



# The Ranch at Kenney

*Kenney, Texas*



*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*





This approx. 238 acre property is located one mile northeast of downtown Kenney, Texas. The property was initially marketed as 191 acres. The acreage has been increased in order to provide an entrance from Kiemsteadt Road.

The property is gently rolling with heavily wooded branches meandering around and through the property. There are numerous homesites featuring dynamic views of the countryside, while providing a refreshing air of privacy. Four ponds are located on the property. An abundance of wildlife range throughout the property on a regular basis.

This 238 acre property has a lot to offer!



## LOT OR ACREAGE LISTING

|                         |                                                                                    |                                                |                                                                     |                                                                                                |
|-------------------------|------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Location of Property:   | Bellville:Hwy 36N; Exit Loop 497S; Rt-Hall Rd;across RR on to property @ BJRE sign |                                                | Listing #:                                                          | 100667                                                                                         |
| Address of Property:    | Kiemsteadt Rd & N. Hwy 36 Ramp E, Bellville                                        |                                                | Road Frontage:                                                      | See Additional Info.                                                                           |
| 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: Approx 238 AC                               |                                                                                                |
| 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:** Approx 238 AC

**Price per Acre (or)**

**Total Listing Price:** \$2,350,000.00

**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"/> Ann. |
| Balloon Note:     | <input type="checkbox"/> YES <input type="checkbox"/> NO                                |
| Number of Years:  |                                                                                         |

**Property Taxes:** Year: 2019 (On 230.44 Ac.)

|           |            |
|-----------|------------|
| School:   | \$1,194.64 |
| County:   | \$378.87   |
| Hospital: | \$52.00    |
| FM Rd:    | \$76.89    |
| SpRd/Brg: | \$63.71    |
| TOTAL:    | \$1,766.13 |

Agricultural Exemption: ☒ Yes ☐ No

**School District:** Bellville I.S.D.

**Minerals and Royalty:**

|                 |            |           |
|-----------------|------------|-----------|
| Seller believes | 100%       | *Minerals |
| to own:         | 100%       | *Royalty  |
| Seller w ill    | Negotiable | Minerals  |
| Convey:         | Negotiable | Royalty   |

**Leases Affecting Property:**

|                        |                                                                     |
|------------------------|---------------------------------------------------------------------|
| Oil and Gas Lease:     | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:  |                                   |
| Roadway:   |                                   |
| Electric:  | LCRA & San Bernard Electric Co-Op |
| Telephone: |                                   |
| Water:     |                                   |
| Other:     |                                   |

**Improvements on Property:**

|            |                                                                                        |
|------------|----------------------------------------------------------------------------------------|
| Home:      | <input type="checkbox"/> YES <input type="checkbox"/> NO                               |
| Buildings: | There is a very old home and barn on said 238 acre property that has very little value |
| Barns:     |                                                                                        |
| Others:    |                                                                                        |

% Wooded: 30% +/-

Type Trees: Oak

|                 |                |                                                                     |
|-----------------|----------------|---------------------------------------------------------------------|
| <b>Fencing:</b> | Perimeter      | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
|                 | Condition:     | Fair                                                                |
|                 | Cross-Fencing: | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
|                 | Condition:     | Fair                                                                |

**Ponds:** Number of Ponds: Four

Sizes: 1/2 to 3/4 Acre

**Creek(s):** Name(s): None

**River(s):** Name(s): None

**Water Well(s): How Many?** One

Year Drilled: Unknown Depth: Unknown

**Community Water Available:** ☐ YES ☒ NO

Provider:

**Electric Service Provider (Name):**

San Bernard Electric Cooperative, Inc.

**Gas Service Provider**

Private

**Septic System(s): How Many:** None

Year Installed:

**Soil Type:** Sandy Loam

**Grass Type(s)** Native

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

**Nearest Town to Property:** Kenney

Distance: 1 Mile

Driving time from Houston 1 Hr 15 minutes

**Items specifically excluded from the sale:**

All of Sellers personal property located on said 238 Acres

**Additional Information:** A private Cemetery is located on the 238 acre property.

\*Road Frontage on Hwy 36N Ramp- 70 feet

Road Frontage on Kiemsteadt Rd- TBD by Survey

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



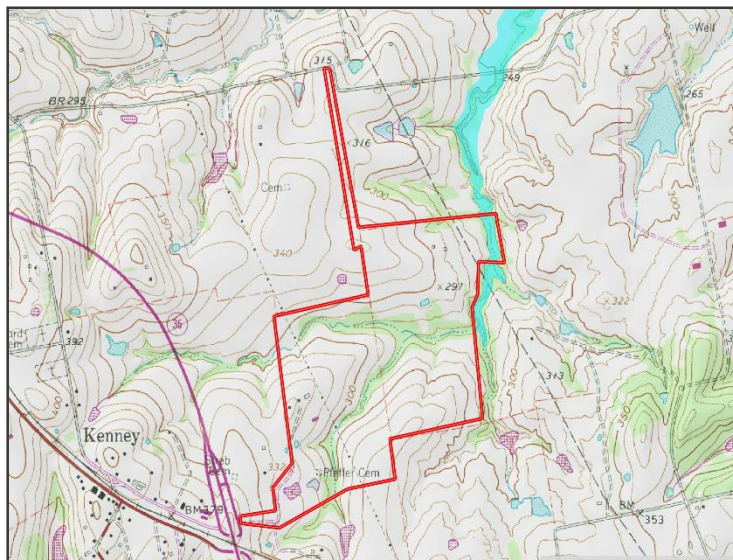


Directions: From Bellville  
Highway 36 N, exit Loop 497S;  
Rt Hall Rd; Across RR to property.  
Access also available off  
Kiemsteadt Rd



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**Real Estate**

*Since 1970*



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## Information About Brokerage Services

11/2/2015

*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             | License No.    | Email                    | Phone                |
| Primary Assumed Business Name                    |                |                          |                      |
| <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/<br>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

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