



# *6389 Miller Road-New Ulm*



Farm House-  
 2 bedroom 1 bath  
 Metal Roof  
 1200 Square Feet  
 School House-  
 One open room 640 Square Feet  
 30.286 ACRES  
 1 Pond  
 Bellville ISD



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**Bill Johnson & Associates  
Real Estate**

*Since 1970*





With approximately 1203 feet of road frontage on Miller Road the property is gently rolling with clusters of large trees. Native grasses with several varieties of wildflowers cover the terrain. A nice size pond, which according to the locals is quite deep, was built in the draw near the center of the property.



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### 30.286 ACRES on MILLER ROAD, NEW ULM

Location of Property:	New Ulm- FM109S*Rt@Track Rd *Left on Miller Road to property	Listing #:	105216
Address of Property:	6389 Miller Road, New Ulm, TX 78950	Road Frontage:	apprx. 1203' on Miller Road
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Lot Size or Dimensions:	Approx. 30.286 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>	30.2860
<b>Price per Acre (or)</b>	
<b>Total Listing Price:</b>	\$485,000.00
<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>Property Taxes:</b>	Year:	Estimated 2017
School:		\$1,407.14
County:		\$442.69
Hospital:		\$67.34
FM Road:		\$89.79
Rd/Brg:		\$74.49
TOTAL:		\$2,081.45

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>School District:</b>	Bellville ISD

<b>Minerals and Royalty:</b>		
Seller believes	50%	*Minerals
to own:	50%	*Royalty
Seller will	50%	Minerals
Convey:	50%	Royalty

<b>Leases Affecting Property:</b>	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	

Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	

<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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<b>Easements Affecting Property:</b>	Name(s):
Pipeline:	
Roadway:	
Electric:	
Telephone:	
Water:	
Other:	

<b>Improvements on Property:</b>	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	1910 School House
Barns:	Barn wood barn with Lean-To (single car garage)
	RV Shed
Others:	Tool Shed
	Well House

% Wooded:	20%
Type Trees:	pecan, oak, hackberry and cedar
<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>Ponds:</b>	Number of Ponds:	1
	Sizes:	1/2 acre

<b>Creek(s):</b>	Name(s):	None
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<b>River(s):</b>	Name(s):	None
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<b>Water Well(s): How Many?</b>	2
Year Drilled: 2013 & ?	Depth: Unknown

<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	

<b>Electric Service Provider (Name):</b>	
Bluebonnet	

<b>Gas Service Provider</b>	
None	

<b>Septic System(s): How Many:</b>	2
Year Installed:	1 in 2013, other unknown

<b>Soil Type:</b>	Sandy
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<b>Grass Type(s)</b>	Native
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<b>Flood Hazard Zone:</b>	See Seller's Disclosure or to be determined by survey
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<b>Nearest Town to Property:</b>	New Ulm
Distance:	4.5 miles

Driving time from Houston	
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<b>Items specifically excluded from the sale:</b>	
All of Sellers personal property located on said 30.286 Ac	

<b>Additional Information:</b>	
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**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**





The old Texas Farm House sits in a grove of trees on top of the hill a few miles west of New Ulm. Built around 1910, the home is approximately 1200 sq. ft. living area. Owned by an architect, the inside décor is simply bubbling with character and charm. Two bedrooms upstairs, with a kitchen, living and dining room and one bath are downstairs. The homes exterior is Hardy Siding with a metal roof. From the front porch extending the entire width of the home, one will enjoy a magnificent view of the entire 30.286 acres. An old, rustic, outdoor shower is found at one end of the back porch and it is easy to see that it has been enjoyed often by many. How about a windmill and an old cistern for an added touch of character?



## HOME

Address of Home:	6389 Miller Road, New Ulm, Tx 78950	Listing	105216
Location of Home:	New Ulm- FM109S*Rt@Track Rd *Left on Miller Road to property		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	30.286
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>\$485,000.00</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:	1910		
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES		
Bedrooms: 2	Bath: 1		
Size of Home (Approx.)	1200 sq ft	Living Area	
	<b>Total</b>		
Foundation:	<input type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input checked="" type="checkbox"/> Other	Block	
Roof Type:	Metal	Year Installed:	unknown
Exterior Construction:	Hardy Siding		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Living Room:	15'x15'		
Dining Room:	15'x15'		
Kitchen:	10'x15'		
Family Room:			
Utility:	10'x10'		
Bath:	7'x10'	<input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Master Bdrm:	11'x15' UPSTAIRS		
Bedroom:	11'x15' UPSTAIRS		
Bedroom:			
Bedroom:			
Other:			
Garage:	<input type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: One		
Size:	Wood Barn	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	
<b>Porches:</b>			
Front: Size:	8'x30' COVERED		
Back: Size:			
Back Deck: 10'x15'			
Deck: Size:	<input type="checkbox"/> Covered		
Fenced Yard:	No		
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 10'x20'		
Construction:			
TV Antenna <input checked="" type="checkbox"/>	Dish <input checked="" type="checkbox"/>	Cable <input type="checkbox"/>	

### Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	1
<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 type="checkbox"/>	Refrigerator		

### Items Specifically Excluded from The Sale: LIST:

All of Sellers personal property located on said 30.286 Ac

### Heat and Air:

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

### Utilities:

Electricity Provider:	Bluebonnet
Gas Provider:	N/A
Sewer Provider:	N/A
Water Provider:	N/A
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: UNKNOWN
	Year Drilled: UNKNOWN
Average Utility Bill: Monthly:	\$60.00

