



# The McBride Family Farm

843 Industry Rd  
*Industry, Texas 78944*



*Texas is Our Territory*

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

*Since 1970*

- Austin County
- 64.4690 Acres
- Single-Level Home
- 4 Bedroom/ 4 ½ Bath



## 843 Industry Road Industry, Texas



The McBride Family Farm is located near the Historic community of Industry! The owners have enjoyed their country retreat, “A break from the fast-paced city life”, since 2005. The property is composed of 64.469 gently rolling acres with a 3000+ Square-Foot home constructed of Hardie-Plank and Stone.



The 64.469 sandy loam acres of land are covered with native grasses, features two small ponds, and is approximately 35 % wooded with Oak and Pecan trees. The meanders of a branch off West Mill Creek add a little character as well as serves as the back-deed line to the property.



A cedar barn (600 Sq. Ft.) with a metal roof is situated near the home and is found to have many valuable uses. Other improvements include a water well enclosed in a tin well house and a small set of working pens. Minerals are available!

It will be well worth your time  
to plan to see  
**“The McBride Family Farm”!**

# Amenities

- Single Story Home built in 1965; Remodeled in 2007
- 3,054 Sq. Ft of Living Space
- 4 Bedroom/4.5 Bath
- Fireplace
- Large Rec Room
- Patio/Pool and Hot Tub
- Outdoor Stone Fire Pit
- Split Rail Yard Fencing
- Working Pens
- 600 Sq. Ft. Barn
- 2 Ponds and Seasonal Creek Branch
- 64.469 Rolling Acres





## LOT OR ACREAGE LISTING

Location of Property:	Bellville: 159W 13 mi to Industry; R on Main St.; R on Industry Rd to property on left			Listing #:	120133
Address of Property:	843 Industry Rd., Industry TX 78944			Road Frontage:	Approx 1,750 Feet
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None			Lot Size or Dimensions:	64.4690 Acres
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<b>Number of Acres:</b> 64.4690					
<b>Price per Acre (or)</b>					
<b>Total Listing Price:</b> \$1,395,000.00					
<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: 2019					
School:				\$3,754.70	
County:				\$1,190.78	
Hospital:				\$163.45	
FM Road:				\$241.67	
Rd/Brg:				\$200.25	
TOTAL:				\$5,550.85	
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>School District:</b>	Bellville ISD				
<b>Minerals and Royalty:</b>					
Seller believes	100%			*Minerals	
to own:	One-tenth			*Royalty	
Seller will	Neg			Minerals	
Convey:	Neg			Royalty	
<b>Leases Affecting Property:</b>					
Oil and Gas Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Lessee's Name:	Unknown				
Lease Expiration Date:					
Grazing Ls:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Lessee's Name:	Karl Peschel 979-277-8302				
Lease Expiration Date:	Verbal				
<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 Cooperative				
Telephone:	Industry Telephone				
Water:					
Other:					
<b>Improvements on Property:</b>					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Buildings:	Corrugated Tin Pumphouse w/Lean To				
Barns:	Cedar with Metal Roof (Approx 600 sq. ft.) with 8x24 covered porch				
Others:					
% Wooded:	35%				
Type Trees:	Pecans, Live Oaks, Post Oaks, Cedar				
<b>Fencing:</b>	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Good			
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:	N/A			
<b>Ponds:</b>	Number of Ponds:	Two			
Sizes:	Approximately 1/2 acre and 1 acre				
<b>Creek(s):</b>	Name(s):	Branch of West Mill Creek			
<b>River(s):</b>	Name(s):	None			
<b>Water Well(s): How Many?</b> One					
Year Drilled:	1960's	Depth:	400 ft		
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Provider:					
<b>Electric Service Provider (Name):</b>					
San Bernard Electric Coperative					
<b>Gas Service Provider</b>					
Underground Propane					
<b>Septic System(s): How Many?</b> Two					
Year Installed:	(1) 2003 (2) Between 2009-2011				
<b>Soil Type:</b>	Sandy Loam; Clay				
<b>Grass Type(s)</b>	Common Bermuda, Bahia, Native Pasture				
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>					
<b>Nearest Town to Property:</b> Industry					
Distance:	1.5 miles				
Driving time from Houston	75 minutes				
<b>Items specifically excluded from the sale:</b>					
All of Sellers personal property located on said 64.469 acres					
<b>Additional Information:</b>					
Yard around home has cattle guard and split rail fencing					
Heated Pool and hot tub; fire pit; pergola					

