



1091 Cummins Creek

New Ulm, Texas

- 20.29 Acres
- Colorado County
- Pond



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



1091 Cummins Creek New Ulm, Texas

A stocked pond with fishing pier situated in the middle of this 20.29 acre property, surrounded by mature oak and cedar trees, is just the beginning of the beauty that lies within the property lines. Trails have been cut throughout the wildlife-filled woods, to easily meander and explore nature. The front of the property has open pastures with a 1500+ sq. ft. manufactured house, a barn, and storage sheds. The back of the 20 acres borders Piper Creek. This Colorado County acreage offers a little bit of everything, and is waiting for you to make it your own.



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

Amenities

- Size: ~1536 sq. ft.
- Levels: Single story
- Beds: 3
- Exterior: Wood
- Year Built: 1981
- Baths: 2
- Roof: Composition
- Age Range: 30-40
- Porches/Deck
- Fireplace
- Central Heat & Air
- 20.29 Acres
- Ag-Exempt
- Pond with pier
- Wooded with trails
- Borders Piper Creek



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: FM 109 to FM 1291 in Frelsburg, (L) on Ehlinger Rd, (L) on Cummins Creek Rd Listing #: 116112
 Address of Property: 1091 Cummins Creek New Ulm, Tx 78950 Road Frontage: 448' Cummins Creek Rd
 County: Colorado Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: None Lot Size or Dimensions: 20.29 Acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 20.2900

Price per Acre (or) _____

Total Listing Price: \$299,000.00

Terms of Sale:

Cash: YES NO
 Seller-Finance: YES NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: Mo. Qt. S.A. Ann.
 Balloon Note: YES NO
 Number of Years: _____

Property Taxes: Year: 2018

School: \$641.74
 County: \$284.48
 Hospital: \$0.00
 FM Road: \$5.58
 Rd/Brg: _____
 TOTAL: \$931.80

Agricultural Exemption: Yes No

School District: Columbus ISD

Minerals and Royalty:

Seller believes unknown *Minerals
 to own: unknown *Royalty
 Seller will neg Minerals
 Convey: neg Royalty

Leases Affecting Property:

Oil and Gas Lease: Yes 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: Intratex Gas Company
 Roadway: None
 Electric: San Bernard Electric Coop
 Telephone: None
 Water: None
 Other: None

Improvements on Property:

Home: YES NO
 Buildings: 2 Storage sheds
 Barns: 1 Barn
 Others: Well house

% Wooded: 75%

Type Trees: Oak, Cedar,

Fencing: Perimeter YES NO
 Condition: Fair
 Cross-Fencing: YES NO
 Condition: Fair

Ponds: Number of Ponds: 1 with pier

Sizes: _____

Creek(s): Name(s): Piper Creek

River(s): Name(s): None

Water Well(s): How Many? 1

Year Drilled: 1981 Depth: unknown

Community Water Available: YES NO

Provider: _____

Electric Service Provider (Name): _____

San Bernard Electric Cooperative

Gas Service Provider _____

Unknown

Septic System(s): How Many: 1

Year Installed: 1981

Soil Type: Sandy

Grass Type(s): _____

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

Nearest Town to Property: Frelsburg

Distance: 2.5 Miles

Driving time from Houston 1 hour

Items specifically excluded from the sale: _____

Additional Information: RV and boats

will convey with property

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HOME

Address of Home: 1091 Cummins Creek New Ulm, TX 78950 Listing # 116112

Location of Home: FM 109 to FM 1291 in Frelsburg, (L) on Ehlinger Rd, (L) on Cummins Creek Rd

County or Region: Colorado For Sale Sign on Property? YES NO

Subdivision: _____ Property Size: 20.29 Acres

Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$299,000.00

Terms of Sale

Cash: YES NO

Seller-Finance: YES NO

Sell.-Fin. Terms: _____

Down Payment: _____

Note Period: _____

Interest Rate: _____

Payment Mode: Mo. Qt. S.A. Ann.

