



385 Clem Lane *Brenham, TX*

- One mile to Lake Somerville Marina and Campground
- 1 Bedroom w/Loft
- 2 Baths
- 1623 Sq.Ft.
- Original Home built in 1869



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

Letter from the Owner * Nancy Krause

Entrance on Clem Lane



Home and Entertainment House



Backyard Garden Area



Side view of Home



Entertainment House



I bought this place in September of 2015 from Charles and Patty Kline. They had bought the property in 1997. It was heavily wooded. They hand-cleared enough yard for the house.

The house, built in 1868, was located in Flatonia, Texas. The original “salt box” house consisted of two rooms and an upstairs sleeping loft. Since houses in that age only had outdoor kitchens and bathrooms, the Klines added the utility room, great room, kitchen, master bedroom and 2 bathrooms. They used native cedar which was milled locally. They drilled a water well, put in a septic system and wired the entire house. They built an open carport with a closed-in workroom in the rear. Since I had no need for a carport, I had my carpenter close in a screen porch. That is where we celebrate all the birthdays, Easter, Thanksgiving, and Fourth of July. The enclosed area has a refrigerator.

I have always felt comfortable and safe while here. I love to garden because the sandy soil is so easy to dig in. Everything you see growing on the place (except the native trees), I planted.

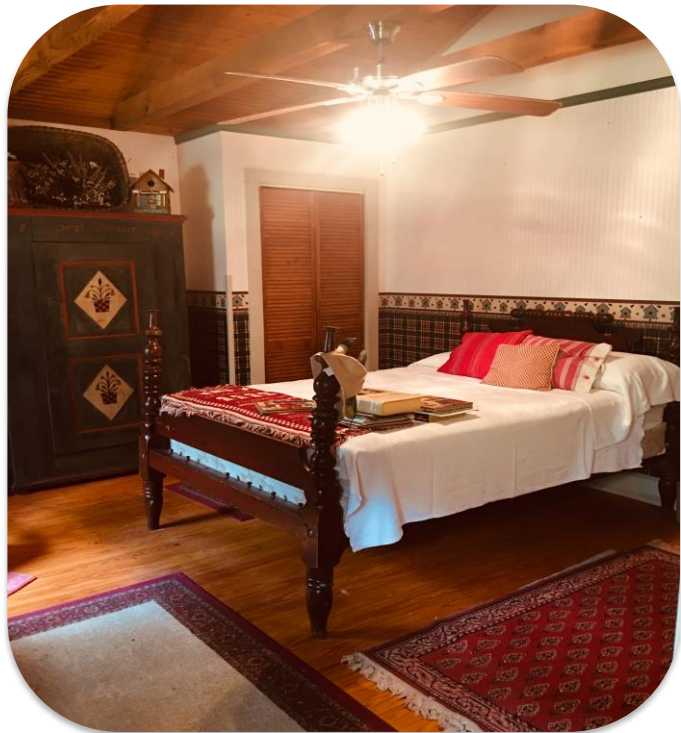
Why am I selling this wonderful place? I am 83 years old. My children and grandchildren are all married or in committed relationships. When special occasions roll around, at least half must go to “the other side of the family”. It is time to down-size and it is with a “heavy heart” I am parting with this wonderful place.

The proximity to Lake Somerville is a plus. The lake is peaceful with an abundance of wildlife. There are no “lake front” lots so you don’t see beach towels and bikinis hanging on porches. You do see deer, fox, pelicans (in water), and an assortment of birds.

I hope the new owners will love and appreciate this place as much as I have. P.S. The heating and cooling is a commercial unit and works wonderfully.

....the details

- 3.659 Wooded Acres
- The original home was built in 1868-1869
- Moved from Flatonia to the Somerville area
- The home was added on to and renovated in 1997.
- Master Bedroom is down
- Upstairs loft sleeps 8-10
- Located in Burton ISD
- Commercial sized HVAC



