

Texas Listing Service

Texas' Leading Provider of Country Real Estate Services

2840 Post Oak Point Road - New Ulm 78950, Austin County



Travis & Dan Terrell

**Bill Johnson & Associates
Real Estate**

Since 1970

Bill Johnson & Associates Real Estate
Office Phone: Bellville (979) 865-5969
New Ulm (979) 992-2636

PRICE REDUCED!!!

A few miles west of Industry, Texas, on Post Oak Point Road, one finds this Ole' Farm House sitting on the top of a hill in a grove of trees near the center of a 44.795 acre tract of land. A panoramic view of the neighboring countryside is enjoyed from several sites on the property. A number of old wooden barns with antique lightening rods add a touch of country character to the property. There are also two stocked ponds on the gently rolling property which is covered with native grasses. The old wood-frame, metal roofed farm house (c. 1920) is a perfect week-end retreat. Minerals are negotiable. Hurry!

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

List Price: \$481,546
ID No.: 88817
Listing Type: For Sale
Use: Residential, Farm & Ranch
Building: Single Family Residence - Single Level, 3 Bed, 1 Baths, 1,500 Sq. Ft.
Construction: Standard Frame Wood Construction, Metal Roof, Built in 1920
Acreage: 44.80 Acres
Frontage: Gravel Road, County Road
Other Features: Garage/Carport, Barns, Well, Septic, Pond, Mostly Flat, Sandy Soil
Directions: From Industry: Highway 159W, turning left onto Rockhouse Road. Travel 2 miles and turn left on Post Oak Point Rd. Property will be 1/2 mile on the left.



*Circa 1920's Farm House and
Homestead on*

44.795 acres

Post Oak Point Road, New Ulm, Texas



*Bill Johnson and Associates
Real Estate Company*

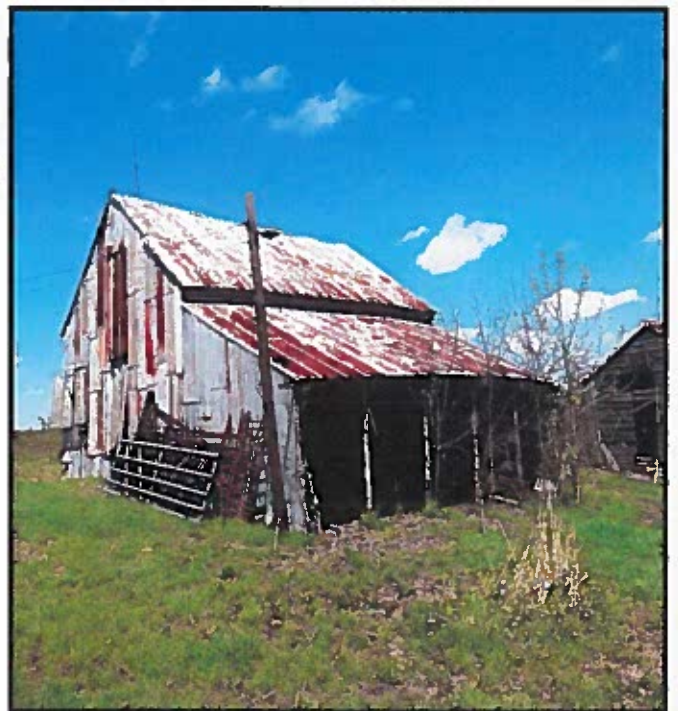
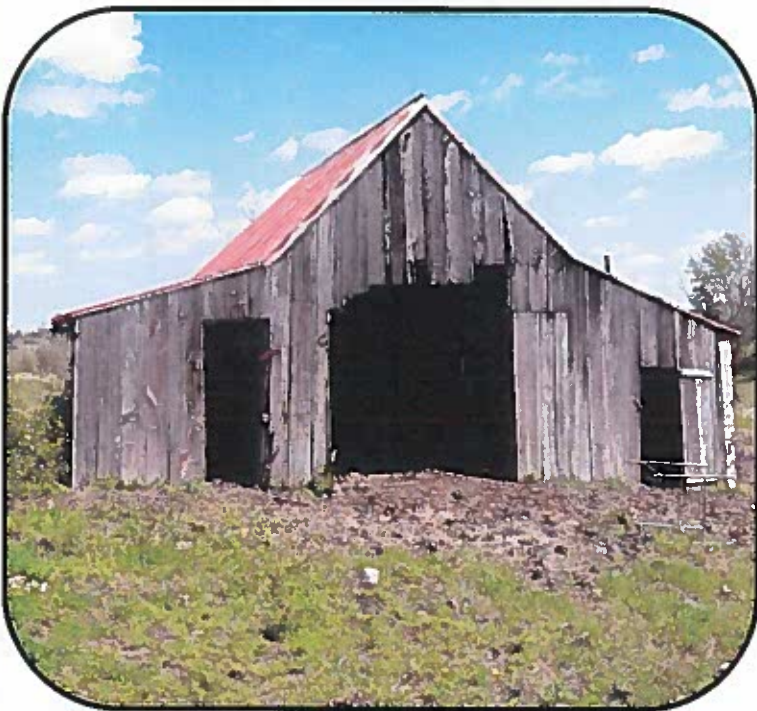
979-865-5466 979-992-3626

