



# Runaway Farm

*2230/2158 Peters San Felipe Rd.*

*Sealy, Texas* —————



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*





## *Runaway Farm* *Sealy, TX*

➤ Two residences: 2,913 sq ft home AND 1,359 sq ft home

➤ 35 acres

➤ Natural Gas powered generator capable of powering larger home including appliances and air-conditioning

➤ Pool/ Pool house adjacent to Pool Area of main home complete with walk-in Sauna

➤ Apartment/Office w/full bath above garage @ front home



2nd Residence (1,359 sq ft)





# Features

- Over 1,600 feet of paved road frontage on Peters San Felipe Road
- 6 Loafing sheds and Paddocks
- Runs
- 3 Barns- One with air conditioned tack room and bath
- Stocked 2-Acre Lake with Spillway
- 1/2 acre pond
- Seasonal creek branch (Deadman's Creek)
- Mineral Negotiable



NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

## LOT OR ACREAGE LISTING

Location of Property:	Travel TX 36 S-7.4 Miles, take left on Peters, .6 miles to property on Right		Listing #:	116214	
Address of Property:	2230 Peters San Felipe Rd. Sealy		Road Frontage:	Approximately 1,615 '	
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None		Lot Size or Dimensions:	35.033 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		
<b>Number of Acres:</b>			<b>35.0330</b>		
<b>Price per Acre (or)</b>					
<b>Total Listing Price:</b>			<b>\$1,350,000.00</b>		
<b>Terms of Sale:</b>					
	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:				
<b>Property Taxes:</b>			Year: <b>2018 on 4 Tracts</b>		
School:			\$3,398.88		
County:			\$1,497.36		
AC ESD#2			\$321.72		
FM Road:			\$303.90		
Rd/Brg:			\$251.81		
TOTAL:			\$5,773.67		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>School District:</b>	Sealy				
<b>Minerals and Royalty:</b>					
Seller believes	100%	*Minerals			
to own:	100%	*Royalty			
Seller will	Negotiate	Minerals			
Convey:	Negotiate	Royalty			
<b>Leases Affecting Property:</b>					
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:					
Lease Expiration Date:					
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No				
<b>Easements Affecting Property:</b>					
Pipeline:	TX Eastern Transmission;TX Southeast Gas				
Roadway:					
Electric:	Houston Lighting & Power				
Telephone:					
Water:					
Other:					
<b>Improvements on Property:</b>					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	(2 Homes)			
Buildings:	6 Sheds				
Barns:	3 Barns (1 is hay barn, 1 is tool shop) (1 is with horse stalls)				
Others:	Pool House with full bath and sauna				
% Wooded:	20%				
Type Trees:	Live Oak/Water Oak and some Pine				
<b>Fencing:</b>	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Good			
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Good			
<b>Ponds:</b>	Number of Ponds:	2			
	Sizes:	1/2 acre, 2+/- acres (Approximate)			
<b>Creek(s):</b>	Name(s):	Deadman Creek branch			
<b>River(s):</b>	Name(s):	None			
<b>Water Well(s): How Many?</b>			2		
Year Drilled:	Unknown		Depth:	Unknown	
<b>Community Water Available:</b>			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Provider:			Austin Co. Water Services		
<b>Electric Service Provider (Name):</b>			Reliant		
<b>Gas Service Provider</b>			Epcor		
<b>Septic System(s): How Many:</b>			3		
Year Installed:	approximately 30 years				
<b>Soil Type:</b>	Sandy Loam				
<b>Grass Type(s)</b>	Native				
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>					
<b>Nearest Town to Property:</b>			Sealy		
Distance:	6 miles				
Driving time from Houston	1 hour				
<b>Items specifically excluded from the sale:</b>					
All of Seller's personal property located on and in said 35.033 acres.					
<b>Additional Information:</b>					
Large Pond - Garbion Chute Spillway constructed					
Stocked with Florida-Hybrid largemouth bass and other fish					
The Methodist Episcopal Church of Peters site till appr.1914					