**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:	843 Industry Rd., Industry TX 78944		TXLS#	120133
Location of Home:	Bellville: Hwy 159W 13 mi to Industry; R on Main St.; R on Industry Rd to 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:	64.4690 Acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<b>Listing Price:</b>	<b>\$1,395,000.00</b>			
<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>Size and Construction:</b>				
Year Home was Built:	1965; Addition 2007			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES			
Bedrooms: 4	Bath:	4 1/2		
Size of Home (Approx.)	Per ACAD	3,054 SF	Living Area	
			Total	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Composition	Year Installed:	2010	
Exterior Construction:	Hardi-plank, Stone			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:	18'7" x 25'4"			
Dining Room:	23 x 16			
Kitchen:	12 x 14			
Family Room:	19 x 25			
Utility:	10 x 7'3" (Half Bath)			
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Hall Bath:	9'6" x 8'5"	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Mstr Bath:	12 x 8	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Master Bdrm:	13'7" x 13'5" w/Sitting Room/Study			
Bedroom:	13'9" x 13'6" (Bath 12 x 7'6") Walk-in shower			
Bedroom:	11'7" x 13'5" (Bath 5'7" x 9'8") Shower/Tub Combo			
Bunk Room:	10 x 10			
Mst Bd Sitting:	9'3" x 12			
Garage:	<input type="checkbox"/> Carport: <input checked="" type="checkbox"/>	No. of Cars: 2		
Size:	520 Sq. Ft.	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	
<b>Porches:</b>				
Front: Size:	108 Sq. Ft.			
Back: Size:	110 Sq. Ft.			
Deck: Size:	765 Sq. Ft.	<input type="checkbox"/> Covered		
Deck: Size:		<input type="checkbox"/> Covered		
Fenced Yard:	Yes- split Rail Fencing w/cattle guard			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	600 Sq. Ft. Cabin	
Construction:	Cedar siding w/Metal roof			
TV Antenna	<input type="checkbox"/>	Dish	<input checked="" type="checkbox"/>	Cable <input type="checkbox"/>

### Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	10
<input checked="" type="checkbox"/>	Dishwasher		
<input checked="" type="checkbox"/>	Garbage Disposal		
<input checked="" type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator		

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

All of the Sellers personal property located on said 64.4690 acres.

### Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/>	Electric <input type="checkbox"/>	# Units: _____
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/>	Electric <input type="checkbox"/>	# Units: _____
<input checked="" type="checkbox"/>	Other:	Ductless Split Sys Heat Pump		
<input checked="" type="checkbox"/>	Fireplace(s)	Wood burning		
<input type="checkbox"/>	Wood Stove			
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		

### Utilities:

Electricity Provider:	San Bernard Electric
Gas Provider:	Underground Propane
Sewer Provider:	Septic (2)
Water Provider:	Well
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 400 feet
	Year Drilled: 1960's
Average Utility Bill: Monthly:	Varied

