



***- Deer Run Farm -***  
***3619 Hwy 159 W.***  
***Bellville, Texas***  
***17.584 Acres***



*Texas is Our Territory*

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

*Since 1970*





# Deer Run Farm Bellville, Texas

*As you enjoy your morning coffee on the front porch of this home you may see a family of deer emerge into the open. This 17+ restricted acres remain a habitat for deer to roam freely in the lush pastures. Built in the early 1900's, this home has been totally restored. Features include all new electrical, plumbing, brand new roof, new AC units, custom cabinetry and real hardwood floors throughout. Highlights such as the separate vanity areas in master bath, the large open living space on the second floor, and great storage are added bonuses! Other improvements in addition to the farmhouse consist of a 24x30 metal barn with stalls and a well house.*

*Tranquility and Convenience all within a close proximity to town!*

*Come and enjoy the  
country...  
the simple life.*





# The Home

- Size: 2902 Sq.Ft.
- Multi-Level-Master Down
- Beds: 4-5
- Exterior: Wood
- Year Built: Original 1920  
Renovated 2016
- Baths: 3.5
- Roof: Composite -2017
- Central Heat & Air – 2017
- Master BDR – His/Hers  
separate walk in closets  
and baths
- Large open living space  
w/storage and full bath on  
second floor
- Great Storage



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:	Office*travel E. Main to HWY 159/Nelsonville Rd.*Apprx. 3.5 miles*Property on Left			Listing #:	116533
Address of Property:	3619 Hwy 159W Bellville TX 77418		Road Frontage:	Approx. 100'	
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:	17.584 Acres	
Deed Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<b>Number of Acres:</b> 17.584 Acres					
<b>Price per Acre (or)</b>					
<b>Total Listing Price:</b> \$599,900.00					
<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: 2018					
School:	\$2,878.97				
County:	\$913.36				
Hospital:	\$125.37				
FM Road:	\$185.37				
Rd/Brg:	\$153.60				
TOTAL:	\$4,257.67				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>School District:</b>	Bellville ISD				
<b>Minerals and Royalty:</b>					
Seller believes	0%	*Minerals			
to own:	0%	*Royalty			
Seller will	0%	Minerals			
Convey:	0%	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 checked="" type="checkbox"/> No				
<b>Easements Affecting Property:</b> Name(s):					
Pipeline:					
Roadway:					
Electric:	San Bernard Electric Coop				
Telephone:					
Water:					
Other:					
<b>Improvements on Property:</b>					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Buildings:					
Barns:	1 24x30				
Others:	Well House				
% Wooded:	20%				
Type Trees:	Oaks and Cedars				
<b>Fencing:</b>	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Very Good			
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:				
<b>Ponds:</b>	Number of Ponds:	0			
Sizes:					
<b>Creek(s):</b>	Name(s):	0			
<b>River(s):</b>	Name(s):	0			
<b>Water Well(s): How Many?</b> 1					
Year Drilled:	2016	Depth:	280'		
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Provider:					
<b>Electric Service Provider (Name):</b>					
San Bernard Electric Co-Operative					
<b>Gas Service Provider</b>					
Private- Propane					
<b>Septic System(s): How Many:</b> 1					
Year Installed:	2016				
<b>Soil Type:</b>	Sandy Loam				
<b>Grass Type(s)</b>	Bermuda/Mixed Pasture				
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>					
<b>Nearest Town to Property:</b> Bellville					
Distance:	Approx. 3.5 miles				
Driving time from Houston	One hour				
<b>Items specifically excluded from the sale:</b>					
All of Sellers personal property located on said					
17.584 acres; Mock mantle, chandeliers in bath&game room					
<b>Additional Information:</b>					