www.bjre.com



*Vintage working barns from
days gone by.*

Character - Charm - Classic



**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: From Industry: Hwy 159W; L on Rockhouse Rd (2mi.); L on Post Oak Pt (1/2mi.) On L Listing #: 88817
 Address of Property: 2840 Post Oak Point, New Ulm 78950 Road Frontage: 706 ft. +/-
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 44.795 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 44.795 Acres**Price per Acre (or)** \$10,750.00**Total Listing Price:** \$481,546.25**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:**2014**

School: \$ 693.39
 County: \$ 208.13
 Hospital: \$ 34.89
 FM Rd: \$ 42.15
 Sp Rd/Brg: \$ \$34.94
 TOTAL: \$ 1,013.50

Agricultural Exemption: ☒ Yes ☐ No**School District:** Bellville I.S.D.**Minerals and Royalty:** Seller to convey surface rights

Seller believes 100% *Minerals
 to own: 100% *Royalty
 Seller will Negotiable Minerals
 Convey: Negotiable Royalty

Leases Affecting Property:Oil and Gas Lease: ☒ Yes ☐ NoLessee's Name: Pallos EnergyLease Expiration Date: 3 year lease effective 12/15/2016Surface Lease: ☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s): _____Pipeline: NoneRoadway: NoneElectric: Fayette ElectricTelephone: Industry Telephone Co.Water: NoneOther: None**Improvements on Property:**Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings: _____

Barns: Various old barns and other out-buildings

Others: _____

Approx. % Wooded: 1%Type Trees: Elm, Cedar, Like Oak and HackberryFencing: Perimeter ☒ YES ☐ NOCondition: GoodCross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: 2Sizes: approx. 1/4 acre and 1 acreCreek(s): Name(s): NoneRiver(s): Name(s): None**Water Well(s): How Many?** 2 -includes 1 old unknown depthYear Drilled: 2009 Depth 145 ft.Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): _____Fayette Electric Cooperative**Gas Service Provider** _____Private**Septic System(s): How Many:** 1Yr Installed: 40 Years ago**Soil Type:** Black**Grass Type(s):** Native grasses and Coastal**Flood Hazard Zone:** See Seller's Disclosure or to benearest Town to Property:**Nearest Town to Property:** IndustryDistance: 6 milesDriving time from Houston 90 minutes**Items specifically excluded from the sale:** _____All Seller's personal property located on said 44.795 acres.**Additional Information:** _____

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HOME LISTING

Address of Home:	2840 Post Oak Point, New Ulm TX 78950		Listing #88817
Location of Home:	Hwy 159W; L-Rockhouse Rd (2mi.); L-Post Oak Pt 1/2mi. to property on Left		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	44.795 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:	\$481,546.25		
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:	1920 per ACAD		
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES		
Bedrooms:	3	Bath:	1
Size of Home (Approx.)	1,500 Living Area		
	Total		
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Metal Year Installed: Unknown		
Exterior Construction:	Wood		
Room Measurements:	APPROXIMATE SIZE:		
Living Room:	12 X 14		
Dining Room:	Added On 12 X 24		
Kitchen:	12 X 14		
Family Room:			
Utility:			
Bath:	8 X 10	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower
Bedroom:	12 X 14		
Bedroom:	12 X 14		
Bedroom:	12 X 14		
Bedroom:			
Other:			
Garage:	<input checked="" type="checkbox"/>	Carport:	<input type="checkbox"/>
	No. of Cars: 3		
Size:	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		
Porches:			
Front Size:	8 X 12		
Back Size:	Enclosed Porch 8 X 18		
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: Various Out-Buildings		
Construction:			
TV Antenna:	<input checked="" type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>		

Home Features:

- ☒ Ceiling Fans No. 4
- ☐ Dishwasher
- ☐ Garbage Disposal
- ☐ Microwave (Built-In)
- ☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric
- ☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

All of Seller's personal property located on said 44.795 Ac.

