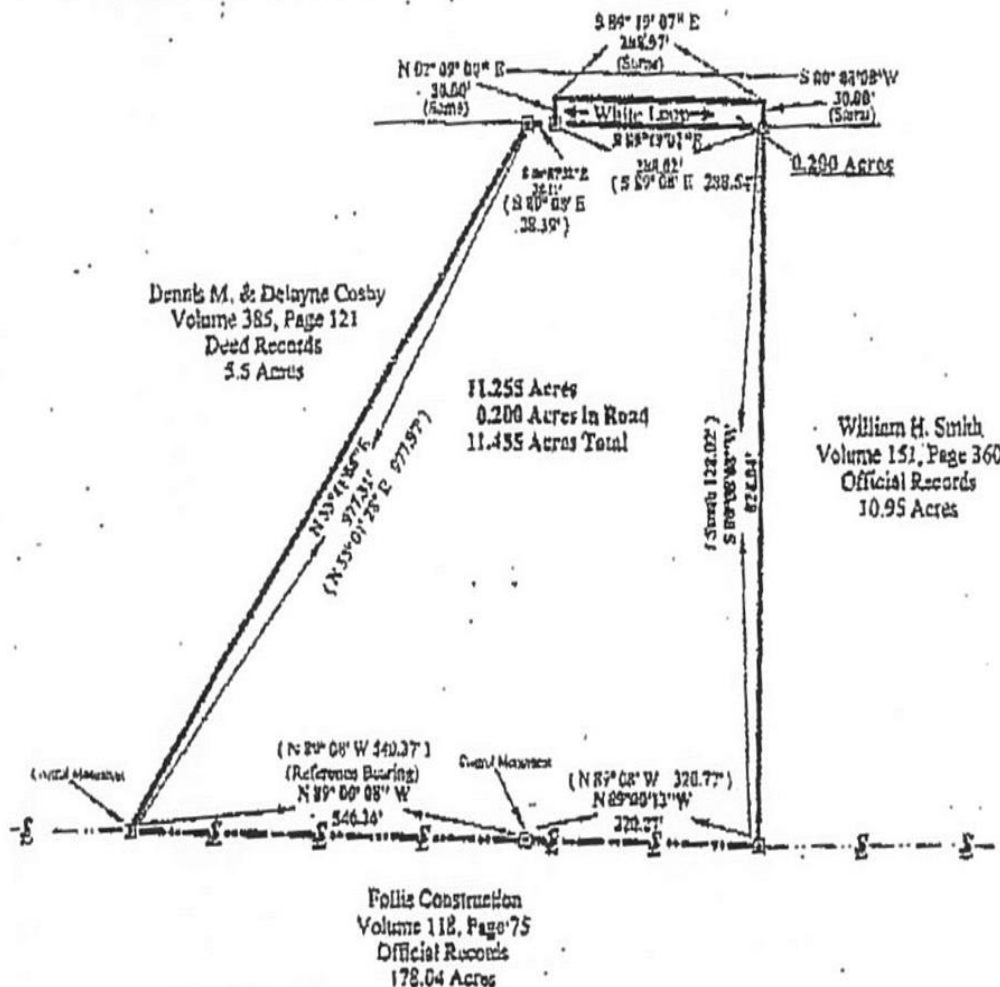


Scale 1" = 2400'  
September 2, 2001

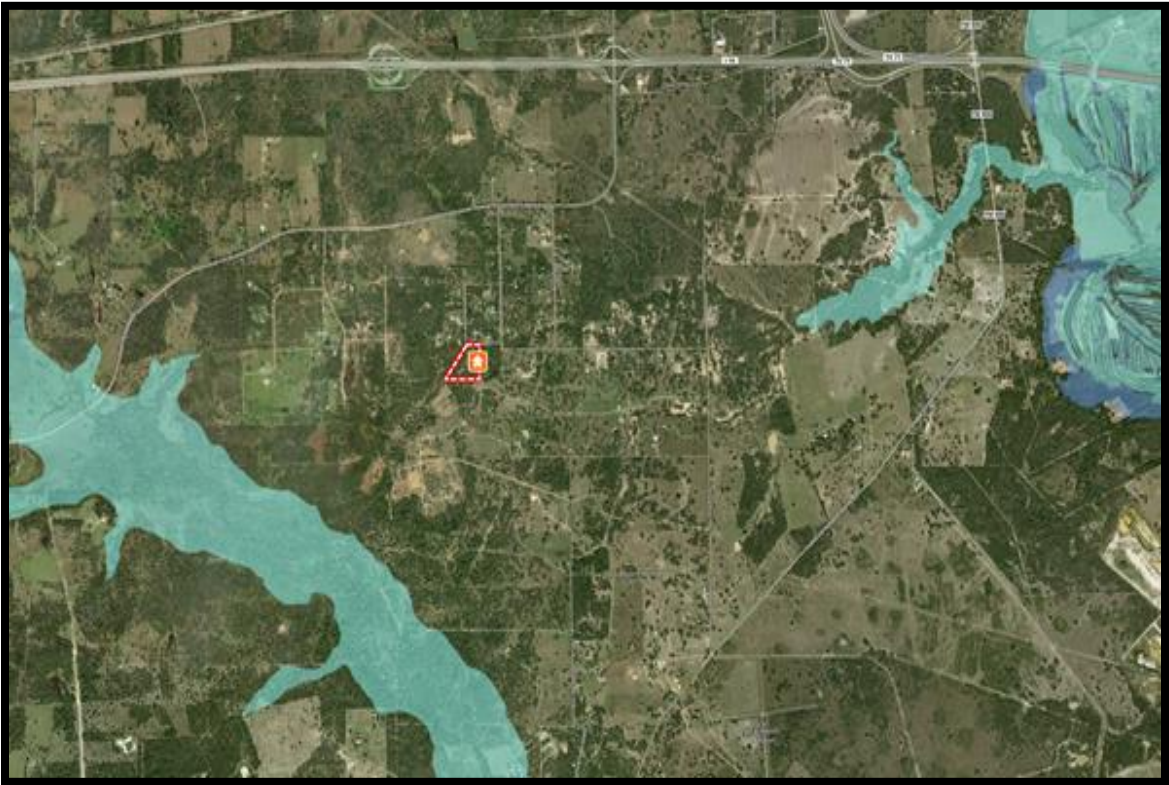
**Legend**  
 [ ] 3 X 3" Concrete Marker Found  
 ( ) 2 1/2" Iron Rod Set  
 ( ) Dead Call

#### Notes

- ( 1 ) All bearings are based on deed recorded in Volume 483, Page 350, Colorado County Deed Records.
- ( 2 ) This tract of land is shown to be outside the flood hazard areas as determined by FEMA on Firm Map No. 48089C0150 C, effective date January 3, 1990.
- ( 3 ) Field Notes to accompany this plat.









### 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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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