

8585 Hwy 36 N



BELLVILLE, TX.

Austin County
2 bedrooms/2 baths
6.3380 Acres
Hwy 36 Road Frontage





Close to Kenney, Brenham and Bellville. This little house has so much potential. 20x40 workshop. Brick exterior and Hwy 36 frontage.

Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.









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.

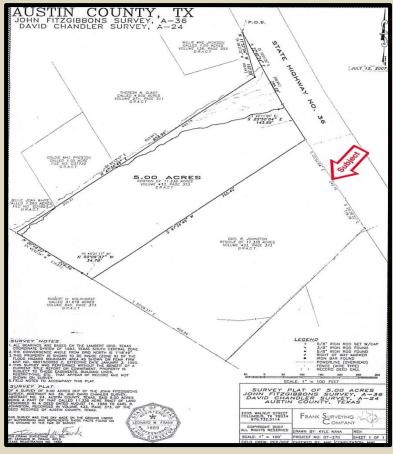
					AGE LIST	<u>ING</u>			
Location of Property: Address of Property: County:		-	orth on hwy 36,		t BJRE sign			107638	
			way 36N, Bellvill			Road Frontage:		242' on Hwy 36N	
		Austin		Paved Road:	YES NO	For Sale Sign on Prope		□ NO	
Subdivision:		N/A	- Inc	Manadatani		Size or Dimensions:		1	
Subdivision	Restricted:	YES	✓ NO	Mandatory i	viembersnip in Pr	operty Owners' Assn.	YES	✓ NO	
Number of	Acres:	6.3380			Improveme	nts on Property:			
Price per A	Acre (or)				Home: ✓ YES NO				
Total Listing Price:		\$265,000.00			Buildings:	20x40 Metal Building			
Terms of Sale:									
	Cash:		✓ YES	☐ NO	Barns:	Small Lean-To She	d		
	Seller-Finance	:	YES	✓ NO					
SellFin. Ter Down Paym		ms:			Others:	Separate detached living quarters approx.			
						350 Sq. Ft. with bath and kitchenette			
	Note Period								
	Interest Rat			1	% Wooded:	80%			
	Payment M	_	Qt. Ann.		Type Trees:	Hardwoods			
	Balloon Not		NO NO		Fencing:	Perimeter	✓ YES	□ NO	
		NU	imber of Years:			Condition:	Fair		
Property T	2V06:	Year:		2016		Cross-Fencing: Condition:	YES	□ NO	
School:	<u>алсъ.</u>	i cai.		\$2,277.54	Ponds:	Number of Ponds:	None		
County:				\$835.59	Sizes:		140110		
Hospital:				\$98.07	Creek(s):	Name(s):	None		
FM Rd:				\$169.48					
SpRd/Brg:				\$140.60	River(s):	Name(s):	None		
TOTAL:				\$3,521.28					
Agricultural	Exemption:	Yes	✓ No		Water Well	(s): How Many?	None		
School District:		Bellville		I.S.D.	Year Drilled:		Depth:		
	nd Royalty:					Water Available:	✓ YES	☐ NO	
Seller believes				*Minerals		Austin Co. Water S			
	100%			*Royalty		vice Provider (Nan			
Seller will	100%			Minerals	San Bernard Electric Cooperative				
Convey:	100%			Royalty	Gas Service		D		
Looss Aff	ooting Dron	o where				serviced by Brenha			
Oil and Gas L	ecting Prop	erty:	✓ No			Septic System(s): How Many: One Year Installed: Unknown			
Lessee's Nam			₩ INO			Sandy Loam			
Lease Expirat					Grass Type(s				
Loudo Expirat	on Bato.					Zone: See Seller's [Disclosure o	r to be	
Surface Leas	e: Yes		✓ No					rmined by survey	
Lessee's Nam	_				Nearest Tov	vn to Property:	Bellville		
Lease Expirat	ion Date:				Distance:	6 miles			
Oil or Gas	Locations:		Yes	✓ No	Driving time from	m Houston	1 hour 15 r	ninutes	
Easements	Affecting F	roperty:	Name(s):		Items specifically excluded from the sale:				
Pipeline:					All sellers pe	All sellers personal property located on said 6.338 acres			
Roadway:									
Electric:				Additional Information:					
	elephone: Southwestern Bell				Seller will include tractor and implements in sale of property				
Water:	Austin Cour	nty Water S	Supply						
Other:	10111120	ANIB ACC		- 41 - 5		NIX 14 #1 1		DIIVED :0	
BILL .	JOHNSON	AND ASS	SOCIATES R	EAL ESTA	I E COMPA	NY WILL CO-BR	OKER IF I	3UYER IS	