Heat and Air:

- ☐ Central Heat Gas ☐ Electric ☐
- ☐ Central Air Gas ☐ Electric ☐
- ☒ Other: Window Units
- ☐ Fireplace(s)
- ☐ Wood Stove
- ☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

Electricity Provider: Fayette Electric

Gas Provider: Private

Sewer Provider: Septic

Water Provider: Well

Water Well: ☒ YES ☐ NO Depth: 145 ft.

Year Drilled: 2009

Average Utility Bill: Monthly: Unknown

Taxes: 2014 Year

School: \$693.39

County: \$208.13

Hospital: \$34.89

FM Rd: \$42.15

SpRd/Brg: \$34.94

Taxes: \$1,013.50

School District: Bellville ISD

Additional Information:

Refrigerator and Cook Stove to be included in the sale.

Other non-realty items may be available by separate treaty.

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2840 Post Oak Point Rd

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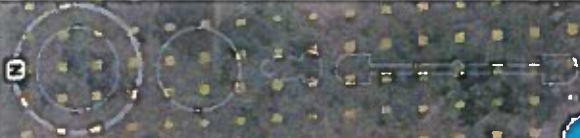
Post Oak Point Rd

1996

Imagery Date: 5/15/2014 29°57'13.09" N 96°32'45.25" W elev 364 ft eye alt 3893 ft



Stay Dry



2840 Post Oak Point Rd

Post Oak Point Rd

Reference Layers

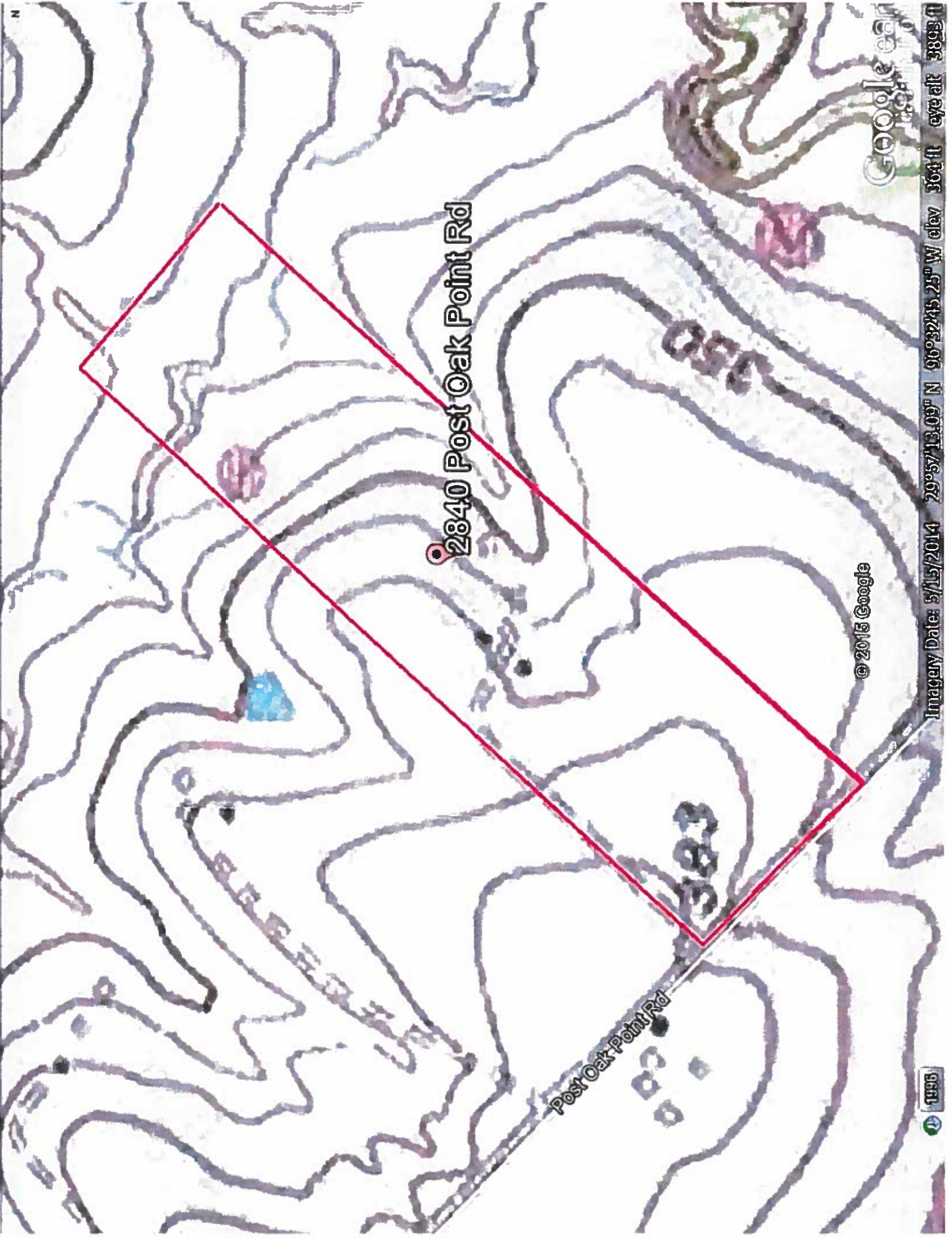
- NFHL Data Available
- FIRM Panel Boundary
- Flood Risk Areas
- High Risk Area - Floodway
- High Risk Area
- Moderate Risk Area
- Low to Moderate Risk Area (Protect US Gov't Assets)
- Low to Moderate Risk Area
- Undetermined Risk Area

