



Millsap Farms

6799 FM 389

Fayetteville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Millsap Farms Fayetteville, TX

There are few locations better than Millsap Farms to enjoy peaceful Fayette County sunsets, and be just minutes from the Warrenton/Round Top Antique Show. Situated where FM 389 intersects FM 954, this property is prime location for owners/guests to shop, hop home for lunch, and quickly get back to all the action. On the lovely elevated 14 acres is a genuine farmhouse, with original wood floors, walls, and ceilings. Hidden throughout the house are beautifully crafted touches, waiting for someone to add updates of their own, to complete it's true beauty.



Amenities

- Size: 2535 Sq.Ft.
- Levels: Multi-level
- Beds: 3
- Exterior: Vinyl
- Baths: 2
- Roof: Metal
- 38x8 Front Porch
- Upstairs Bath With Claw Tub
- 80x40 Metal Barn
- Sunset Views



LOT OR ACREAGE LISTING

Location of Property: 159W Right on FM 954, Right on FM 389, First house on left Listing #: 119445
Address of Property: 6799 FM 389 Fayetteville Road Frontage: ~40'
County: Fayette Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: None Lot Size or Dimensions: 14 Acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 14.0000
Price per Acre (or)
Total Listing Price: \$475,000.00
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: 2019
School: \$1,791.62
County: \$458.05
Hospital: Cummins Creek WCID \$32.50
FM Road: Fayette Co GWCD \$16.65
Rd/Brg: \$245.91
TOTAL: \$2,544.73

Agricultural Exemption: ☒ Yes ☐ No

School District: Round Top-Carmine

Minerals and Royalty:

Seller believes 0% *Minerals
to own: 0% *Royalty
Seller will 0% Minerals
Convey: 0% Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☐ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Gary Fritsch-Cattle Lease

Lease Expiration Date: Upon Sale

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: Oasis Pipe Line Co.

Roadway:

Electric: Fayette Electric Coop.

Telephone:

Water:

Other:

Improvements on Property:

Home: ☒ YES ☐ NO

Buildings:

Barns: 80'x40' Metal barn with electricity and water

Others: 8'x8' Pump House
Older Wooden 2-Car Garage

% Wooded: 5%

Type Trees: Oak, Pecan, Pine

Fencing: Perimeter ☐ YES ☒ NO

Condition:

Cross-Fencing: ☒ YES ☐ NO

Condition:

Ponds: Number of Ponds: None

Sizes:

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? 1

Year Drilled: unknown

Depth: unknown

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name): Fayette Electric

Gas Service Provider Fayetteville Propane

Septic System(s): How Many: 1

Year Installed: unknown

Soil Type: Sandy

Grass Type(s): Native

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

determined by survey

Nearest Town to Property: Warrenton

Distance: 6 miles

Driving time from Houston 90 minutes

Items specifically excluded from the sale:

All Seller's personal property located on said 14 acres.

Additional Information:

