

62.131 acres



Lazy M Ranch

BELLVILLE, TEXAS



Bill Johnson & Associates
Real Estate

979-865-5969

PORCHES





KITCHEN



LIVING ROOM



*built in 1996,
updated in 2014



* approx. 1996 Sq. Ft.
* 3 bedrooms, 2.5 baths
* pier & beam
* metal roof

PARTY BARN



This 64'x23' barn is divided into three sections: a gameroom that is finished in white cedar wood along with modern light fixtures throughout.

There is also a section for farm equipment, and a third section is used for storage!



LOT OR ACREAGE LISTING

Location of Property:	FM 1456 6.7 mi; L-FM 1371 1.3 mi; R-Loop Rd to property	Listing #:	113017
Address of Property:	9665 Loop Road, Bellville TX 77418	Road Frontage:	See Additional Info
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	n/a	Lot Size or Dimensions:	62.131 (ACAD)
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

Number of Acres: 62.131 acres

Price per Acre (or)

Total Listing Price: \$1,299,000.00

Terms of Sale:

Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES	<input 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:		

Property Taxes: Year: 2017

School: \$2,212.00

County: \$55.23

Hospital: \$102.16

FM Road: \$142.41

Rd/Brg: \$118.01

TOTAL: \$3,018.96

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville Isd

Minerals and Royalty:

Seller believes	unknown	*Minerals
to own:	unknown	*Royalty
Seller will	negotiable	Minerals
Convey:	negotiable	Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name: n/a

Lease Expiration Date: n/a

Surface Lease: ☐ Yes ☒ No

Lessee's Name: n/a

Lease Expiration Date: n/a

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: n/a

Roadway: n/a

Electric: n/a

Telephone: n/a

Water: n/a

Other: n/a

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings: Well House

Barns: Barn 64x23 (split into three different sections)

Others: Gazebo with austin stone fireplace

% Wooded:

Type Trees: oak, pecan, fruit

Fencing: Perimeter ☒ YES ☐ NO

Condition: good

Cross-Fencing: ☒ YES ☐ NO

Condition: good

Ponds: Number of Ponds: 2

Sizes: .841 & 2.2 acres (approximate size)

Creek(s): Name(s):

River(s): Name(s):

Water Well(s): How Many? 1

Year Drilled: unknown

Depth: unknown

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard

Gas Service Provider

Bellville Butane

Septic System(s): How Many: aerobic system

Year Installed: unknown

Soil Type: sandy soil and blackland

Grass Type(s) st. augustine, bahia, coastal

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

determined by survey

Nearest Town to Property: Brenham

Distance: 10 miles

Driving time from Houston Approx. 1 hour

Items specifically excluded from the sale:

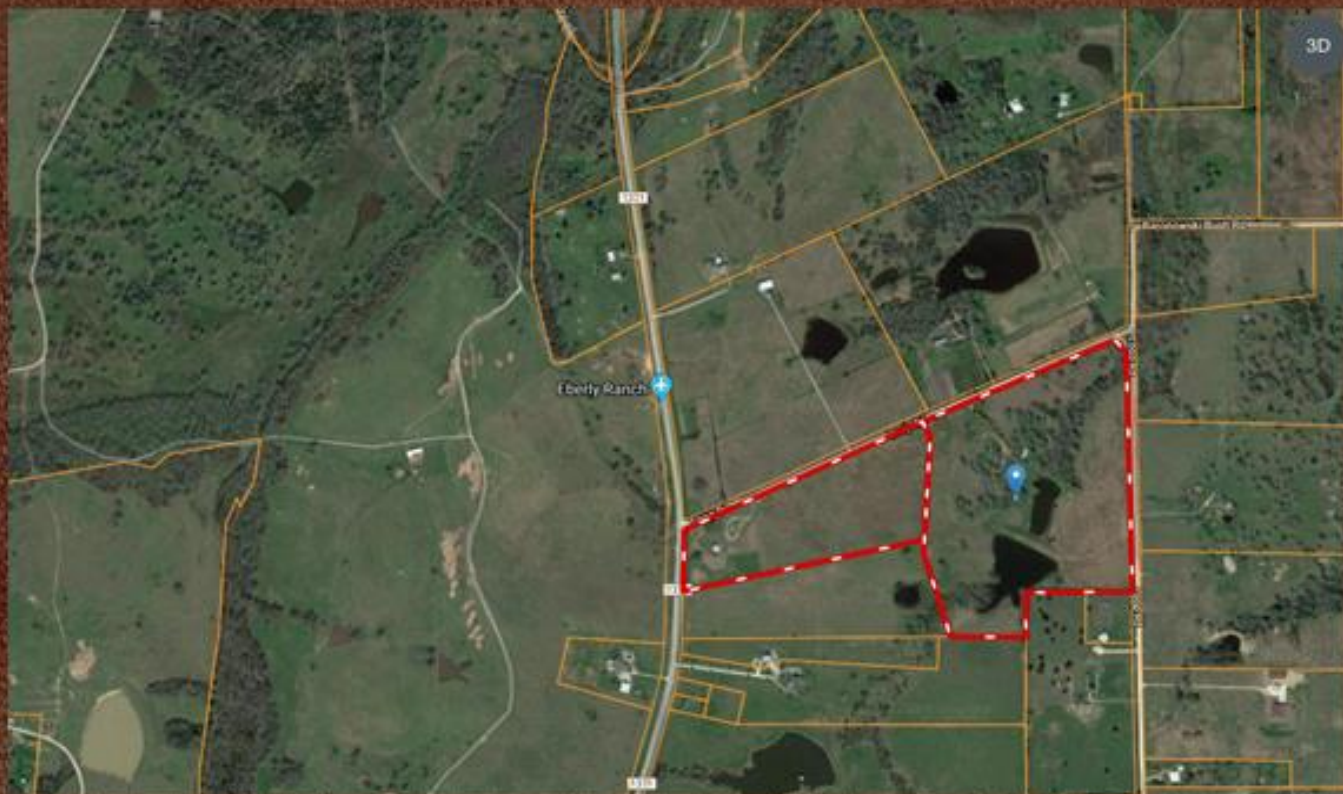
homeowners personal property

Additional Information:

FM 1371- Approx 388' +/-

Loop Road- Approx 4500' +/-

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



**Bill Johnson & Associates
Real Estate**



Bill Johnson & Associates
Real Estate

979-865-5969