Texas Listing Service

Texas' Leading Provider of Country Real Estate Services

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



Trass & One Treating Bill Johnson & Associates Real Estate

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. Pr	roperty will be 1/2 mile on the left.

© 2017 Calantha, LLC All Rights Reserved. All information contained in this site is provided by members of TxLS. Information is deemed reliable but not guaranteed. All information should be independently vertified and neither TxLS nor its members assume any liability for information obtained through the use of this site.

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

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 HEREIN. LOT OR ACREAGE LISTING

		T UN AUNI				
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 V NO For Sale Sign on Property? VES NO				
Subdivision:	N/A Lot Size or Dimensions: 44.795 Acres					
Subdivision Restricted:	YES 🗹 NO	Mandatory	/ Membership in F	Property Owners' Assn.	YES VNO	
Number of Acres:	44.795 Acres		Improveme	nts on Property:		
Price per Acre (or)	\$10,750.00		Home:	🗹 YES 🔲 NO	See HOME listing if Yes	
Total Listing Price:	\$481,546.25		Buildings:		-	
Terms of Sale:						
Cash:	VES		Barns:	Various old barns	and other out-buildings	
Seller-Finance						
SellFin. Te			Others:			
Down Payr	nent:			· · · · · · · · · · · · · · · · · · ·		
Note Period	d:					
Interest Ra	te:		Approx. % W	/ooded:	1%	
Payment M		S.A. 🗌 Ann.	Type Trees:		Oak and Hackberry	
Balloon No	ite: YES INC		Fencing:		YES NO	
	Number of Year	rs:		Condition:	 Good	
			1	Cross-Fencing:	YES V NO	
Property Taxes:		2014		Condition:		
School: \$		693.39	Ponds:	Number of Ponds:	2	
County: _\$		208.13	Sizes	: approx. 1/4 acre a	nd 1 acre	
Hospital: \$		34.89	Creek(s):	Name(s):	None	
FM Rd: \$		42.15				
Sp Rd/Brg:		\$34.94	River(s):	Name(s):	None	
TOTAL: \$		1,013.50				
Agricultural Exemption:	🗹 Yes 📃 No		Water Well(s	s): How Many?	2 -includes 1 old unknown depth	
School District:	Bellville	I.S.D.	Year Drilled		9 Depth 145 ft.	
Minerals and Royalty:	Seller to convey surfac			Water Available:	YES VO	
Seller believes 100%		*Minerals	Provider			
to own: 100% Seller will Negotiable		_*Royalty		vice Provider (Nam	<u></u>	
Convey: Negotiable		Minerals		tric Cooperative		
convey. <u>regonable</u>		_Royalty	Gas Service	Provider		
Leases Affecting Prop	ertv		Private Soptio Svoto			
Oil and Gas Lease: VY				em(s): How Many: : 40 Years ago	1	
Lessee's Name:	Pallos Energy		Soil Type:	Black		
Lease Expiration Date:	3 year lease effective 12	/15/2016		Native grasses and	d Coastal	
·				Zone: See Seller's D		
Surface Lease: Y	es 🔽 No				nearest Town to Property:	
Lessee's Name:	_		, Nearest Tow	in to Property:	Industry	
Lease Expiration Date:			Distance:			
Oil or Gas Locations:	Yes	✓ No	Driving time from		90 minutes	
Easements Affecting P	roperty: Name(s):			ally excluded from th		
Pipeline: None					ated on said 44.795 acres.	
Roadway: None						
Electric: Fayette Electric			Additional In	formation:		
Telephone: Industry Tel	ephone Co.					
Water: None						
Other: None						
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS						
	COMPANIED BY HIS C					



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville office 979-992-2636 or 281-220-2636 - New Ulm office

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 HEREIN.

