



The Ole' Peck Farm
21927 New Bremen Rd
New Ulm



106.70Acres
1952 sq. ft. Home
2 Ponds
Austin County
Bellville ISD



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



The Ole' Peck Farm

This 106.70-acre farm is located between New Ulm and Cat Spring in Austin County. This property has many outstanding features such as: 1,497 feet of road frontage on New Bremen Road, two stocked ponds that have provided many hours of enjoyment for the proud owners and their friends for many years, a gently rolling, sandy loam landscape covered with native grasses as well as oak, pecan, and cedar trees covering approximately 35% of the land. Dry Creek, a seasonal creek, meanders through the wooded areas and provides outstanding habitat for wildlife.



In 1975 a 3 bedroom and 2.5 bath home was built near the center of the property in a wooded area. The home is presently occupied by the present owner's son and his family. The home is beginning to show signs of years of use and would welcome one's delicate touch. One 50'x52' tin barn rounds out the improvements on the property.

Driving time to Houston is approximately one hour and The Falls Golf and Recreation Club is a relaxing fifteen-minute drive.

Could be a Diamond in the Rough!

LOT OR ACREAGE LISTING

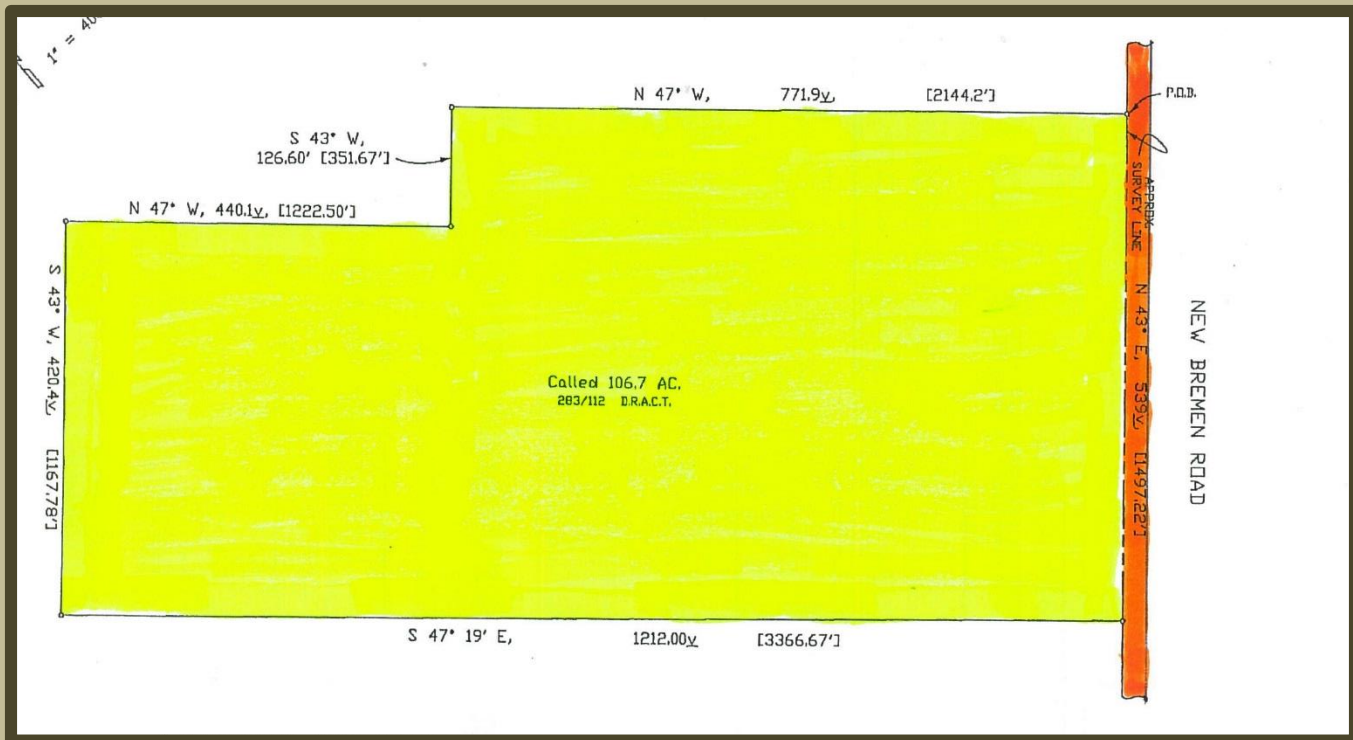
Location of Property:	New Ulm*FM 1094E*L on New Bremen Road 2.2 mi.to property on left			Listing #:	111558
Address of Property:	21927 New Bremen Rd, New Ulm, TX 78950		Road Frontage:	1,497' New Bremen Rd	
County:	Austin	Paved Road:	☐ YES ☒ NO	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	None		Lot Size or Dimensions:	106.7	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO		
Number of Acres:			Improvements on Property:		
106.7000			Home: ☒ YES ☐ NO		
Price per Acre (or)			Buildings:		
Total Listing Price:			Barns:		
\$985,000.00			One - 50'x52' Shed		
Terms of Sale:			Others:		
Cash: ☒ YES ☐ NO					
Seller-Finance: ☐ YES ☒ NO					
Sell.-Fin. Terms:					
Down Payment:					
Note Period:					
Interest Rate:					
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.			% Wooded: 35 +/-		
Balloon Note: ☐ YES ☐ NO			Type Trees: Cedar, Oak, Pecan		
Number of Years:			Fencing:		
			Perimeter ☒ YES ☐ NO		
			Condition: Needs repair		
			Cross-Fencing: ☐ YES ☒ NO		
			Condition:		
Property Taxes:			Ponds:		
Year:		2017	Number of Ponds:		2
School:	\$2,492.19		Sizes:		1/2 acre, 1 acre
County:	\$790.38		Creek(s):		Name(s): Dry Creek
Hospital:	\$115.08		River(s):		Name(s): None
FM Road:	\$160.41				
Rd/Brg:	\$132.92				
TOTAL:	\$3,690.98		Water Well(s): How Many?		One
Agricultural Exemption:	☒ Yes ☐ No		Year Drilled:		1974
School District:	Bellville I. S. D.		Depth:		Unknown
Minerals and Royalty:			Community Water Available:		
Seller believes	None	*Minerals	☐ YES ☒ NO		
to own:	None	*Royalty	Provider: N/A		
Seller w ill	None	Minerals	Electric Service Provider (Name):		
Convey:	None	Royalty	San Bernard Electric Cooperative		
			Gas Service Provider		
			Bellville Butane		
Leases Affecting Property:			Septic System(s): How Many:		
Oil and Gas Lease: ☐ Yes ☒ No			One		
Lessee's Name:			Year Installed: 1975 approximately		
Lease Expiration Date:			Soil Type: Sandy Loam		
			Grass Type(s) Native		
Surface Lease: ☒ Yes ☐ No			Flood Hazard Zone: See Seller's Disclosure or to be determined by survey		
Lessee's Name: Aubrey Blezinger			Nearest Town to Property: New Ulm		
Lease Expiration Date: Verbal 30-day notice			Distance: 5 miles		
Oil or Gas Locations: ☐ Yes ☒ No			Driving time from Houston: Approx. 1 hour		
Easements Affecting Property: Name(s):			Items specifically excluded from the sale: All of Seller's and Lessee's personal property located in and on said 106.70 acres.		
Pipeline:	Enterprise Gas Pipelin		Additional Information: Air conditioner installed in 2015, roof in 2009, windows in 2012.		
Roadway:	None				
Electric:	San Bernard Electric Coop				
Telephone:	None				
Water:	None				
Other:	None				

