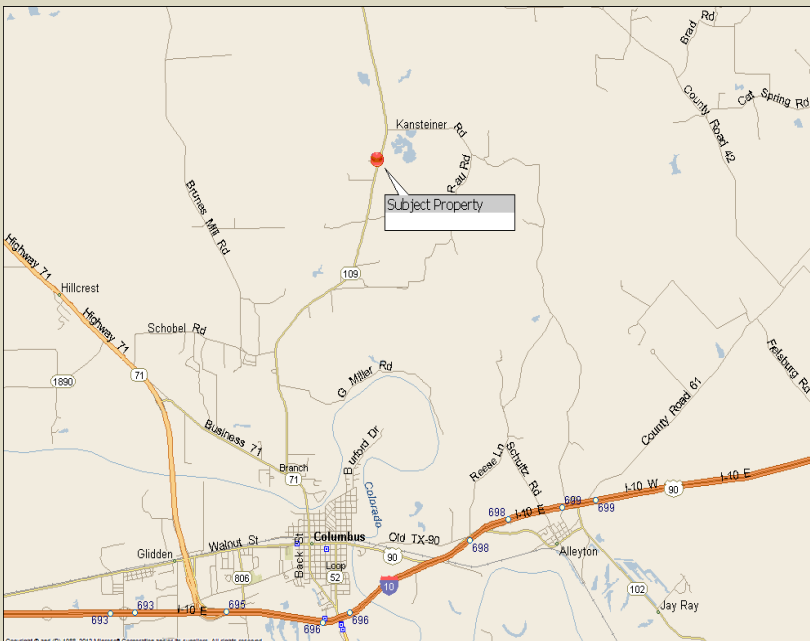


Brune Family Farm

1.577 Acres



**2078 FM 109,
COLUMBUS TX**
Ranch Style Home
1.577 Acres
3 Bedroom 2 Bath
Beautiful trees
Fenced yard



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970



This beautiful ranch style home sits on 1.577 acres located approximately 9 miles from Columbus Texas. With 1947 sq ft of living space this 3 bedroom, 2 bath home boasts a large living room with wood burning fireplace. Its a perfect area for family gatherings. The home is surrounded with mature shade trees and a well maintained board fence. A small 15x30 metal barn can be used for livestock or equipment storage. This home has so much potential for any buyer.



LOT OR ACREAGE LISTING

Location of Property: From Cat Spring turn right on 1094 , Left on 109 Listing #: 103777
Address of Property: 2078 Fm 109 Columbus Tx 78934 Road Frontage:
County: Colorado County Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: N/A Lot Size or Dimensions: Approx. 1.577
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 1.5770

Price per Acre (or)

Total Listing Price: \$205,000.00

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: Year: 2016

School: \$1,131.56

County: \$468.83

GCD: \$10.57

TOTAL: \$1,610.96

Agricultural Exemption: ☐ Yes ☒ No

School District: Columbus ISD

Minerals and Royalty:

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

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline:

Roadway:

Electric: San Bernard Electric Coop.

Telephone:

Water:

Other:

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings:

Barns: 15X30 metal lean-to

Others:

% Wooded: 20%

Type Trees:

Fencing: Perimeter ☒ YES ☐ NO

Condition: Excellent

Cross-Fencing: ☐ YES ☐ NO

Condition:

Ponds: Number of Ponds:

Sizes:

Creek(s): Name(s):

River(s): Name(s):