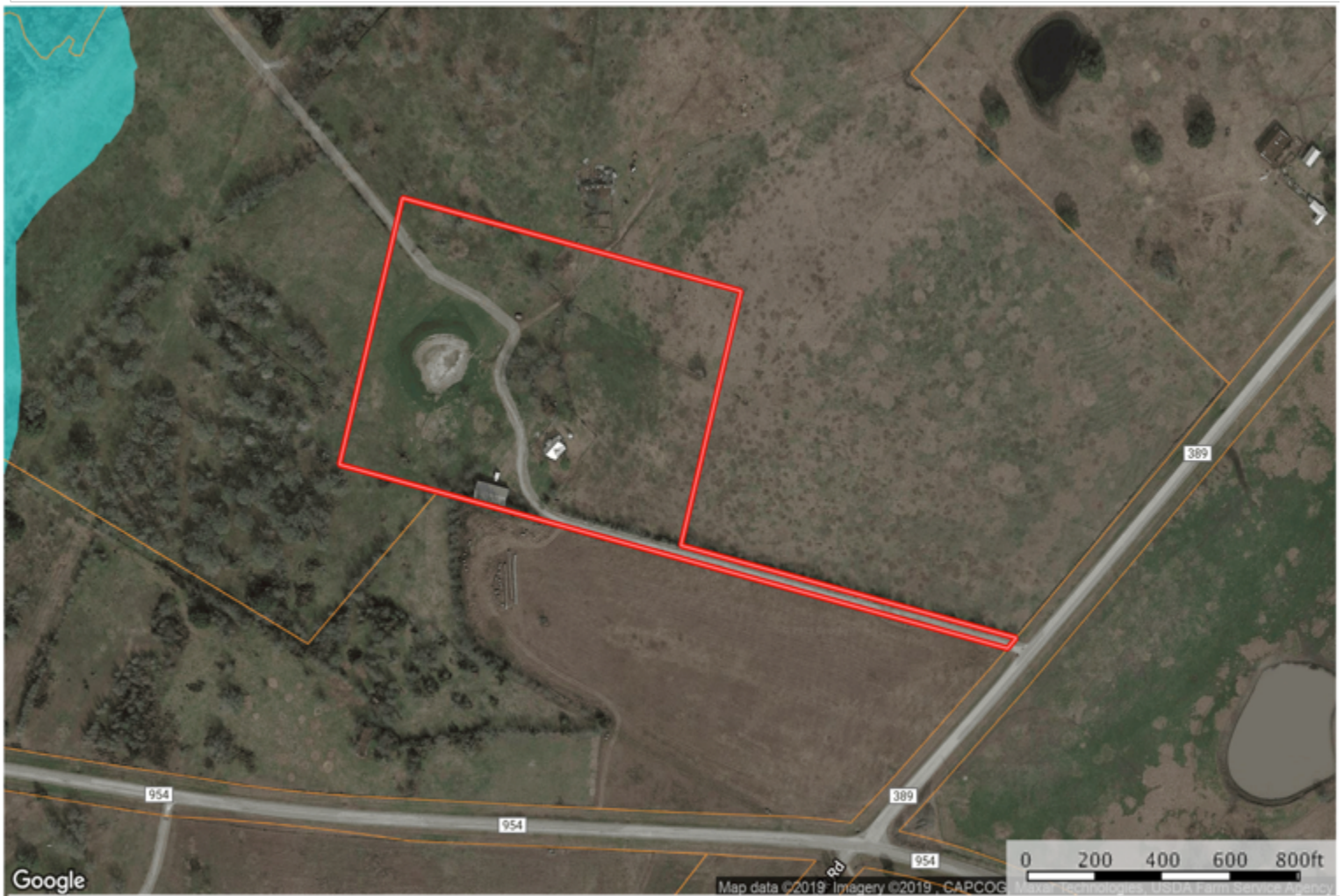
Farm equipment in barn is cattle lessee's