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

## 2230 PETERS SAN FELIPE RD

Address of Home:		Travel TX 36 S-7.4 Miles, take left on Peters, .6 miles to property on Right		Listing 116214	
Location of Home:		2230 Peters San Felipe Rd., Sealy TX 77474			
County or Region:		Austin		For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		None		Property Size: 35.033 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	
<b>Listing Price:</b>		<b>\$1,350,000.00</b>			
<b>Terms of Sale</b>		<b>Home Features</b>			
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Ceiling Fans No. 8			
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> Dishwasher			
Sell.-Fin. Terms:		<input checked="" type="checkbox"/> Garbage Disposal			
Down Payment:		<input checked="" type="checkbox"/> Microwave (Built-In)			
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric			
Interest Rate:		<input checked="" type="checkbox"/> Refrigerator			
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 Seller's personal property located on and in said			
Number of Years:		35.033 acres.			
<b>Size and Construction:</b>		<b>Heat and Air:</b>			
Year Home was Built: <b>1980 (Original structure 1909)</b>		<input checked="" type="checkbox"/> Central Heat Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> 2 UNITS			
Lead Based Paint Addendum Required if prior to 1978: <input checked="" type="checkbox"/> YES		<input checked="" type="checkbox"/> Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> 2 UNITS			
Bedrooms: 3 Bath: 2		<input checked="" type="checkbox"/> Other: Window unit in pool house & office			
Size of Home (Approx.) 2913 SqFt Living Area		<input checked="" type="checkbox"/> Fireplace(s)			
		<input checked="" type="checkbox"/> Wood Stove			
		<input checked="" type="checkbox"/> Water Heater(s): <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric			
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<b>Utilities:</b>			
Roof Type: Metal Age of Roof: 20-30 yrs		Electricity Provider: Reliant			
Exterior Construction: Wood - Cedar		Gas Provider: Epcor			
<b>Room Measurements:</b>		Sewer Provider: Septic			
<b>APPROXIMATE SIZE:</b>		Water Provider: Well			
Liv/Din Room: 20x33		Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 2			
Dining Room:		Year Drilled: Unknown			
Kitchen Bfk: 19x21 w/ built in china hutch		Average Utility Bill: Monthly: Varies			
Family Room: 13x19		<b>Taxes:</b>			
Utility: 6x8		<b>2018</b> Year 4 TRACTS			
Bath: 10x11 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		School: \$3,398.88			
Bath: 8x10-Walk-in Shower <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		County: \$1,497.36			
Bath: <input type="checkbox"/> Tub <input type="checkbox"/> Shower		AC ESD#2 \$321.72			
Master Bdrm: 14x18		FM Road: \$303.90			
Bedroom: 11x10		Rd/Brg: \$251.81			
Bedroom: 13x14		<b>Taxes:</b> \$5,773.67			
Bedroom:		<b>School District:</b> Sealy ISD			
Other: Living space over garage- Window unit, bath, closets		<b>Additional Information:</b>			
Garage: <input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2 (Living area above)		Original house - Old Milheim School house			
Size: 576 SF <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		Original rolling glass windows in front, door to laundry room and woodstove from the school			
<b>Porches:</b>		Pool/Pool House w/built in bookcases, full bath and sauna			
Front: Size: 336 SF- Covered		Furnaces and AC units Replaced - 2018			
Back: Size: 40 SF Covered		Tankless water heater (natural gas)			
Deck: Size: 722 SF		Natural gas-powered generator behind garage			
Deck: Size: 216 SF		Washer/dryer hookups			
Fenced Yard: Yes					
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: Various Barns/sheds					
Construction: Metal					
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>					

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



## 2158 PETERS SAN FELIPE RD

Address of Home:	Travel TX 36 S-7.4 Miles, left on Peters, .6 miles to property on Right		Listing # 116214
Location of Home:	2158 Peters San Felipe Rd., Sealy, Tx 77474		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Property Size:	35.033 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
<b>Listing Price:</b>	<b>\$1,350,000.00</b>		
<b>Terms of Sale:</b>			
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:			
<b>Size and Construction:</b>			
Year Home was Built:	1976		
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES		
Bedrooms:	3	Baths:	2
Size of Home (Approx.)	1,359		Living Area
			<b>Total</b>
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Asphalt Shingle	Year Installed:	2018
Exterior Construction	Hardi-plank		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Living Room:			
Dining Room:	10.5X9.5		
Kitchen:	15X11		
Family Room:	20X13		
Utility Room:	9X10		
Bath:	11X8	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:Master	6X8	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bedroom:	10X9		
Mstr Bdrm:	11X11		
Bedroom:	8.5x11		
Bedroom:			
Other:			
Garage:	<input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:		
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached		
<b>Porches:</b>			
Front: Size:			
Back: Size:			
Deck: Size:	Built in 2017 16x17	<input type="checkbox"/>	Covered
Deck: Size:		<input type="checkbox"/>	Covered
Fenced Yard:			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:	Barns/Sheds on prop	
Construction:			
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>		
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### Home Features:

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

### Items Specifically Excluded from The Sale: LIST:

All of Seller's personal property located on and in said 35.033 acres.