Balloon Note: YES NO

Number of Years: _____

Size and Construction:

Year Home was Built: 1981

Lead Based Paint Addendum Required if prior to 1978: YES

Bedrooms: 3 Bath: 2

Size of Home (Approx.) 1,536 Living Area

Total

Foundation: Slab Pier/Beam Other

Roof Type: Composition Year Installed: 1981

Exterior Construction: Wood

Room Measurements: APPROXIMATE SIZE:

Living Room: 18x19

Dining Room: _____

Kitchen: 6x20

Family Room: 14x24

Utility: 6x13

Bath: 6x11 Tub Shower

Bath: 5x8 Tub Shower

Bath: _____ Tub Shower

Master Bdrm: 12x15

Bedroom: 10x12

Bedroom: 10x12

Bedroom: _____

Other: _____

Garage: Carport: No. of Cars: 1

Size: Attached Detached

Porches:

Front: Size: 8x24

Back: Size: 8x24

Deck: Size: 19x20 Covered

Deck: Size: _____ Covered

Fenced Yard: yes

Outside Storage: Yes No Size: 20x25 and 21x21

Construction: Metal and wood

TV Antenna Dish Cable

Home Features

Ceiling Fans No. 1

Dishwasher

Garbage Disposal

Microwave (Built-In)

Kitchen Range (Built-In) Gas Electric

Refrigerator

Items Specifically Excluded from The Sale: LIST: _____

Heat and Air:

Central Heat Gas Electric 1

Central Air Gas Electric 1

Other: _____

Fireplace(s)

Wood Stove

Water Heater(s): Gas Electric

Utilities:

Electricity Provider: San Bernard Electric Cooperative

Gas Provider: Unknown

Sewer Provider: Septic

Water Provider: Well

Water Well: YES NO Depth: Unknown

Year Drilled: 1981

Average Utility Bill: Monthly: Unknown

Taxes: Colorado Year 2018

School: \$641.74

County: \$284.48

Hospital: \$0.00

FM Road: \$5.58

Rd/Brg: _____

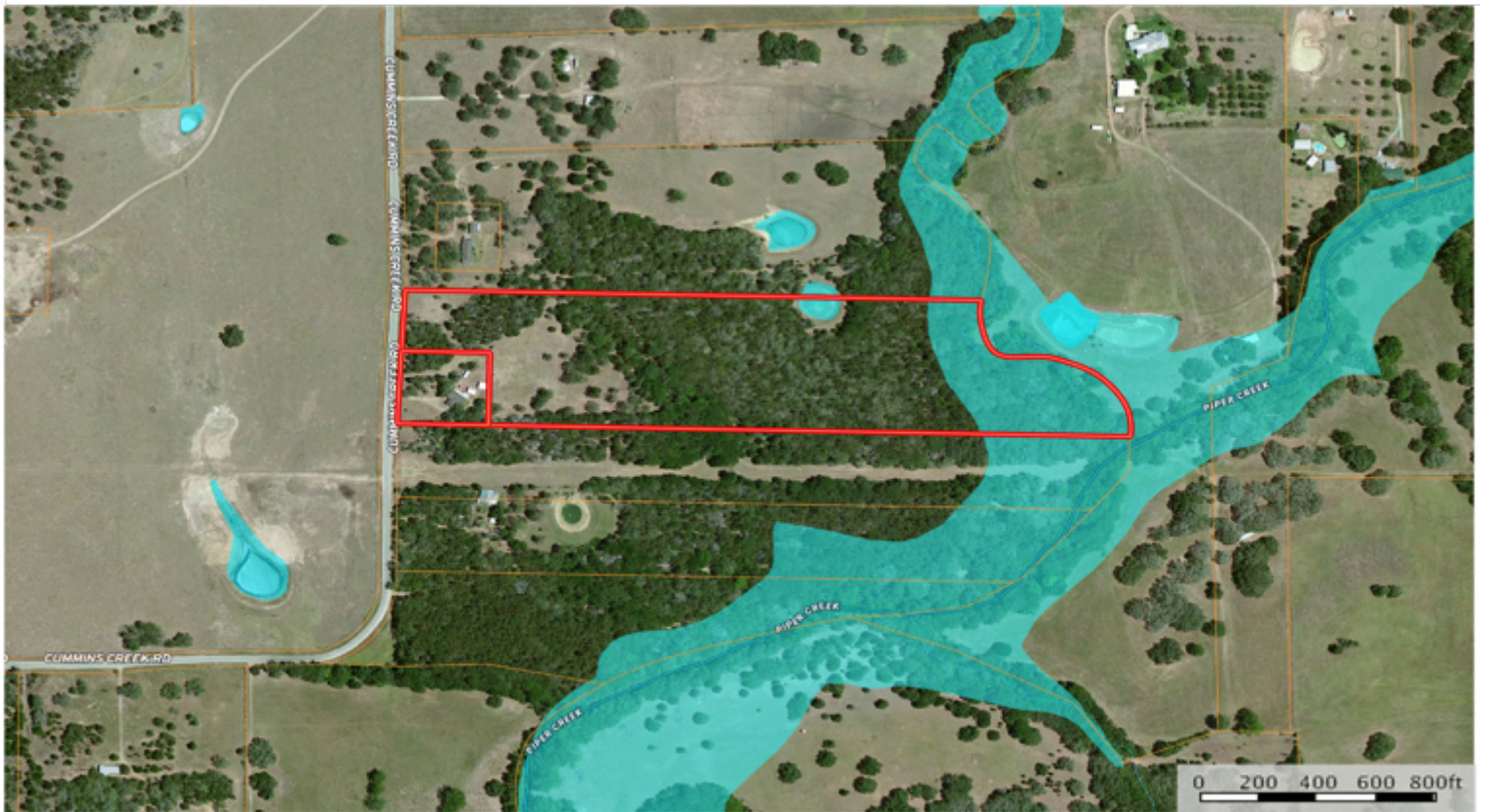
Taxes: \$931.80

School District: Columbus ISD

Additional Information:

RV and boats will convey with the property.

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 New Ulm take FM 109 to Frelsburg, continue on FM 1291, (L) on Ehlinger Rd , (L) on Cummins Creek

1091 Cummins Creek Rd.
New Ulm, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

420 East Main Street
Bellville, Texas 77418-0294

(979) 865-5969

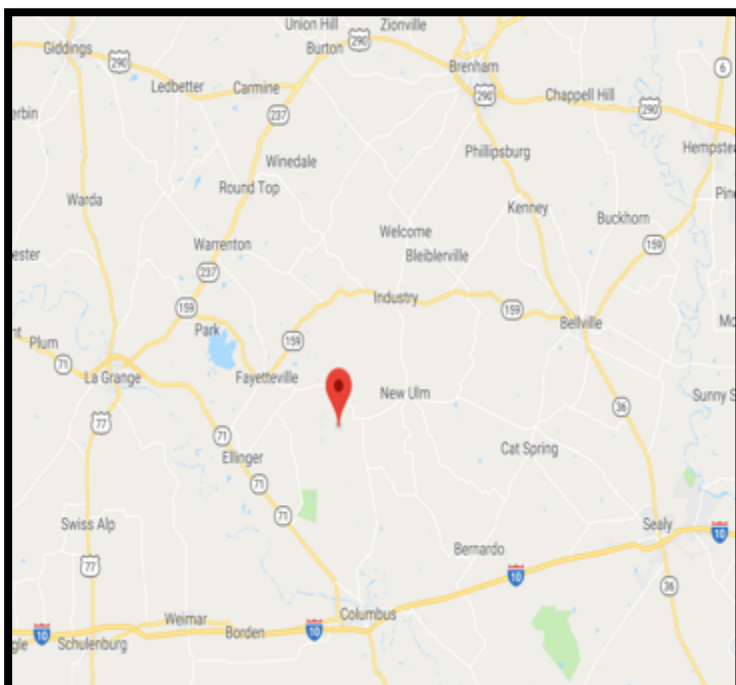
Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950

(979) 992-2636

Fax (979) 992-2637

www.bjre.com





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
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

IABS 1-0 Date