



We're going home...

Whispering Oaks 20.4140 Acres

25569 Squirrel Road

NEW ULM, TEXAS



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Property

- 20.414 Restricted Acres
- 3 Miles outside of New Ulm
- Easy one hour drive to Houston
- Beautiful, well-maintained 3,077 Sq. Ft. Home
- Manicured and Landscaped Lawn with Sprinkler System
- Mature Oak, Cedar, Elm, and Hickory Trees
- Two ponds
- Improved Grasses – Coastal Bermuda, Bahia
- Deep – Irrigation Well/Second Well
- Workshop, 3-Stall Horse Barn, Loafing Shed, Storage Bldg
- Equipment available by separate contract: John Deere 30 HP 4WD Tractor with loader & shredder, Zero-turn mower, Club Car 4x4 side-by-side



HOME

- Built in 2008
- 4 bedrooms, 2-1/2 bath
- Covered back and front porches
- Composition roof / Brick Exterior
- Over-sized, attached two-car garage
- Tile and wood flooring throughout the home
- Island kitchen with Breakfast Bar, large pantry, granite countertops, under cabinet lighting, copper sink
- 2 Dining areas
- Spacious master suite with walk-in closets, garden tub, rain-glass shower, double vanity
- Guest bath has double vanity, tub/shower combination
- Home office, Sitting parlor/Music room off foyer





3-Stall Horse Barn



Pond



Aerial of Property



Workshop Interior

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LOT OR ACREAGE LISTING

Location of Property:	Fr New Ulm: E on FM 1094 7/10 mi; L on Squirrel Rd; 2.7 mi to prop.	Listing #:	112692
Address of Property:	25569 Squirrel Rd. New Ulm 78950	Road Frontage:	Approx. 3000'
County:	Austin	Paved Road:	☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:	Whispering Oaks	Lot Size or Dimensions:	20.414
Subdivision Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.	☒ YES ☐ NO
Number of Acres: 20.4140		Improvements on Property:	
Price per Acre (or)		Home: ☒ YES ☐ NO	
Total Listing Price: \$874,000.00		Buildings: 40' x 60' Shop	
Terms of Sale:		Barns: 3 Stall Horse Barn	
Cash: ☒ YES ☐ NO		Others: Loafing Shed, Well House, Storage Bld	
Seller-Finance: ☐ YES ☒ NO			
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		% Wooded: 60%	
Balloon Note: ☐ YES ☐ NO		Type Trees: Oaks, Cedars, Elms, Hickory	
Number of Years:		Fencing: Perimeter ☒ YES ☐ NO	
		Condition: Good	
		Cross-Fencing: ☒ YES ☐ NO	
		Condition: Good	
Property Taxes: Year: 2017		Ponds: Number of Ponds: Two	
School:	\$4,666.15	Sizes: 1/3 acre; 1/2 acre	
County:	\$1,559.76	Creek(s): Name(s): None	
Hospital:	\$188.85		
FM Road:	\$316.55	River(s): Name(s): None	
Rd/Brg:	\$262.29		
TOTAL:	\$6,993.60		
Agricultural Exemption:	☒ Yes ☐ No	Water Well(s): How Many? Two	
School District:	Bellville	Year Drilled: 2008/ unknown Depth: 450'	
Minerals and Royalty:		Community Water Available: ☐ YES ☒ NO	
Seller believes	None	Provider:	
to own:	None	Electric Service Provider (Name):	
Seller will	None	San Bernard Electric Coop	
Convey:	None	Gas Service Provider Private-Propane Tank	
	Royalty		
Leases Affecting Property:		Septic System(s): How Many: One	
Oil and Gas Lease: ☐ Yes ☒ No		Year Installed: 2009	
Lessee's Name:		Soil Type: Sandy Soil	
Lease Expiration Date:		Grass Type(s) Coastal, Bahia	
		Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	
Surface Lease: ☐ Yes ☒ No		Nearest Town to Property: New Ulm	
Lessee's Name:		Distance: 3 miles	
Lease Expiration Date:		Driving time from Houston 1 hour	
Oil or Gas Locations: ☐ Yes ☒ No		Items specifically excluded from the sale: All of Sellers personal property located on subject property.	
Easements Affecting Property: Name(s):		Additional Information:	
Pipeline:	None		
Roadway:	None		
Electric:	San Bernard Electric Electric Coop		
Telephone:	Industry Telephone Co		
Water:	None		
Other:	None		