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: 6799 FM 389 Fayetteville		Listing # 119445	
Location of Home: 159W, Right on FM 954, Right on FM 389, first house on left			
County or Region: Fayette		For Sale Sign on Property? ☒ YES ☐ NO	
Subdivision: None		Property Size: 14 acres	
Subdivision Restricted: ☐ YES ☒ NO		Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO	
Listing Price: \$475,000.00		Home Features	
Terms of Sale		☒ Ceiling Fans No. 3	
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 Seller's personal property located on said 14 acres.	
Balloon Note: ☐ YES ☐ NO			
Number of Years:			
Size and Construction:		Heat and Air:	
Year Home was Built: unknown		☐ Central Heat Gas ☐ Electric # Units: _____	
Lead Based Paint Addendum Required if prior to 1978: ☒ YES		☐ Central Air Gas ☐ Electric # Units: _____	
Bedrooms: 3 Bath: 2		☒ Other: 2 Window Units	
Size of Home (Approx.): 2535 Sq Ft Living Area		☒ Fireplace(s) electric	
Total		☐ Wood Stove	
Foundation: ☐ Slab ☒ Pier/Beam ☐ Other		☒ Water Heater(s): ☒ Gas ☐ Electric	
Roof Type: Metal Year Installed: unknown		Utilities:	
Exterior Construction: Vinyl Siding		Electricity Provider: Fayette Electric Coop	
Room Measurements: APPROXIMATE SIZE:		Gas Provider: Fayetteville Propane	
Living Room: 16x15		Sewer Provider: Septic	
Dining Room: 16x10		Water Provider: Well	
Kitchen: 15x12		Water Well: ☒ YES ☐ NO Depth: Unknown	
Family Room: 15x8		Year Drilled: Unknown	
Utility: 8x7		Average Utility Bill: Monthly: Unknown	
Bath: 7x6 ☒ Tub ☒ Shower		Taxes: Year 2019	
Bath: 12x11 ☒ Tub ☒ Shower		School: \$1,791.62	
Bath: ☐ Tub ☐ Shower		County: \$458.05	
Master Bdrm: 16x16		Hospital: Cummins Creek WCID \$32.50	
Bedroom: 15x12		FM Road: Fayette CO GWCD \$16.65	
Bedroom: 16x16		Rd/Brg: \$245.91	
Bedroom:		Taxes: \$2,544.73	
Other:		School District: Round Top-Carmine ISD	
Garage: ☒ Carport: ☐ No. of Cars: 2		Additional Information:	
Size: ☐ Attached ☒ Detached		Front porch added in 2019	
Porches:		Upstairs Bathroom added 2018	
Front: Size: 38x8		New gas water heater 2019	
Back: Size: 24x8		House leveled in 2017	
Deck: Size: ☐ Covered			
Deck: Size: ☐ Covered			
Fenced Yard:			
Outside Storage: ☒ Yes ☐ No Size: 80'x40'			
Construction: Metal			
TV Antenna ☐ Dish ☒ Cable ☐			

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Directions: From Bellville
Highway 159W, take right on FM 954,
take right on FM 389, property is
located on the left.



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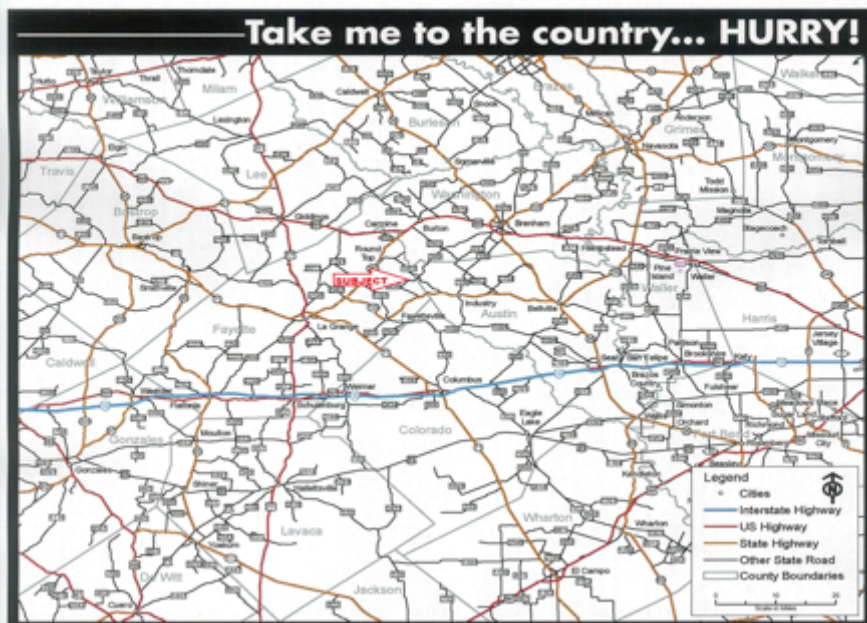
**Bill Johnson & Associates
Real Estate**

Since 1970

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New Ulm, Texas 78950
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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.

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