



J J The Double J Ranch J J



4804 Johnson Lane- Bellville TX

- ❖ 3 Homes
- ❖ 5 Barns/Buildings
- ❖ 98.036 Acres
- ❖ 2 ac. Pond
- ❖ Improved Grasses



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

The Double J Ranch

This 98.036-acre ranch has been both an ideal place to raise horses and a weekend get-away from a fast-paced Houston life.

The 98.036-acre property is located approximately 8 miles out of Bellville. This prime location is only 30 minutes to Katy or Brenham and an hour to downtown Houston. Access to the property is by Johnson Lane off of FM 331 S. There are many improvements on the ranch. The main ranch home, 4 bedroom-2 ½ bath, as well as the guest home, 3 bedroom-2 bath, are in close proximity to each other and in a grove of large oak trees at the high point of the property. Two metal horse barns, one metal equipment barn, one large metal storage building with concrete floor, one metal open front barn and a 2003 mobile home, 3 bedroom-2 bath, round out the improvements. Some of the improvements are in need of attention.

The 98.036 acres is gentle rolling with a good cover of Bahia, Johnson and Bermuda grasses. An approximate 2+/- acre pond is but a short walk from the fenced back yard of the main ranch house. A gazebo nestled amongst large oak trees near the pond provides a most enjoyable area to entertain or unwind.

With a little vision The Double J Ranch can once again be a working ranch or simply a wonderful weekend property for all to enjoy.



LOT OR ACREAGE LISTING

Location of Property: FM 529 7 mi;R on FM 331 1.9mi.;R on Johnson Lane to property Listing #: 108361
Address of Property: 4804/4805/4571 Johnson Lane (Off FM 331) Bellville TX 77418
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: N/A Lot Size or Dimensions: 98.036
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 98.0360

Price per Acre (or)

Total Listing Price: \$1,435,000.00

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: 2017

School:	\$6,701.32
County:	\$2,125.28
Hospital:	\$309.43
FM Road:	\$431.34
Rd/Brg:	\$357.40
TOTAL:	\$9,924.77

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville ISD

Minerals and Royalty:

Seller believes	50%	*Minerals
to own:	50%	*Royalty
Seller will	Negotiable	Minerals
Convey:	Negotiable	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: None

Roadway:

Electric: TXU Energy

Telephone: AT&T

Water: Austin County Water

Other:

Improvements on Property:

Home: ☒ YES ☐ NO 2+ Homes

Buildings: Large metal building w/concrete floor

Barns: Horsebarn w/ Stables and Tack room + garage
Equipment barn; Open Front Stall Barn;
Main barn with 5 Stalls and 2 storage rooms

Others: Garden Shed

% Wooded: 10% +/-

Type Trees: Oak, Pecan, Tallow, Pear, Pine and Magnolia

Fencing: Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Poor

Ponds: Number of Ponds: One

Sizes: 2 Acre +/-

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: Unknown

Depth: Unknown

Community Water Available: ☒ YES ☐ NO

Provider: Austin County Water Services available

Electric Service Provider (Name):

TXU

Gas Service Provider

None

Septic System(s): How Many: 3

Year Installed: House 1-?, House 2-2001, Mobile Home-2003

Soil Type: Sandy Loam

Grass Type(s): Bahia, Johnson, Bermuda

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

determined by survey

Nearest Town to Property: Bellville 9.3 miles;

Sealy 8.7 miles

Driving time from Houston Approx. 1 hour

Items specifically excluded from the sale: All sellers
personal items located on said 98.036 acre property

Additional Information:

Well water pump installed 2016

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

MAIN HOME

Address of Home:		4804/4805/4571 Johnson Lane Bellville, Texas 77418		Listing 108361	
Location of Home:		SE on E. Main-veer R onto FM529-6.9 miles R on FM331-1.9 miles R on Johnson Lane			
County or Region:		Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		N/A	Property Size:	98.036 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	
<u>Listing Price:</u>		\$1,435,000.00		<u>Home Features</u>	
<u>Terms of Sale</u>					
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:					
		<input checked="" type="checkbox"/> Ceiling Fans No. _____ 8 <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garbage Disposal <input type="checkbox"/> Microwave (Built-In) <input checked="" type="checkbox"/> Kitchen Range (Built-In) <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Refrigerator			
		Items Specifically Excluded from The Sale: <u>LIST:</u> All of Sellers personal property located on said 98.036 Ac.			