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Google earth



Imagery Date: 5/15/2014 29°57'13.09" N 96°32'45.25" W Elev 364 ft eye alt 3893 ft



2840 Post Oak Point Rd

Post Oak Point Rd

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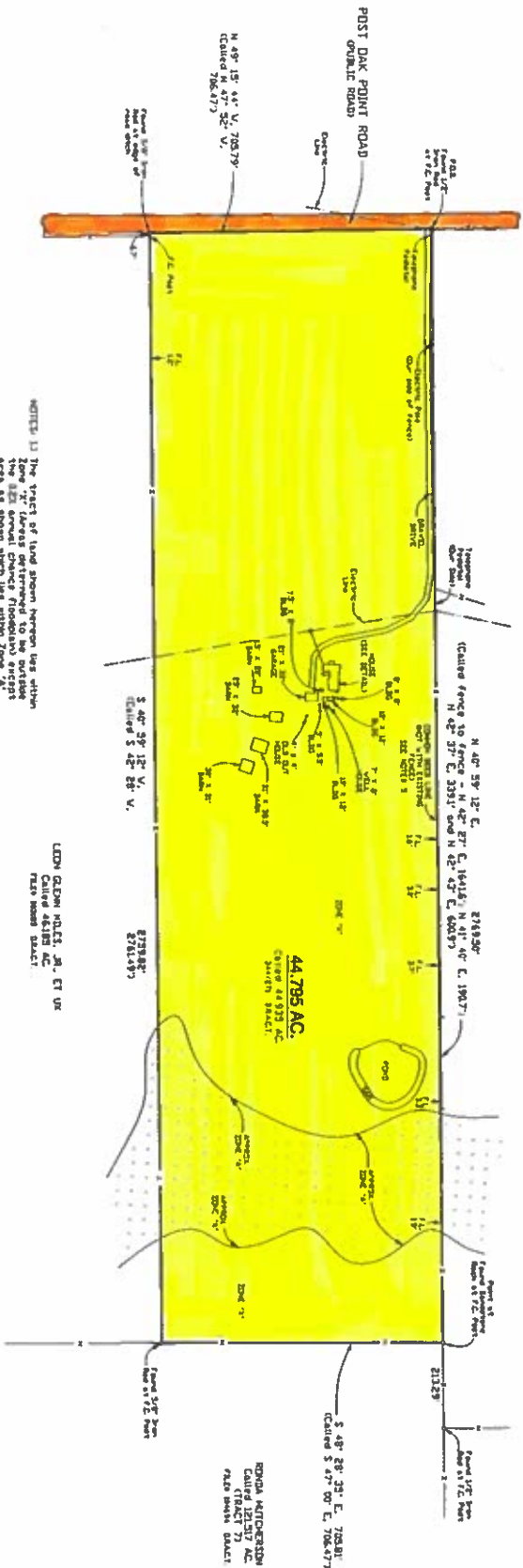
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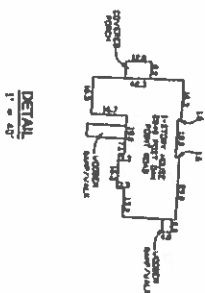
Imagery Date: 5/15/2014 29°57'13.09" N 96°32'45.25" W elev 364 ft eye alt 3893 ft

HARRY C. KATHRYN R. ARTHUR
73409 AC
MAY 28 1967

**FREDERICK ERNST SURVEY
A-35
AUSTIN COUNTY, TEXAS**



LEON GREEN MFGS. CO., CT
Call 461-83 AC
PLS SEND QUOTE

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W A S H I N G T O N

