



At home in the country
214 FM 109
New Ulm



3 +/- Acres (survey req.)
Additional Acreage Available
3532 sq. ft. Home
Mature Trees
Austin County
Columbus ISD



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



Welcome Home Country living in New Ulm, Austin County, Texas. You are surrounded with 3 beautiful acres of Live Oaks and Hickory. In a unique ranch style country home that offers 4 bedrooms, 3 baths, great room with a Hill-Country stone fireplace, matching wet-bar, custom woodwork and cabinetry, viewing porch, mother-in law wing with private entry, bath and sun porch. The home has 3562 sq. ft. of living area per the county appraisal district. The grounds are surrounded by ancient live oaks and plush pastures with wildlife galore. Come see it. You won't be disappointed. This property is located near The Falls Golf Resort and Round Top antiques.



LOT OR ACREAGE LISTING

Location of Property:	South of New Ulm toward Frelsburg on the left you will see BJRE sign			Listing #:	111922
Address of Property:	214 FM 109 New Ulm TX 78950			Road Frontage:	404 Feet
County:	Austin	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	None			Lot Size or Dimensions:	3 Acres - Add Acreage Available
Restricted:	☒ YES	Mandatory Membership in Property Owners' Assn.			☐ YES ☐ NO
Number of Acres:	3 Acres			Improvements on Property:	
Price per Acre (or)				Home:	☒ YES ☐ NO
Total Listing Price:	\$529,411.00			Buildings:	1 - Residence
Terms of Sale:				Barns:	1 - Storage Barn 30 X 50
Cash:	☒ YES ☐ NO				
Seller-Finance:	☐ YES ☐ NO				
Sell.-Fin. Terms:					
Down Payment:	N/A				
Note Period:	N/A				
Interest Rate:	N/A				
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.				
Balloon Note:	☐ YES ☒ NO				
Number of Years:			N/A		
Property Taxes:	2018 Shown on .5 ac w/imp				
School:				\$4,096.47	
County:				\$1,411.16	
FM Road:				\$286.40	
Rd/Brg:				\$237.31	
Other:					
TOTAL:				\$6,031.34	
Agricultural Exemption:	☐ Yes ☒ No				
School District:	Columbus ISD				
Minerals and Royalty:					
Seller believes	100%	*Minerals			
to own:	100%	*Royalty			
Seller will	a negotiable %	Minerals			
Convey:	a 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:	FM 109				
Electric:	Bluebonnet Electric				
Telephone:	Industry Telephone				
Water:	New Ulm Water Supply				
Other:					
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.					

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HOME

Address of Home:

214 FM 109, New Ulm, TX 78950

Location of Home:

On FM 109 between New Ulm & Frelsburg

County or Region:

Austin

Subdivision:

None

Restricted:

☒ YES

Mandatory Membership in Property Owners' Assn.

☐ YES

☒ NO

Listing Price:

\$529,411.00

Terms of Sale

Cash:

☒ YES

☐ NO

Seller-Finance:

☐ YES

☐ NO

Sell.-Fin. Terms:

Down Payment:

N/A

Note Period:

N/A

Interest Rate:

N/A

Payment Mode:

☐ Mo

☐ Qt.

☐ S.A.

☐ Ann.

Balloon Note:

☐ YES

☐ NO

Number of Years:

N/A

Size and Construction:

Year Home was Built:

1970

Lead Based Paint Addendum Required if prior to 1978:

☒ YES

Bedrooms:

4

Bath:

3

Size of Home (Approx.)

ACAD

3,532

Living Area

Total

Foundation:

☒ Slab

☐ Pier/Beam

☐ Other

Roof Type:

Comp

Year Installed:

2014

Exterior Construction:

Brick / standard residential

Room Measurements:

APPROXIMATE SIZE:

Family Room:

20.8 X 22.6

Dining Room:

12 X 12

Kitchen:

16 X 18

Living Room:

13 X 18

Utility:

18 X 7.5

Bath: Hall

11 X 8

☒ Tub

☒ Shower

Bath: M-Law

5 X 6

☐ Tub

☒ Shower

Bath: Master

6.5 X 8

☐ Tub

☒ Shower

Master Bdrm:

24.5 X 16

Bedroom:

15.5 X 15

Bedroom:

15.5 X 12.5

Bedr: M-Law

12 X 13

Bar Area:

12 X 7

Garage:

☐

Carport:

☒

No. of Cars:

2 Car Large Area

Size:

23 X 30

☒ Attached

☐ Detached

Porches:

Side Size:

17 X 6 // Covered

Front: Size:

36 X 4 // Covered

Enclosed:

Windowed/ Covered 34 X 7.7 Room

☒ Back

Back: Size:

26.6 X 5

☒ Covered

Fenced Yard:

Chain Link - Some not All

Outside Storage:

☒ Yes

☐ No

Size:

30 X 50

Construction:

Wood

TV Antenna

☐

Direct

☒

Cable

☐

Listing

111922

For Sale Sign on Property?