Size and Construction:

Year Home was Built:		1980 Approx.	
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES	
Bedrooms:	4	Bath:	2 1/2
Size of Home (Approx.)		2,982 Living Area	
		3,000+/- Total	
Foundation:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	
Roof Type:		Composition	Year Installed: Unknown
Exterior Construction:		Brick and Hardiplank	

Room Measurements: **APPROXIMATE SIZE: 2,681 SF**

Living Room:	30' x 19'	
Dining Room:	15'5" x 16'5"	
Kitchen:	13' x 15'5"	
Sun Room:	26'5" x 8'5"	
Utility:		
Bath:	10' x 8'	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower
Master Bath:	17'3" x 9'3"	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower
Master Bdrm:	18'5" x 17'5"	Closet 17'5" x 11'
Bedroom:	12'5" x 10'5"	Closet 9'5" x 2'
Bedroom:	12'5" x 12'5"	Closet 8' x 3'
Bedroom:	12'5" x 10"	Closet 3" x 2'5"
Other:		
Garage:	<input type="checkbox"/>	Carport: <input type="checkbox"/> No. of Cars: <input type="text"/>
Size:	<input type="checkbox"/>	Attached <input type="checkbox"/> Detached <input type="checkbox"/>

Porches:

Front: Size: 32 x 8'

Back: Size: 18.'5" x 3'3"

Gazebo: 280 sq.ft. ☒ Covered

Deck: Size: ☐ Covered

Fenced Yard: Yes

Outside Storage: ☒ Yes ☐ No Size: Garden Shed

Construction:

TV Antenna ☐ Dish ☒ Cable ☐

Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.			8
<input checked="" type="checkbox"/>	Dishwasher				
<input checked="" type="checkbox"/>	Garbage Disposal				
<input type="checkbox"/>	Microwave (Built-In)				
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator				

Items Specifically Excluded from The Sale: LIST:

All of Sellers personal property located on said 98.036 Ac.

Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	# Units: <u>2</u>
<input checked="" type="checkbox"/>	Central Air	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	# Units: <u>2</u>
<input type="checkbox"/>	Other:					
<input checked="" type="checkbox"/>	Fireplace(s)					
<input type="checkbox"/>	Wood Stove					
<input checked="" type="checkbox"/>	Water Heater(s): 2			<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	

Utilities:

Electricity Provider:	TXU
Gas Provider:	None
Sewer Provider:	Septic
Water Provider:	Well/Austin Co. Water Avail.
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: Unknown
	Year Drilled: Unknown
Average Utility Bill: Monthly:	

Taxes:

School:	\$6,701.32
County:	\$2,125.28
Hospital:	\$309.43
FM Road:	\$431.34
Rd/Brg:	\$357.40
Taxes:	\$9,924.77
School District:	Belville ISD

Additional Information:

Water softener system in well house

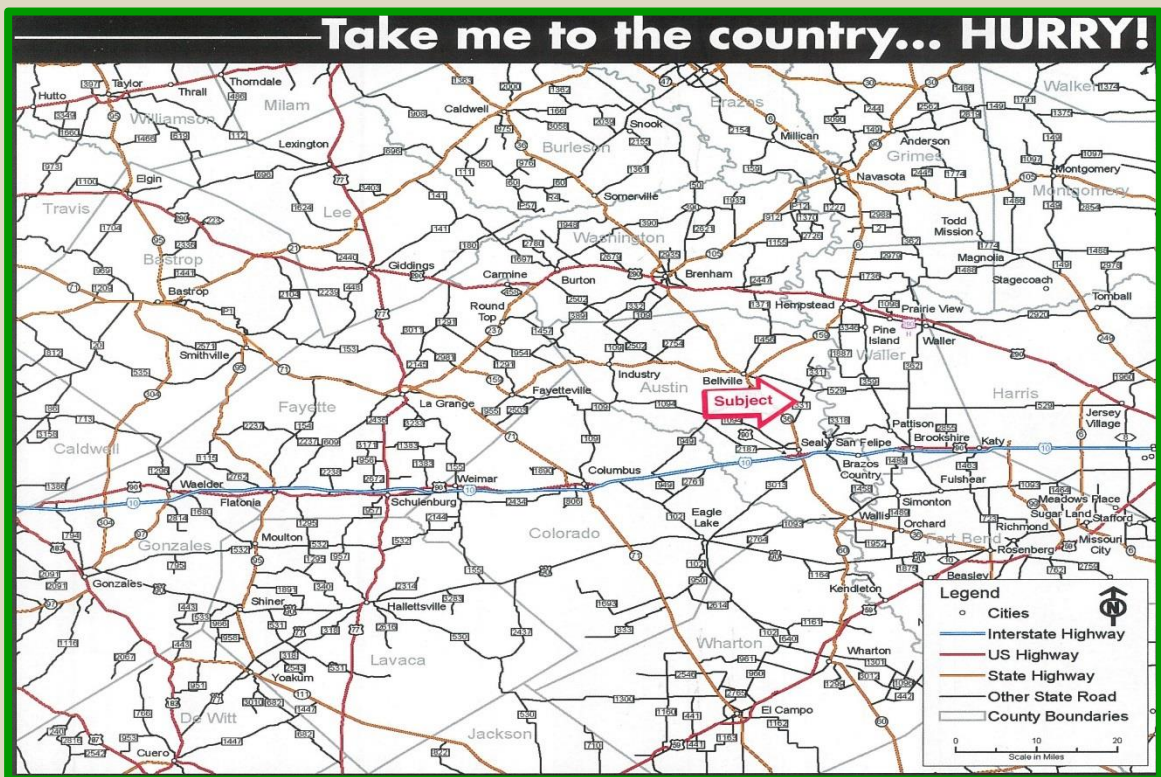
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HOME #2/GUEST HOME

Address of Home:	4804/4805/4571 Johnson Lane (Off FM 331)Bellville, Texas 77418		Listing # 108361
Location of Home:	SE on E. Main-R after Dollar store on 529-6.9 miles R on FM331-1.9 miles R on Johnson Lane		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	98.036 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:	\$1,435,000.00		
Terms of Sale:	Home Features:		
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No. 4
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher	
Sell.-Fin. Terms:		<input type="checkbox"/> Garbage Disposal	
Down Payment:		<input type="checkbox"/> Microwave (Built-In)	
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Interest Rate:		<input type="checkbox"/> Other	
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:	
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All of Sellers personal property located on said 98.036 AC	
Number of Years:			
Size and Construction:	Heat and Air:		
Year Home was Built:	approx. 2003		
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES		
Bedrooms: 3	Baths: 2	<input checked="" type="checkbox"/> Central Heat	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric 1 Unit
Size of Home (Approx.)	1425 SF Living Area	<input checked="" type="checkbox"/> Central Air	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric 1 Unit
	Total	<input type="checkbox"/> Other:	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	<input type="checkbox"/> Fireplace(s)	
Roof Type:	Composition	Year Installed:	Unknown
Exterior Construction	Hardiplank and wood		
Room Measurements: APPROXIMATE SIZE:	Utilities:		
Living Room: 13'8" x 17'	Electricity Provider: TXU		
Dining Room: 10'2" x 8'4"	Gas Provider: None		
Kitchen: 8'8" x 8'	Sewer Provider: Spetic		
Family Room:	Water Provider: Well/ACWS Avail		
Utility Room: 8'4" x 4	Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Unknown		
Bath: #1 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Year Drilled: Unknown		
Bath: #2 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Average Utility Bill: Monthly: Unknown		
Bath:Master <input type="checkbox"/> Tub <input type="checkbox"/> Shower	Taxes: 2017 Year		
Bedroom: 13'6" X 13'6"	School: \$6,701.32		
Bedroom: 10 X 11'6"	County: \$2,125.28		
Bedroom: 10' X 11'2"	Hospital: \$309.43		
Bedroom:	FM Road: \$431.34		
Other:	Rd/Brg: \$357.40		
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:	Taxes: \$9,924.77		
Size: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	School District: Bellville ISD		
Porches:	Additional Information:		
Front: Size: Enclosed Indoor 44' x 6'			
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"/>			

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Since 1970

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