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

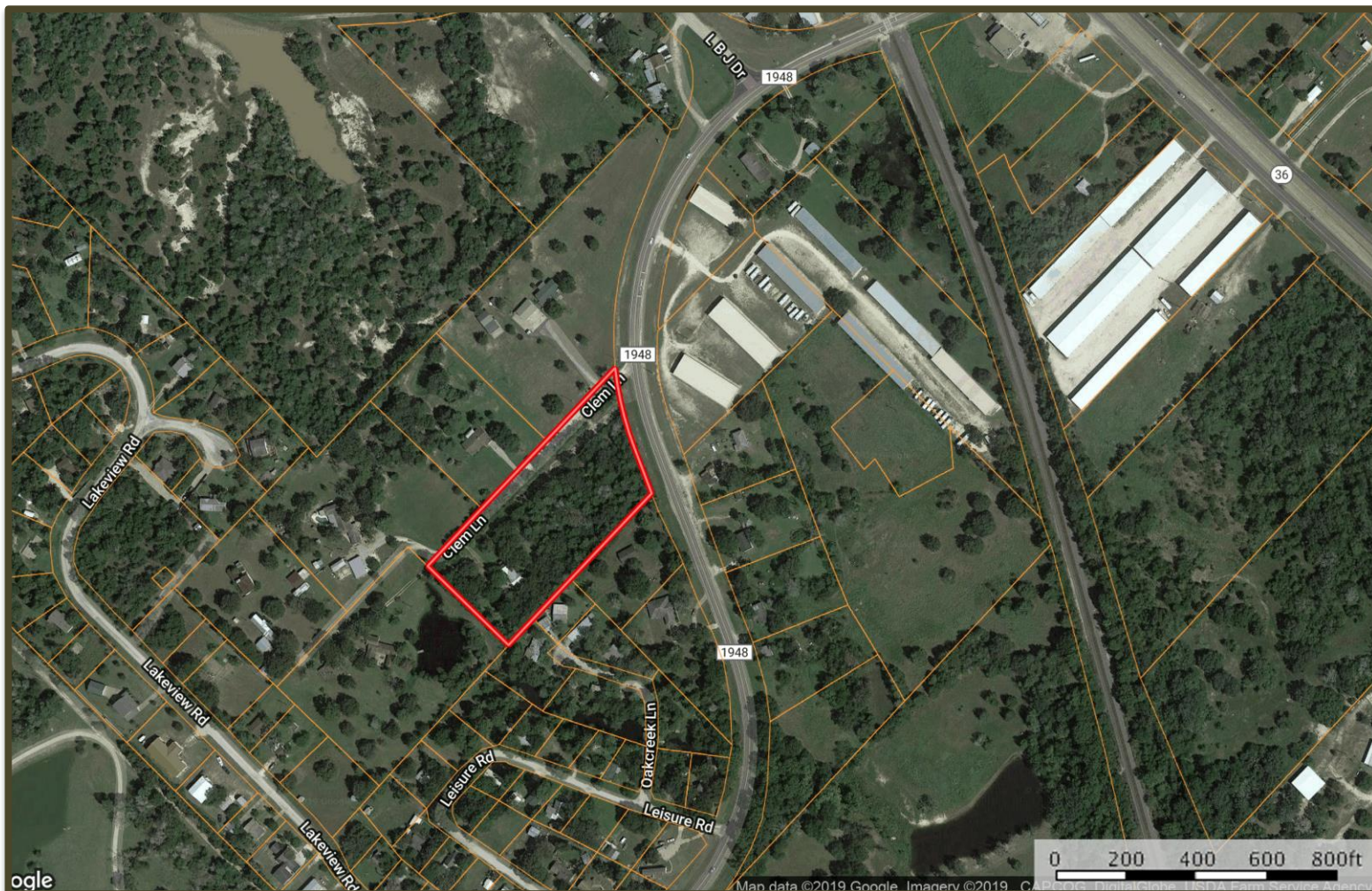
Location of Property:	Brenham *Hwy 36N 11 miles*Left on FM 1948*Right on Clem Lane*Property on left		Listing #:	116543
Address of Property:	385 Clem Lane, Brenham 77833		Road Frontage:	317.59' on FM 1948 665.93' on Clem
County:	Washington	Paved Road:	☒ YES ☐ NO	For Sale Sign on Property? ☐ YES ☒ NO
Subdivision:	None		Lot Size or Dimensions: 3.659 Acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	
Number of Acres: 3.6590				
Price per Acre (or)				
Total Listing Price: \$325,000.00				
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				
Blinn College	\$89.22			
County:	\$588.34			
Hospital:				
FM Road:	\$179.34			
Rd/Brg:				
TOTAL:	856.90`			
Agricultural Exemption:	☐ Yes ☒ No			
School District:	Burton ISD			
Minerals and Royalty:				
Seller believes	100%	*Minerals		
to own:	100%	*Royalty		
Seller w ill	None	Minerals		
Convey:	None	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:	None			
Roadway:	Yes			
Electric:	Bluebonnet Electric			
Telephone:	None			
Water:	None			
Other:				
Improvements on Property:				
Home:	☒ YES ☐ NO			
Buildings:	Screened Porch/Storage Bldg.			
Barns:				
Others:	Tool Shed Well House			
% Wooded:	approx. 75%			
Type Trees:	Cedar, Oak and Hickory			
Fencing:	Perimeter	☐ YES ☒ NO		
	Condition:			
	Cross-Fencing:	☐ YES ☒ NO		
	Condition:			
Ponds:	Number of Ponds:	0		
Sizes:				
Creek(s):	Name(s):	0		
River(s):	Name(s):	0		
Water Well(s): How Many? 1				
Year Drilled:	1997	Depth:	Unknown	
Community Water Available: ☐ YES ☐ NO				
Provider:	N/A			
Electric Service Provider (Name):				
Bluebonnet Electric				
Gas Service Provider				
N/A				
Septic System(s): How Many: 1				
Year Installed:	1997			
Soil Type:	Sandy			
Grass Type(s)	Bermuda and San Augustine			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property: Somerville - 5 Miles				
Distance:	Brenham - 11 Miles			
Driving time from Houston	1 hr. and 15 min			
Items specifically excluded from the sale:				
All contents except cook stove and microwave				
*Sellers personal property				
Additional Information:				
Lake Somerville Marina and Campground - 1 Mile from Property				

