

River Road Ranch



Approximately 10.502 acres on the Brazos River
5 bedroom home
Barn/Office

R R R

R R R

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



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



River Road Ranch

- ✓ Close commute from Austin County to Katy and the Energy Corridor
 - ✓ End of Road privacy
- ✓ Approximately 10.502 acres located on the Brazos River
- ✓ 440' (+/-) Brazos River frontage with mesmerizing rapids
 - ✓ Restricted
 - ✓ Large trees

HOME

- ✓ 3 Story - 5 Bedrooms and 3 Full Baths
- ✓ Large Kitchen with updates and granite countertops
 - ✓ Oversized Island with wet bar sink
 - ✓ Viking refrigerator
 - ✓ Double Oven
 - ✓ Formal Dining Room
 - ✓ Loft
- ✓ Family Room with brick fireplace and high ceilings
 - ✓ Office/Study
 - ✓ Laundry Room
 - ✓ 2 Car Garage

Barn

- ✓ Four Stall horse barn with washing stall
- ✓ Large storage area AND
- ✓ Office with inside and outside entrance

LOT OR ACREAGE LISTING

Location of Property:	See Additional Information			Listing #:	108777			
Address of Property:	3539 River Road Sealy TX 77474			Road Frontage:	Approx 100' +/- River Rd			
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property?	☒ YES	☐ NO		
Subdivision:	200 Brazos River			Lot Size or Dimensions: 10.502				
Subdivision Restricted:	☒ YES	☐ NO	Mandatory Membership in Property Owners' Assn.		☐ YES	☒ NO		
Number of Acres: 10.502 AC				Improvements on Property:				
Price per Acre (or)				Home:	☒ YES	☐ NO		
Total Listing Price: \$750,000.00				Buildings:	None			
Terms of Sale:				Barns:	Cinder block barn with office			
	Cash:	☒ YES	☐ NO	Others:	None			
	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: 2018				% Wooded:	40% +/-			
School:	\$3,781.86			Type Trees:	Oak, Pecan and Elm			
County:	\$1,463.91			Fencing:	Perimeter	☐ YES	☒ NO	
AusCo ESD#1	\$116.57				Condition:			
FM Road:	\$297.11				Cross-Fencing:	☐ YES	☒ NO	
Rd/Brg:	\$246.18				Condition:			
TOTAL:	\$5,905.63			Ponds:	Number of Ponds:	None		
Agricultural Exemption:	☒ Yes	☐ No		Sizes:				
School District:	Sealy ISD			Creek(s):	Name(s):	Slough		
Minerals and Royalty:				River(s):	Name(s):	Brazos		
Seller believes	100%				River frontage: Approx. 440' +/-			
to own:	100%			Water Well(s): How Many?	1			
Seller will	Neg.			Year Drilled:	Unknown		Depth:	Unknown
Convey:	Neg.			Community Water Available:	☐ YES	☒ NO		
				Provider:				
				Electric Service Provider (Name):	Centerpoint			
				Gas Service Provider	None			
				currently on property- Private provider				
				Septic System(s): How Many:	One			
				Year Installed:	Aug-13			
				Soil Type:	Clayish Loam			
				Grass Type(s)	Native			
				Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
				Nearest Town to Property:	Sealy			
				Distance:	7 miles			
				Driving time from Houston	50 minutes			
				Items specifically excluded from the sale:				
				All of Seller's personal property located on said 10.502 Acres				
				Additional Information:	Property Location:			
				From Sealy: I-10E exit 723; SE on I-10 Frntg Rd; Left at				
				Mlcak/Bartlett Overpass; Left on River Road to				
				property.				