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

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	RANTIES EITHER EXPRESSED OR IMPLIED ARE MAD								
SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN. HOME LISTING									
Address of Home:	8585 Highway 36 North , Bel		Listing 107638						
ocation of Home:	6 miles north on Hwy 36 @ BJRE		Listing 107030						
County or Region:	Austin	For Sale Sign on Property	? ✓ YES NO						
Subdivision:	N/A	Property Size:	6.338 Acres						
Subdivision Restricted:		mbership in Property Owners' Assn. ☐ YES ✓ NO							
	\$265,000.00	Home Features							
erms of Sale		Ceiling Fans No.	3						
Cash:	✓ YES	Dishwasher							
Seller-Finance:	YES NO	Garbage Disposal							
SellFin. Terms:		Microwave (Built-In)							
Oown Payment:		Kitchen Range (Built-In	Gas Electric						
lote Period:		Refrigerator							
nterest Rate:	TMA OF TEATRA	Items Specifically Excluded from The Sale: LIST:							
Payment Mode:	Mc Qt. S.A. Ann. YES NO	All of Sellers Personal Property Located on Said 6.338 Acre							
Balloon Note:									
Number of Years:		Hard and Aim							
tize and Construction		Heat and Air:	Fleatria T						
Size and Construction: 'ear Home was Built:	1983		Electric						
ead Based Paint Addendum Re		Central Air Gas Other:	Window Units						
ead Based Paint Addendum Re Bedrooms: 2	2	Fireplace(s)	VVIIIUOVV OTIILS						
Size of Home (Approx.)	1,428 Living Area								
(+ + + + + + + + + + + + + + + + + + +	Total	Wood Stove Water Heater(s):	☐ Gas ✓ Electric						
Foundation: 🗹 Slat 🗌 Pier/E	Beam Other	, i							
Roof Type: Composition	Year Installed: 2006	<u>Utilities:</u>							
Exterior Construction:	Brick	Electricity Provider:	San Bernard						
		Gas Provider:	Brenham Propane						
Room Measurements:	APPROXIMATE SIZE:	Sewer Provider:	Septic						
iving Room: 15x14		Water Provider:	Austin County Water Waste						
ining Room:		Water Well: YES ✓ NO Depth:							
itchen: 17x12 amily Room: 19x12		Year Drilled:	\$275.00						
amily Room: 19x12 Sx13		Average Monthly Utility Bill:	ψΔ13.00						
ath: 7x4	▼ Tub Shower	<u>Taxes:</u> 2016	Year						
sath: 8x3	Tub Shower	School:	\$2,277.54						
Sath:	Tub Shower	County:	\$835.59						
Aaster Bdrm: 13x13		Hospital:	\$98.07						
edroom:		FM Rd:	\$169.48						
edroom:		SpRd/Brg:	\$140.60						
edroom:		Taxes:	\$3,521.28						
Other:		School District:	Bellville ISD						
<u> </u>	No. of Cars: 2								
Size:	Attached Detached	Additional Information:							
Porches:		Separate detached living quarters	approximately 350 sq. ft.						
ront: Size: 6x20		with bath and kitchenette							
Back: Size: Patio: Size:14x14	Coursed								
vatio: Size: 14x14 Deck: Size:	☐ Covered								
enced Yard:									
Outside Storage ✓ Yes N	No Size: 20x40 Building								
	Metal on slab								
V Antenna ☑	Dish 🗹 Cable								
	ID ASSOCIATES REAL ESTA	TE COMPANY WILL CO-BRO	OKER IF BUYER IS						
	DANIED DY IIIO OD IIED AGE								

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