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HOME

Address of Home:	25569 Squirrel Road, New Ulm TX 78950	Listing	112692
Location of Home:	Fr New Ulm: E on FM 1094 7/10 mi; L on Squirrel Rd; 2.7 mi to property on left		
County or Region:	Austin	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	Whispering Oaks	Property Size:	20.414 AC
Subdivision Restricted:	☒ YES ☐ NO	Mandatory Membership in Property Owners' Assn.	☒ YES ☐ NO
Listing Price:	\$874,000.00	Home Features	
Terms of Sale		☒ Ceiling Fans No.	
Cash: ☒ YES ☐ NO		☒ Dishwasher	
Seller-Finance: ☐ YES ☒ NO		☒ Garbage Disposal	
Sell.-Fin. Terms:		☒ Microwave (Built-In)	
Down Payment:		☒ Kitchen Range (Built-In) ☒ Gas ☐ Electric	
Note Period:		☒ Refrigerator	
Interest Rate:		Items Specifically Excluded from The Sale: LIST:	
Payment Mode: ☐ Mo ☐ Qt. ☐ S.A. ☐ Ann.		Washer and Dryer	
Balloon Note: ☐ YES ☐ NO		All Sellers personal property located on said 20.414 AC	
Number of Years:			
Size and Construction:		Heat and Air:	
Year Home was Built: 2008		☒ Central Heat Gas ☐ Electric ☒ Units 2	
Lead Based Paint Addendum Required if prior to 1978: ☐ YES		☒ Central Air Gas ☐ Electric ☒ # Units: 2	
Bedrooms: 4 Bath: 2 1/2		☒ Other:	
Size of Home (Approx.) 3,077 Living Area		☒ Fireplace(s)	
	4,516 Total	☐ Wood Stove	
Foundation: ☒ Slab ☐ Pier/Beam ☐ Other		☒ Water Heater(s): ☒ Gas ☐ Electric	
Roof Type: Composition (40 yr) Year Installed: 2008		Utilities:	
Exterior Construction: Brick		Electricity Provider: San Bernard Electric	
Room Measurements: APPROXIMATE SIZE:		Gas Provider: Propane Tank	
Study: 11x13		Sewer Provider: Septic	
Dining Room: 12x15		Water Provider: Well	
Kitchen/Bkf: 12x21		Water Well: ☒ YES ☐ NO Depth: 450'	
Den: 21x21		Year Drilled: 2008	
Utility: 7x6		Average Utility Bill: Monthly: \$300.00	
Mstr Bath: 14x12 ☒ Tub ☒ Shower		Taxes: 2017 Year	
Bath: 7x13 ☒ Tub ☒ Shower		School: \$4,666.15	
1/2 Bath: 6x6 ☐ Tub ☐ Shower		County: \$1,559.76	
Master Bdrm: 14x21		Hospital: \$188.85	
Bedroom: 14x11		FM Road: \$316.55	
Bedroom: 13x13		Rd/Brg: \$262.29	
Bedroom: 12x13		Taxes: \$6,993.60	
MstrCloset: 8x18		School District: Bellville	
Garage: ☒ Carport: ☒ No. of Cars: Two		Additional Information:	
Size: 24x21'8" ☒ Attached ☐ Detached		Water Softner in the well house	
Porches:		Central Heat is Electric Heatpump	
Front: Size: 112 sq. ft. Covered			
Back: Size: 65 sq. ft. Covered			
Patio: 360 sq. ft.			
Deck: Size:			
Fenced Yard: Partial in back			
Outside Storage: ☒ Yes ☐ No Size: 64 sq.ft.			
Construction: Metal			
TV Antenna ☐ Dish ☒ Cable ☐			

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