### Taxes:

	2017	Year	
School:			\$1,407.14
County:			\$443.69
Hospital:			\$67.34
FM Road:			\$89.79
Rd/Brg:			\$74.49
<b>Taxes:</b>			<b>\$2,081.45</b>

### School District:

Bellville ISD

### Additional Information:


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## School House

Address of Home:		6389 Miller Rd., New Ulm, Tx 78950		Listing # 105216	
Location of Home:		New Ulm- FM109S*Rt@Track Rd *Left on Miller Road to property			
County or Region:		Austin		For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		N/A		Property Size: 30.286	
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>\$485,000.00</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"/> Qtr <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:		1910			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms: 0		Baths: 0			
Size of Home (Approx.)		640 sq ft		Living Area	
				<b>Total</b>	
Foundation:		<input type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input checked="" type="checkbox"/> Other		Block	
Roof Type: Metal		Year Installed:		2010	
Exterior Construction		Siding and Stone			
<b>Room Measurements: APPROXIMATE SIZE:</b>					
Living Room:					
Dining Room:					
Kitchen:					
Family Room:					
Utility Room:					
Bath:		NA		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:		NA		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath: Master				<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bedroom:					
Bedroom:					
Bedroom:					
Bedroom:					
Other:		Open Room 20'x32'			
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:					
Size:		<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
<b>Porches:</b>					
Front: Size:					
Back: Size:					
Deck: Size:		<input type="checkbox"/>		Covered	
Deck: Size:		<input type="checkbox"/>		Covered	
Fenced Yard:					
Outside Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No		Size:			
Construction:					
TV Antenna <input type="checkbox"/>		Dish <input type="checkbox"/>		Cable <input type="checkbox"/>	

<b>Home Features:</b>			
<input type="checkbox"/>	Ceiling Fans	No.	
<input 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 type="checkbox"/>	Other		
Items Specifically Excluded from The Sale: LIST:			
All of Sellers personal property located on said 30.286 Ac			
<b>Heat and Air:</b>			
<input type="checkbox"/>	Central Heat	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input type="checkbox"/>	Central Air	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input type="checkbox"/>	Other:		
<input type="checkbox"/>	Fireplace(s)		
<input type="checkbox"/>	Wood Stove		
<input type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	
<b>Utilities:</b>			
Electricity Provider:		Bluebonnet	
Gas Provider:			
Sewer Provider:			
Water Provider:			
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth: Unknown	
		Year Drilled: 2013	
Average Utility Bill: Monthly:			
<b>Taxes:</b>			
		Year	Estimated 2017
School:		\$1,407.14	
County:		\$443.69	
Hospital:		\$67.34	
FM Road:		\$89.79	
Rd/Brg:		\$74.49	
Taxes:		\$2,081.45	
School District:		Bellville ISD	
<b>Additional Information:</b>			

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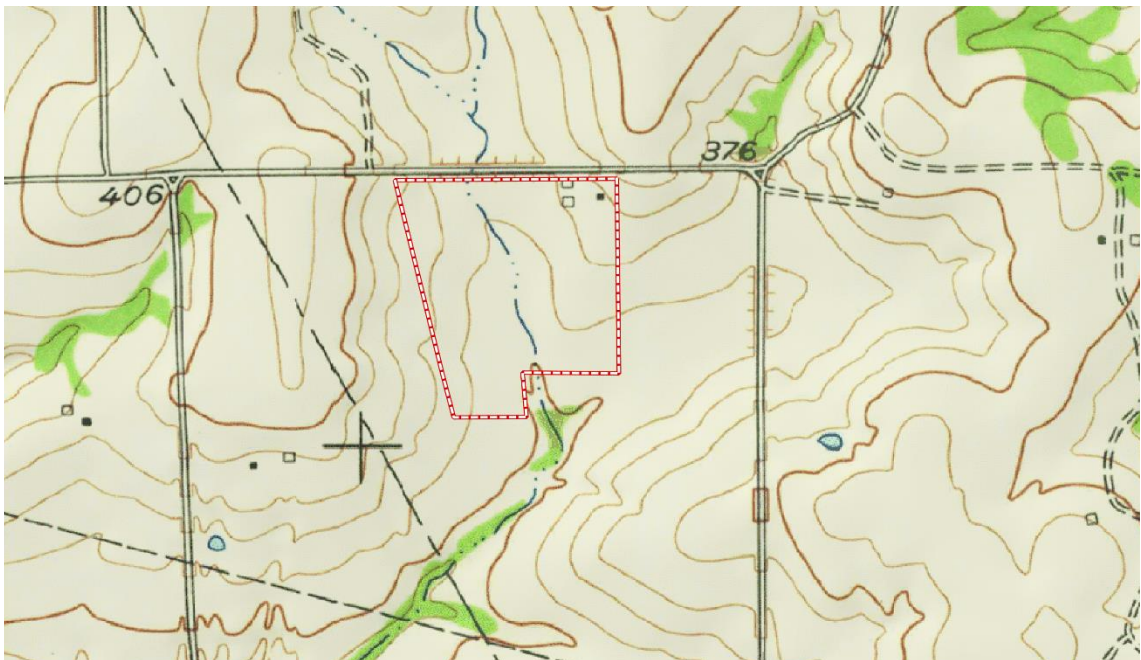


The old Church/School House that was built around 1908 and served the New Ulm area for years was moved onto the hill top on the west side of the 30.286 acres in 2010.

The intent was to refurbish the old one-room structure and turn it into an art studio. It is to this day a work in progress. The old Church/School House is one single room of approximately 640 sq. ft. The frame structure presently features a stone front and back with a metal roof. It has character!







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**Bill Johnson & Associates**  
**Real Estate**  
*Since 1970*

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