



3064 Sempronius Rd.
Chappell Hill, Texas
Austin County
73.0250 Acres
Caney Creek Boundary



The Blum Farm

The Blum Farm

This 73.025-acre property is located within a triangle between Bellville, Brenham and Chappell Hill in Austin County. An old, wood-frame farmhouse built around 1910 sits on a hill near the center of the property and is presently occupied by a family member. The old home had character in its day, but presently is hoping to receive a little tender loving care.

The property is gently rolling, and the sandy loam soil is covered with a stand of hay-grazer and native grasses. The south fork of Caney Creek, also known as Murray Creek is lined with large native pecan and cottonwood trees and serves as the eastern boundary of this 73.025-acre tract of land. Nature trails have been selectively cleared and meander in and around the hill sides by a small pond and along the banks of the south fork of Caney Creek. Minerals are available and negotiable!!!



LOT OR ACREAGE LISTING

Location of Property: From Bellville * Hwy. 36 North, right on Sempronius Rd. 3 miles to property on left Listing #: 111432
 Address of Property: 3064 Sempronius Rd., Chappell Hill 77426 Road Frontage: 462' Sempronius Road
 County: Austin County Gravel Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 73.0250 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 73.0250 Acres

Price per Acre (or) \$9,250.00

Total Listing Price: _____

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: 2017

School:	\$553.93
County:	\$175.68
Hospital:	\$25.58
FM Road:	\$35.65
Rd/Brg:	\$29.54
TOTAL:	\$820.38

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville I. S. D.

Minerals and Royalty:

Seller believes	<u>50%</u>	*Minerals
to own:	<u>50%</u>	*Royalty
Seller will	<u>Negotiable</u>	Minerals
Convey:	<u>Negotiable</u>	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: None