		<u>H</u>		LISTING
Address of Home:	2840 Post	Oak Point, N	Vew Ulr	Ilm TX 78950 Listing #88817
Location of Home:				i.);L-Post Oak Pt 1/2mi.to property on Left
County or Region:	Austin			For Sale Sign on Property? YES NO
Subdivision:	N/A			Property Size: 44.795 Acres
Subdivision Restric		NO Man	ndatory M	Membership in Property Owners' Assn. YES V NO
Listing Price:	\$481,546.25		idatory iv	Home Featues:
Terms of Sale	9401,040.20			
Cash:	✓ YES			
Seller-Finance:				
				Garbage Disposal
SellFin. Terms:				Microwave (Built-In)
Down Payment:				
Note Period:				Refrigerator
Interest Rate:				Items Specifically Excluded from The Sale: LIST:
Payment Mode:			📙 Ann. 🛛	All of Seller's personal property located on said 44.795 Ac.
Balloon Note:	YES			
Number of Years:				
				Heat and Air:
Size and Constru				Central Heat Gas Electric
Year Home was Bu				Central Air Gas Electric
	ndum Required if prior to 19	78: 🗾 🗹	YES	U Other: Window Units
Bedrooms: 3	Bath: 1	-		Fireplace(s)
Size of Home (Appro	x.)	1,500 Living	g Area	Wood Stove
		Total		Water Heater(s): Gas I Electric
Foundation: Stal	b 🗹 Pier/Beam 🛛 Othe	er 🔤		
Roof Type: Metal		ar Installed: Unkn	iown	Utilities:
Exterior Construction	on: Wood			Electricity Provider: Fayette Electric
				Gas Provider: Private
Room Measureme	ents: APPROXIMAT	E SIZE:		Sewer Provider: Septic
Living Room: 12 X 1	4			Water Provider: Well
Dining Room: Added	On 12 X 24			Water Well: VES NO Depth: 145 ft.
Kitchen: 12 X 1	4			Year Drilled: 2009
Family Room:				Average Utility Bill: Monthly: Unknown
Utility:	8			
Bath: 8 X 10)	🗸 Tub 🗸	Shower	Taxes: 2014 Year
Bath:		Tub	Shower	
Bath:		Tub 🗌	Shower	
Bedroom: 12 X 1	4			Hospital: \$34.89
Bedroom: 12 X 1				FM Rd: \$42.15
Bedroom: 12 X 1				SpRd/Brg: \$34.94
Bedroom;	<u> </u>	••		Taxes: \$1,013.50
Other:				School District: Bellville ISD
Garage: 🗹 Carport:	No. of Cars: 3			
Size:		Attached 🖌 I	Detached	d Additional Information:
Porches:	<u>_</u>		Detached	Refrigerator and Cook Stove to be included in the sale.
Front: Size: 8 X 12	l l			Other non-realty items may be available by separate treaty.
Back: Size: Enclos				Conter non-really items may be available by separate freaty.
Deck: Size:			overed	
Deck: Size:			overed	
Fenced Yard:			overea	<u></u>
Outside Storage:	Vas No Sine Ve	arious Out-Build	dince	
Construe Storage.			unys	
TV Antenna 🔽	Dish	Cable		-
BILL JOH				ATE COMPANY WILL CO-BROKER IF BUYER IS
	ACCOMPANIED B	Y HIS OR HE	R AGE	ENT AT ALL PROPERTY SHOWINGS.













Information About Brokerage Services

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.

William R. Johnson, Jr Licensed Broker/Broker Firm Nam Primary Assumed Business Name	ne or License No.	billjohnson@bjre.com Email	(979)865-5969 Phone			
William R. Johnson, Jr Designated Broker of Firm	<u>127410</u> License No.	billjohnson@bjre.com Email	(979)865-5969 Phone			
William R. Johnson, Jr Licensed Supervisor of Sales Age Associate		<u>billjohnson@bjre.com</u> Email	(979)865-5969 Phone			
Sales Agent/Associate's Name	License No.	Email	Phone			
_	Buyer/Tenant/Seller/Landlord Init	ials Date	_			
Regulated by the Texas Real Es TAR 2501	state Commission	Information	Information available at www.trec.texas.gov IABS 1-0			
Bill Johnson, P. O. Box 294 Beliville, TX 77418 William Johnson	Phone: 979 865 5466 Fax-979 865 5500 (ABS Forms (New) Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com					