Water Well(s): How Many? 1

Year Drilled: 2002 Depth: 168

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard Electric

Gas Service Provider

Septic System(s): How Many: 1

Year Installed: 2017

Soil Type: Black land

Grass Type(s) St. Augustine

Flood Hazard Zone: See Seller's Disclosure or to be

determined by survey

Nearest Town to Property: Columbus

Distance: approx. 10 miles

Driving time from Houston approx. 1 hour

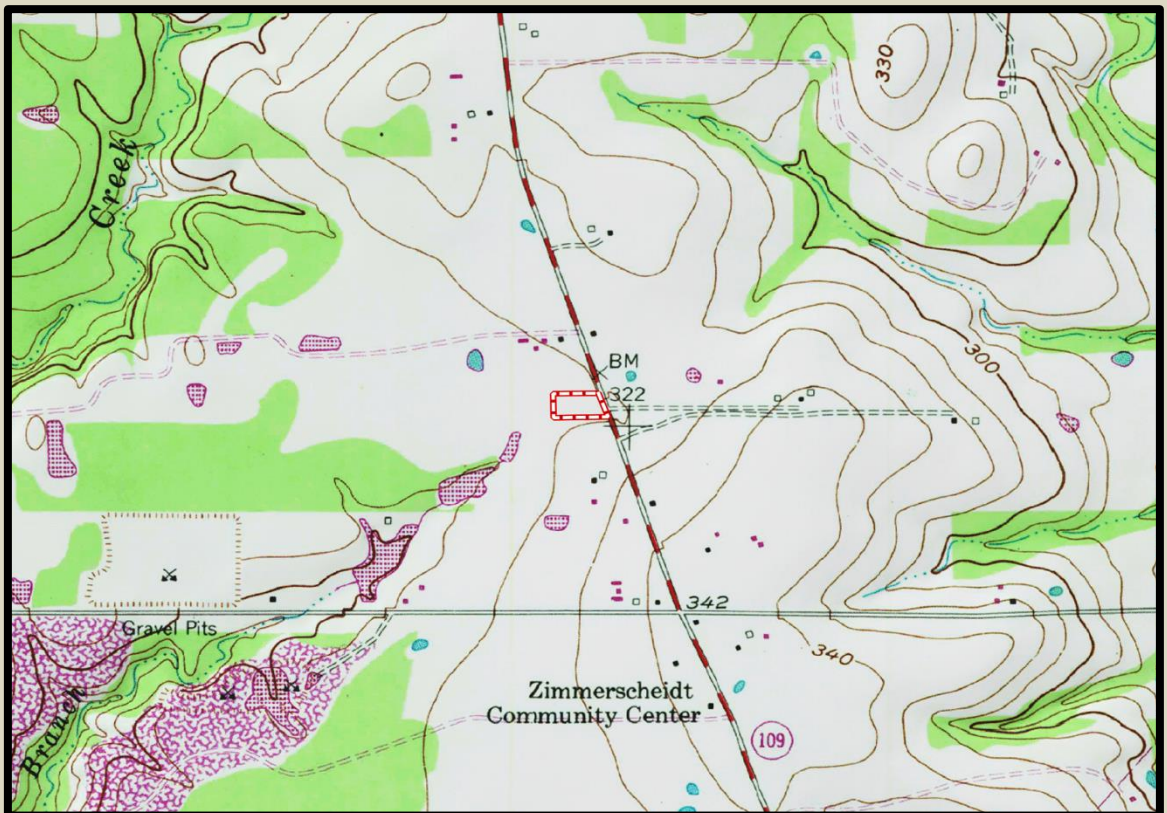
Items specifically excluded from the sale: N/A

Additional Information:

HOME

Address of Home:		From Cat Spring Turn right on 1094, then left on 109		Listing 103777	
Location of Home:		2078 FM 109 Columbus, Tx 78934			
County or Region:		Colorado County	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size:		approx. 1.577 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:		\$205,000.00			
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:		1979			
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES			
Bedrooms: 3		Bath: 2			
Size of Home (Approx.)		1947 sq. ft		Living Area	
Total					
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Bear <input type="checkbox"/> Other			
Roof Type:		metal		Year Installed: 1993	
Exterior Construction:		Brick and Cedar			
Room Measurements: APPROXIMATE SIZE:					
Living Room:		23X16			
Dining Room:					
Kitchen:					
Family Room:					
Utility:					
Bath:		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:		<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:					
Bedroom:		12X12			
Bedroom:		12X12			
Bedroom:		14X16			
Other:					
Garage: <input checked="" type="checkbox"/>		Carport: <input type="checkbox"/>		No. of Cars: 2	
Size:		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:					
Front: Size:		4X12			
Back: Size:		8X12			
Deck: Size:		<input type="checkbox"/> Covered			
Deck: Size:		<input type="checkbox"/> Covered			
Fenced Yard: Yes					
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Size:			
Construction:		Metal Building			
TV Antenna <input type="checkbox"/>		Dish <input checked="" type="checkbox"/>		Cable <input type="checkbox"/>	
Home Features					
<input checked="" type="checkbox"/>		Ceiling Fans		No. 5	
<input checked="" type="checkbox"/>		Dishwasher			
<input type="checkbox"/>		Garbage Disposal			
<input type="checkbox"/>		Microwave (Built-In)			
<input checked="" type="checkbox"/>		Kitchen Range (Built-In)		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input checked="" type="checkbox"/>		Refrigerator			
Items Specifically Excluded from The Sale: LIST:					
Heat and Air:					
<input checked="" type="checkbox"/>		Central Heat		Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> 1	
<input checked="" type="checkbox"/>		Central Air		Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> 1	
<input type="checkbox"/>		Other:			
<input checked="" 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:		San Bernard			
Gas Provider:					
Sewer Provider:					
Water Provider:					
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth:		168	
		Year Drilled:		2002	
Average Utility Bill:		Monthly \$200-\$300			
Taxes:		Year		2016	
School:		\$1,131.56			
County:		\$468.83			
GCD:		\$10.57			
FM Road:					
Rd/Brg:					
Taxes:		\$1,610.96			
School District:		Columbus ISD			
Additional Information:					
New Septic is being installed. Survey is done but wanting to plot septic on survey.					

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





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> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004851</u> License No.	<u>kzapalac@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Designated Broker of Firm	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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

Bill Johnson, P O Box 294 Bellville TX 77418
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

IABS Forms (New)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com