Telephone: None

Water: None

Other: None

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings: See below

Barns: Old Barns and Sheds of very little value

Others: Old wood-frame home built around 1910
Occupied at present by owner's son

% Wooded: 30%

Type Trees: Cedar, Native Pecan, Cottonwood

Fencing: Perimeter ☒ YES ☐ NO

Condition: Partially - Fair condition

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

Ponds: Number of Ponds: one

Sizes: 1/4 acre

Creek(s): Name(s): South fork of Caney Creek

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: 2006 Depth: Unknown

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): Bluebonnet

Electric Service Provider (Name): _____

Gas Service Provider Propane

Septic System(s): How Many? One

Year Installed: 54 years ago

Soil Type: sandy loam

Grass Type(s): native and Hay Grazer

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

Nearest Town to Property: Brenham

Distance: 8 miles

Driving time from Houston 1 hour and 15 minutes

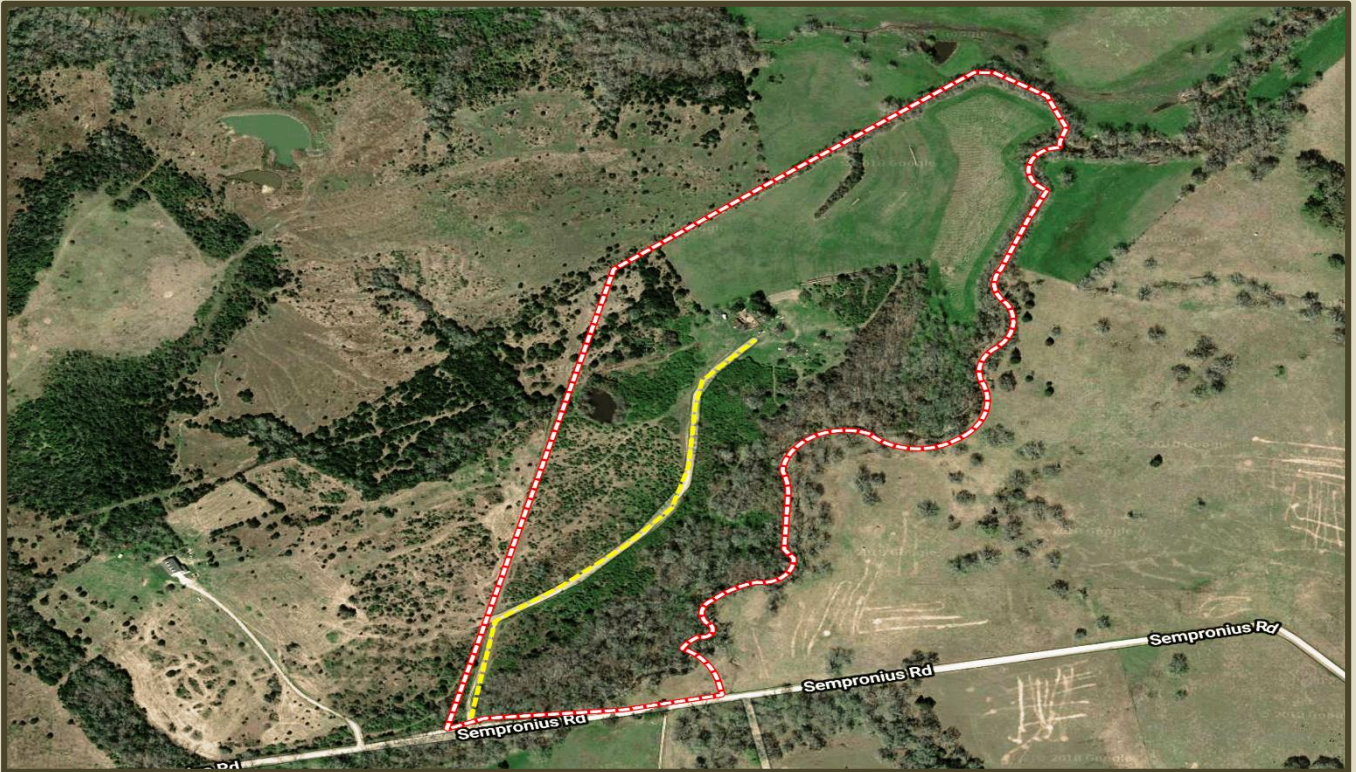
Items specifically excluded from the sale: All of Seller's and Tenant's personal property located in and on said 73.0250 Acres

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

HOME

Address of Home:		3064 Sempronius Road, Chappell Hill, TX 77426		Listing #: 111432	
Location of Home:		From Bellville: Hwy. 36 North, right on Sempronius Rd. to property on the left			
County or Region:		Austin County		For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		None		Property Size: 73.025	
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:		\$9,250.00 per acre			
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:		1910 +/-			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms: 1 1/2		Bath: 1			
Size of Home (Approx.)		950		Living Area	
				Total	
Foundation:		<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Composition		Year Installed: Unknown	
Exterior Construction:		Wood			
Room Measurements: APPROXIMATE SIZE:					
Living Room:					
Dining Room:					
Kitchen:					
Family Room:					
Utility:					
Bath:		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:					
Bedroom:					
Bedroom:					
Bedroom:					
Other:					
Garage: <input type="checkbox"/>		Carport: <input type="checkbox"/>		No. of Cars:	
Size:		<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:					
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"/>	
Home Features					
<input checked="" type="checkbox"/>		Ceiling Fans		No. 4	
<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"/>		Refrigerator			
Items Specifically Excluded from The Sale: LIST:					
All of Seller's and Tenant's personal property located on and in said 73.0250 acres					
Heat and Air:					
<input type="checkbox"/>		Central Heat		Gas <input type="checkbox"/> Electric <input type="checkbox"/> # Units: _____	
<input type="checkbox"/>		Central Air		Gas <input type="checkbox"/> Electric <input type="checkbox"/> # Units: _____	
<input checked="" type="checkbox"/>		Other:		propane stoves	
<input type="checkbox"/>		Fireplace(s)			
<input type="checkbox"/>		Wood Stove			
<input type="checkbox"/>		Water Heater(s):		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Utilities:					
Electricity Provider:		Bluebonnet Electric			
Gas Provider:		Propane			
Sewer Provider:		Private septic system			
Water Provider:		water well			
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth:		Unknown	
		Year Drilled:		2006	
Average Utility Bill: Monthly:		\$100.00			
Taxes: 2017 Year					
School:		\$553.93			
County:		\$175.68			
Hospital:		\$25.58			
FM Road:		\$35.65			
Rd/Brg:		\$29.54			
Taxes: \$		820.38			
School District:		Bellville I. S. D.			
Additional Information:					

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



Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636

WWW.BJRE.COM