**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:		3619 Hwy 159 W. Bellville TX 77418		Listing	116533
Location of Home:		Office*travel E. Main to HWY 159/Nelsonville Rd.*Apprx. 3.5 miles*Property on Left			
County or Region:		Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		None	Property Size:	17.584 Acres	
Deed Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Listing Price:</b>		<b>\$599,900.00</b>		<b>Home Features</b>	
<b>Terms of Sale</b>				<input checked="" type="checkbox"/> Ceiling Fans No. 4 <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garbage Disposal <input checked="" type="checkbox"/> Microwave (Built-In) <input checked="" type="checkbox"/> Kitchen Range (Built-In) <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Refrigerator	
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:		1920; Add-on and Renovated 2016			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms:	5-Apr	Bath:	3 1/2		
Size of Home (Approx.)		2902 sqft	Per ACAD	Living Area	
				Total	
Foundation:		<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		Composite	Year Installed: 2017		
Exterior Construction:		Wood			
<b>Room Measurements:</b>		<b>APPROXIMATE SIZE:</b>			
Din/Entry Rm:	18x13				
Game/Dining	16x20				
Kit/Den:	35x20				
Office:	13x8.5 (Down) *Craft Room, storage or nursery				
Utility:	8x10				
Bath:	9x8.5 (Down)	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Pow der Rm:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower		
Mstr Bath:	2 Baths/Shared Water closet	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Master Bdrm:	19x14- His and Her separate w alk in closets & bath				
Bedroom:	15x17 (down)				
Bedroom:	11x10 (down)				
Upstairs:	*Large open living space w/ storage and full bath				
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:	Covered 126 sq. ft.				
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"/>	

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

Mantle in dining room, chandeliers in game room and her master bath, and all other seller's property located on said 17.584 acres.

### Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	2 UNITS
<input checked="" type="checkbox"/>	Central Air	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	2 UNITS
<input type="checkbox"/>	Other:					
<input type="checkbox"/>	Fireplace(s)					
<input type="checkbox"/>	Wood Stove					
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric w/propane			

### Utilities:

Electricity Provider:	San Bernard Electric Coop.
Gas Provider:	NA
Sewer Provider:	On-site septic
Water Provider:	Well
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Approx. 280'
	Year Drilled: 2016
Average Utility Bill:	Monthly: \$300.00

### Taxes:

	2018	Year
School:	\$2,879.97	
County:	\$913.36	
Hospital:	\$125.37	
FM Road:	\$185.37	
Rd/Brg:	\$153.60	
Taxes:	\$4,257.67	

### School District:

Bellville ISD
<b>Additional Information:</b>
Upstairs is being utilized as Boys Bedrooms and storage.
Has central air and heat, closets and full bath.
Approx measurements: 11x19; 9x17
Custom built cabinets
Roof and A/C Units/Duct work-2017
plumbing and electrical-2017
Kept as much original woodwork as possible
Great storage
Ballard Water Well

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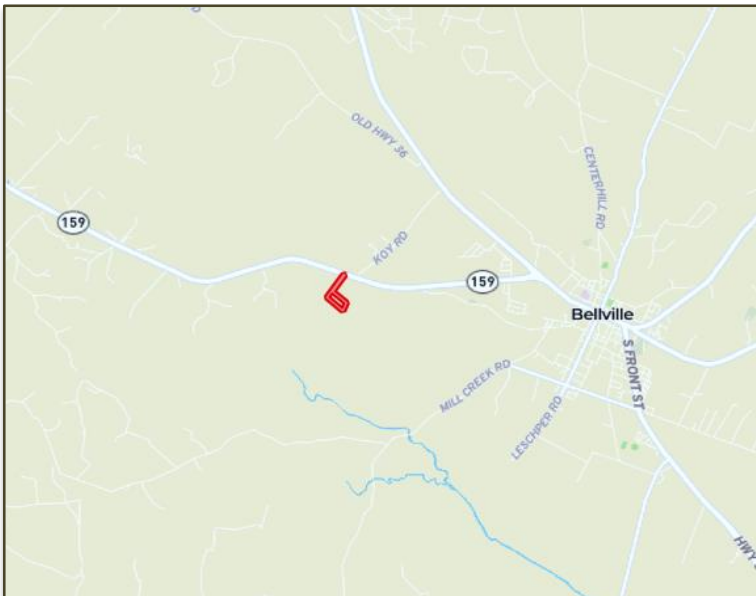
Directions: From Bellville  
Highway 159W, travel approximately  
3.5 miles, property is located on the  
left. **3619 Hwy 159W, Bellville, Texas**



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**Bill Johnson & Associates  
Real Estate**

*Since 1970*



420 East Main Street  
Bellville, Texas 77418-  
0294

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## 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	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/ Associate	License No.	Email	Phone
<hr/>			
Sales Agent/Associate's Name	License No.	Email	Phone
<hr/>			
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