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:	21927 New Bremen Road, New Ulm, TX 78950		Listing	111558
Location of Home:	New Ulm*FM 1094E*L on New Bremen Road 2.2 mi.to property on left			
County or Region:	Austin County		For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	None		Property Size:	106.70 Acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	
Listing Price:	\$985,000.00		Home Features	
Terms of Sale			☒	Ceiling Fans No. 6
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.	All of Seller's personal property located in and on said		
Balloon Note:	☐ YES ☐ NO	106.70 acres		
Number of Years:				
Size and Construction:			Heat and Air:	
Year Home was Built:	1975		☒	Central Heat Gas ☐ Electric ☒ Units: 1
Lead Based Paint Addendum Required if prior to 1978:	☒ YES		☒	Central Air Gas ☐ Electric ☒ Units: 1
Bedrooms: 3 Bath: 2 1/2			☐	Other:
Size of Home (Approx.)	1,952	Living Area	☒	Fireplace(s)
	2,786	Total	☐	Wood Stove
Foundation: ☒ Slab ☐ Pier/Beam ☐ Other			☒	Water Heater(s): ☒ Gas ☐ Electric
Roof Type: Composition Year Installed: 2009			Utilities:	
Exterior Construction: Brick			Electricity Provider: San Bernard Electric Coop	
			Gas Provider: Bellville Propane	
Room Measurements: APPROXIMATE SIZE:			Sewer Provider: Septic Tank	
Living Room: 17' x 19.8			Water Provider: Water Well	
Dining Room: 12.10 x 9 1/2			Water Well: ☒ YES ☐ NO Depth: Unknown	
Kitchen: 17 x 12 1/2			Year Drilled: 1974	
Family Room: Sun Room			Average Utility Bill: Monthly: \$200.00	
Utility: 14' x 16.8				
Bath: Master: 5 1/2 x 10 ☐ Tub ☒ Shower			Taxes: 2017 Year	
Bath: 7 1/2 x 5 ☒ Tub ☐ Shower			School: \$2,492.19	
Bath: Garage: 4 x 5.9 ☐ Tub ☐ Shower			County: \$790.38	
Master Bdrm: 12 1/2 x 14 Closet: 7 1/2 x 4			Hospital: \$115.08	
Green Bdrm: 13 1/2 x 12 1/2			FM Road: \$160.41	
Bedroom: 12 1/2 x 12			Rd/Brg: \$132.92	
Bedroom:			Taxes: \$3,690.98	
Other:			School District: Bellville I. S. D.	
Garage: ☒ Carport: ☐ No. of Cars: 2				
Size: 30 x 25 ☒ Attached ☐ Detached			Additional Information:	
Porches:			Air conditioner installed in 2015, roof in 2009, windows in 2012	
Front: Size: 17 x 5 - covered				
Back: Size: 11 1/2 x 7 - covered				
Deck: Size: None ☐ Covered				
Deck: Size: None ☐ Covered				
Fenced Yard: Yes 105' x 155'				
Outside Storage: ☐ Yes ☒ No Size: N/A				
Construction: N/A				
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.



Bellville Office
420 E. Main Street
Bellville TX 77418
979-865-5969
www.bjre.com



Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

New Ulm Office
424 Cedar Street
New Ulm TX 78950
979-992-2636
www.bjre.com