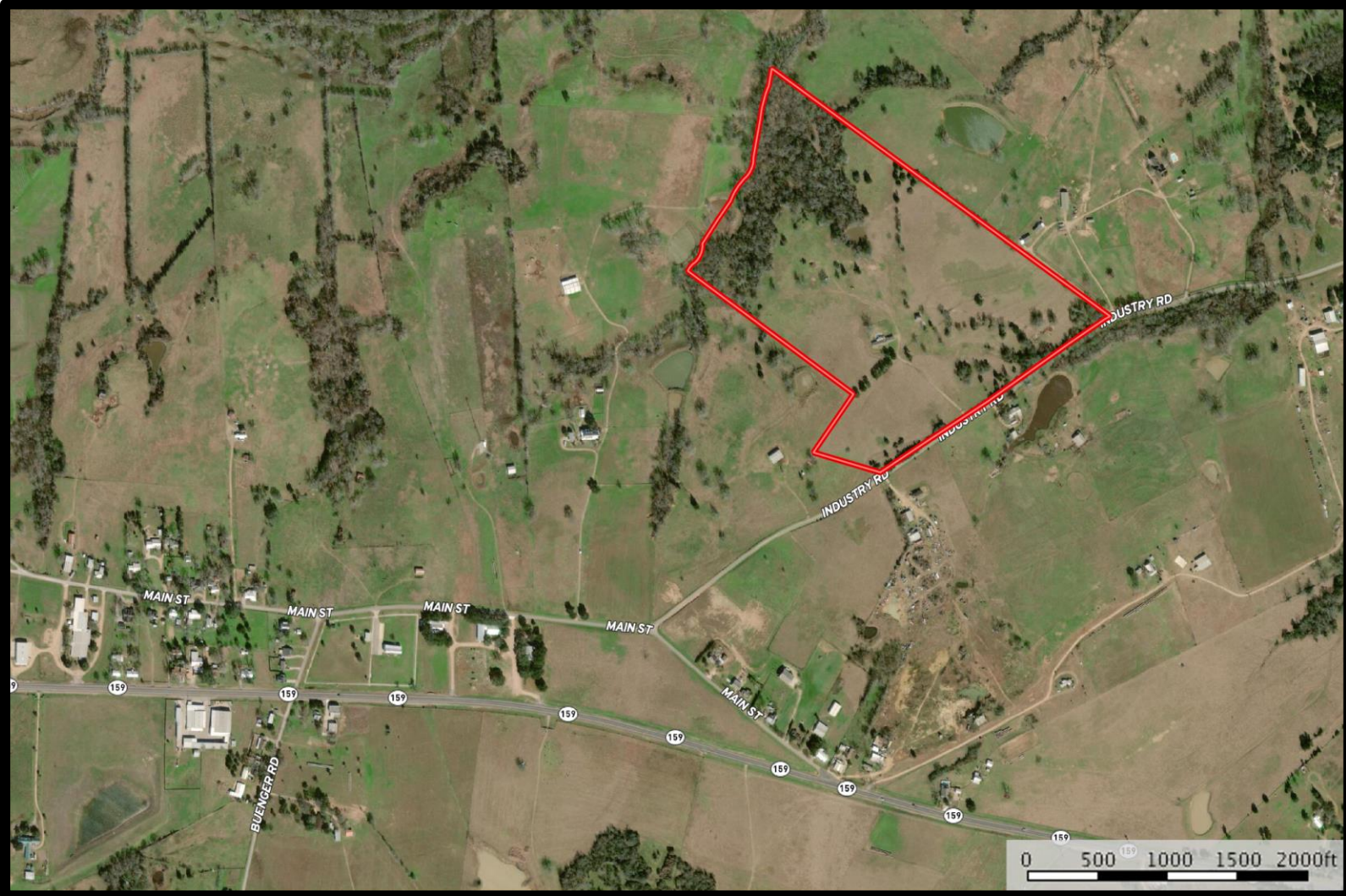
### Taxes:

	2019	Year	
School:			\$3,754.70
County:			\$1,190.78
Hospital:			\$163.45
FM Road:			\$241.67
Rd/Brg:			\$200.25
Taxes:			\$5,550.85
School District:	Bellville ISD		

### Additional Information:

**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 Bellville:  
159W 13 miles to Industry veering Rt  
onto Main St. Rt onto Industry Rd to  
property on the left.



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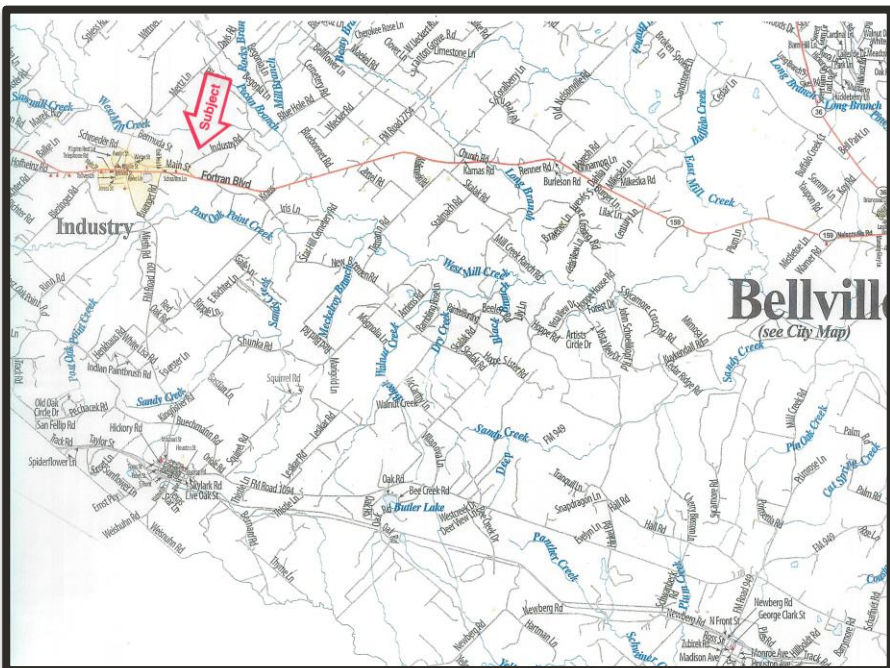
**Bill Johnson & Associates  
Real Estate**

*Since 1970*

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New Ulm, Texas 78950  
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11/2/2015

## 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 Primary Assumed Business Name	License No.	Email	Phone
<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
 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](http://www.trec.texas.gov)

IABS 1-0 Date