### Heat and Air:

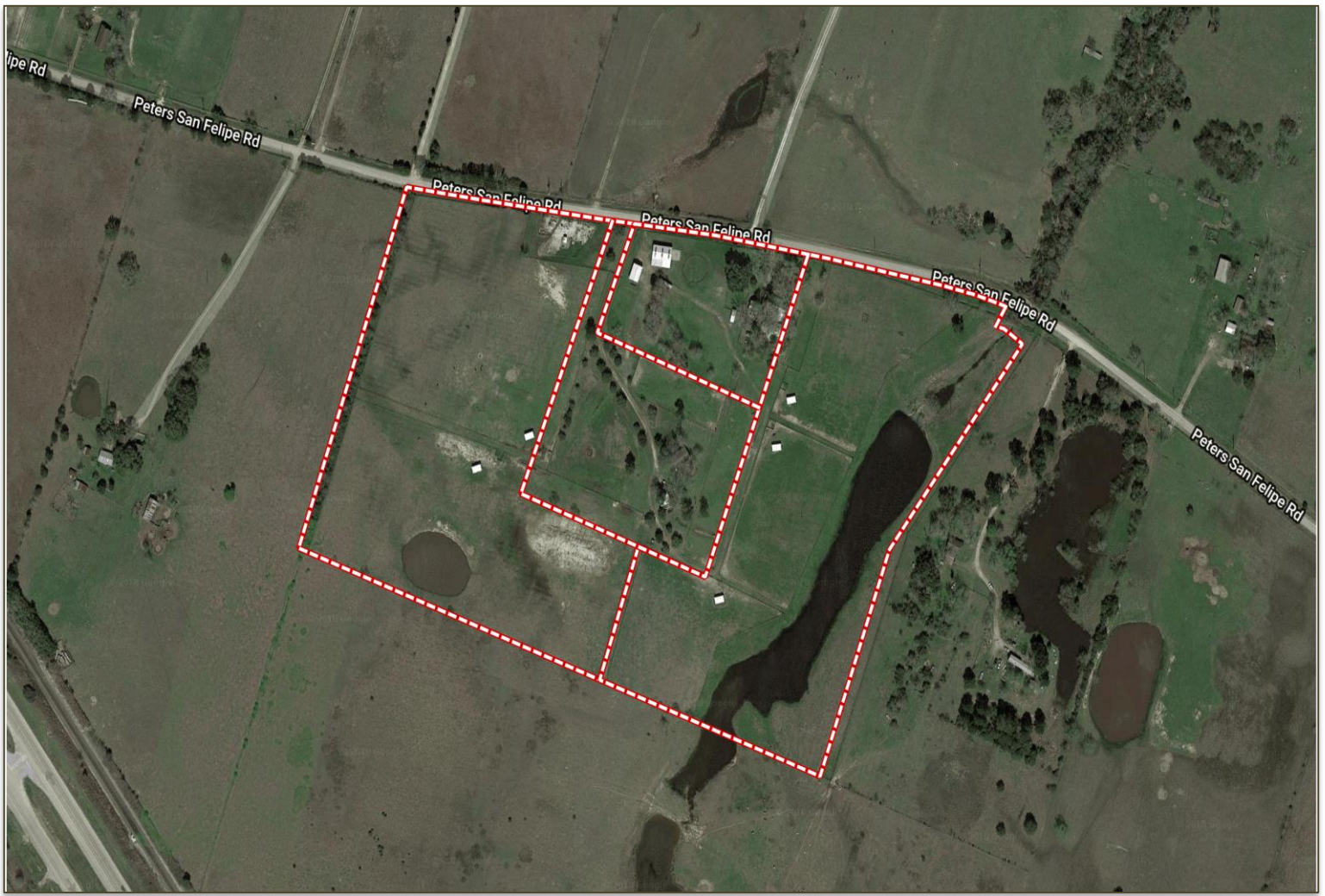
- |                                     |                  |   |        |
|-------------------------------------|------------------|---|--------|
| <input checked="" type="checkbox"/> | Central Heat     | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric | 1 UNIT |
| <input checked="" type="checkbox"/> | Central Air      | <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric | 1 UNIT |
| <input type="checkbox"/>            | Other:           |   |        |
| <input type="checkbox"/>            | Fireplace(s)     |   |        |
| <input type="checkbox"/>            | Wood Stove       |   |        |
| <input checked="" type="checkbox"/> | Water Heater(s): | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |        |

### Utilities:

- |                       |  |
|-----------------------|--|
| Electricity Provider: | Reliant  |
| Gas Provider:         | Epcor  |
| Sewer Provider:       | Septic   |
| Water Provider:       | Austin Co. Water /Well   |
| Water Well:           | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: |
|                       | Unknown  |
| Year Drilled:         | Unknown  |
| Average Utility Bill: | Monthly: Varies  |

- |                         |                  |            |
|-------------------------|------------------|------------|
| <b>Taxes:</b>           | <b>2018</b> Year | 4 TRACTS   |
| School:                 |                  | \$3,398.88 |
| County:                 |                  | \$1,497.36 |
| AC ESD#2                |                  | \$321.72   |
| FM Road:                |                  | \$303.90   |
| Rd/Brg:                 |                  | \$251.81   |
| <b>Taxes:</b>           |                  | \$5,773.67 |
| <b>School District:</b> | Sealy ISD        |            |

### Additional Information:



Directions From Bellville: Travel HWY 36  
South 7.4 Miles, take left on Peters San  
Felipe Rd., travel .6 miles to property on  
Right



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*

420 East Main Street  
Bellville, Texas 77418-0294  
(979) 865-5969  
Fax (979) 865-5500

424 Cedar Street  
New Ulm, Texas 78950  
(979) 992-2636

[www.bjre.com](http://www.bjre.com)





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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 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](http://www.trec.texas.gov)

IABS 1-0 Date

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

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IABS

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