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:		3539 River Road, Sealy TX 77474					Listing	108777	
Location of Home:		Sealy:I-10E exit 723;SE I-10 Frntg Rd;Left @ Mlcak/Bartlett Overpass;Left River Rd to prop							
County or Region:		Austin			For Sale Sign on Property?		☒ YES	☐ NO	
Subdivision:		200 Brazos River			Property Size:		10.502		
Subdivision Restricted:		☒ YES	☐ NO	Mandatory Membership in Property Owners' Assn.			☐ YES	☒ NO	
Listing Price:		\$750,000.00							
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:									
Size and Construction:									
Year Home was Built:		1974							
Lead Based Paint Addendum Required if prior to 1978:		☒ YES							
Bedrooms:		5	Bath:	3					
Size of Home (Approx.)		3000 SF			Living Area				
					Total				
Foundation:		☒ Slab	☒ Pier/Beam	☐ Other					
Roof Type:		Composition			Year Installed:		2015		
Exterior Construction:		Wood/Brick							
Room Measurements:		APPROXIMATE SIZE:							
Living/Den:		30'x16'							
Dining Room:		14'x11.5'							
Kitchen:		19'x15'							
Loft:		18'x16'							
Utility:		8'x11'							
Master Bath:		12.5'x9'	☒ Tub	☒ Shower					
Bath:		15.5'x5.5'	☒ Tub	☒ Shower					
Bath:		10'x12'	☐ Tub	☒ Shower					
Master Bdrm:		14'x16.5'							
Bedroom:		16.5'x14'							
Bedroom:		16.5'x14'							
Bedroom:		18'x14'							
Study:		14'x8.5'							
Garage: ☒		Carport: ☐	No. of Cars:		2				
Size:		25'x24'	☒ Attached	☐ Detached					
Porches:									
Front: Size:		17.5'x48' Covered							
Back: Size:		17.5'x48' Covered							
Deck: Size:			☐ Covered						
Deck: Size:			☐ Covered						
Fenced Yard:									
Outside Storage: ☒ Yes ☐ No		Size:	Barn w/ Tackroom						
Construction:		(w ater in barn)							
TV Antenna ☐		Dish ☒	Cable ☐						
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.									



River Road

Austin County, Texas, 10.502 AC +/-



Boundary

Bill Johnson & Associates Real Estate
P: 979-865-5969 or 979-992-2636

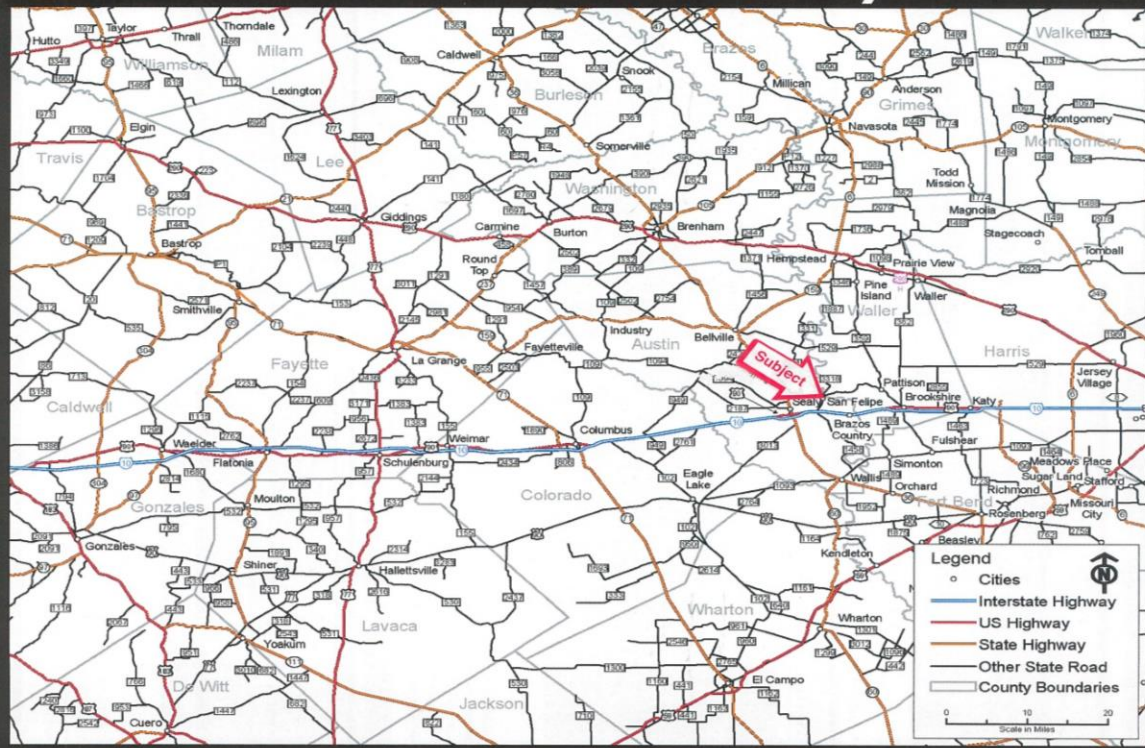
www.bjre.com

420 E. Main Street, Bellville TX 77418



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Take me to the country... HURRY!



*Smaller unimproved tracts may be available



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
William R. Johnson, Jr	127410	billjohnson@bjre.com	(979)885-8535
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418
Kimberly Zapalac

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