☒ YES

☐ NO

Property Size:

3 Ac/ Add Acerage Avail

Home Features

☒

Ceiling Fans

No.

4

☒

Dishwasher

☒

Garbage Disposal

☒

Microwave (Built-In)

☒

Kitchen Range (Built-In)

☐ Gas

☒ Electric

☒

Refrigerator

Full Standup Freezer

Items Specifically Excluded from The Sale: LIST:

Sellers Personal Property

Heat and Air:

☒

Central Heat Propane

☒

Electric

☐ Units:

☒

Central Air

Gas

☐

Electric

☒

Units:

2

☒

Other:

Alarm System

☒

Fireplace(s)

Wood

Chimney Capped

☐

Wood Stove

☒

Water Heater(s):

☐ Gas

☒ Electric

Utilities:

Electricity Provider:

Bluebonnet Electric

Gas Provider:

Fayette Butane

Sewer Provider:

Septic System

Water Provider:

New Ulm Water Supply

Water Well:

☐ YES

☐ NO

Depth:

NONE

Year Drilled:

Average Utility Bill:

Monthly

\$150.00

Taxes:

Shown on .5 ac w/imp.

2018

School:

\$4,096.47

County:

\$1,411.16

FM Road:

\$286.40

Rd/Brg:

\$237.31

Other:

Taxes:

\$6,031.34

School District:

Columbus ISD

Additional Information:

The Residence has a Mother-in-Law Suite under roof-

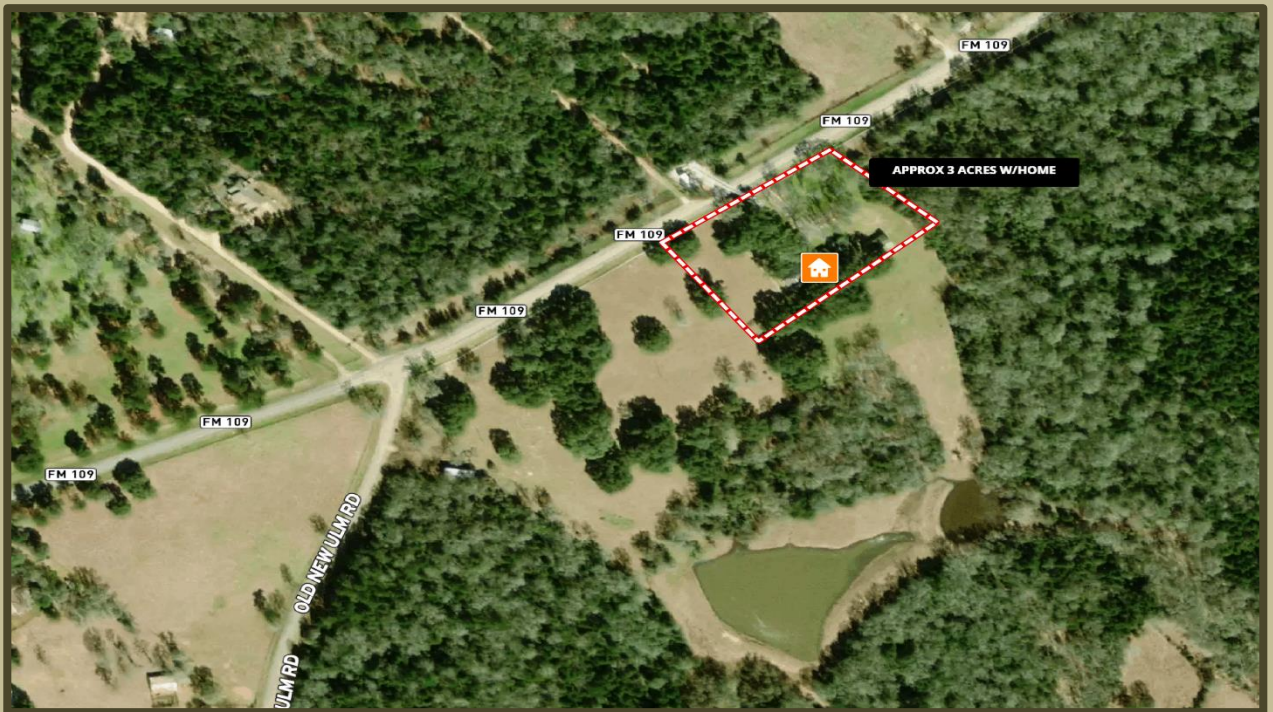
Sitting Area - 15 X 17

To Show the property the Seller needs 24-48 Hrs notice

Seller request an Approval Letter with each showing

Seller needs 6 weeks to remove Personal Property prior to closing.

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