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:	385 Clem Lane, Brenham, Texas 77833			Listing	116543
Location of Home:	Brenham *Hwy 36N 11 miles*Left on FM 1948*Right on Clem Lane*Property on left				
County or Region:	Washington	For Sale Sign on Property?	☐ YES	☒ NO	
Subdivision:	None	Property Size:	3.659 Acres		
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO		
Listing Price:	\$325,000.00			Home Features	
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.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	☐ YES ☐ NO	All of seller's personal property on said 3.659 acres.			
Number of Years:					
Size and Construction:					
Year Home was Built:	1869, Add-on in 1997				
Lead Based Paint Addendum Required if prior to 1978:	☒ YES				
Bedrooms:	1 w/lrg loft	Bath:	2		
Size of Home (Approx.)			1,623	Living Area	
			235	Porches	
Foundation:	☐ Slab ☒ Pier/Beam ☐ Other				
Roof Type:	Metal	Year Installed:	1997		
Exterior Construction:	Cedar				
Room Measurements:	APPROXIMATE SIZE:				
Living Room:					
Dining Room:					
Kitchen:					
Family Room:					
Utility:					
Bath:			☒ Tub ☐ Shower		
Bath:			☐ Tub ☒ Shower		
Bath:			☐ Tub ☐ Shower		
Master Bdrm:					
Bedroom:					
Bedroom:					
Bedroom:					
Other:					
Garage: ☐	Carport: ☐	No. of Cars:			
Size:			☐ Attached ☐ Detached		
Porches:					
Front: Size:					
Back: Size:					
Deck: Size:	None	☐ Covered			
Deck: Size:	None	☐ Covered			
Fenced Yard:	Cyclone-Partial				
Outside Storage:	☒ Yes ☐ No	Size:	Several		
Construction:	Wood frame - Hardie-Plank				
TV Antenna ☒	Dish ☐	Cable ☐			
Heat and Air:					
☒	Central Heat	Gas ☐	Electric ☒	Units:	4
☒	Central Air	Gas ☐	Electric ☒	# Units:	
☐	Other:				
☐	Fireplace(s)				
☐	Wood Stove				
☒	Water Heater(s):	☐ Gas ☒ Electric			
Utilities:					
Electricity Provider:	Bluebonnet Electric				
Gas Provider:	None				
Sewer Provider:	Private				
Water Provider:	Private				
Water Well:	☒ YES ☐ NO	Depth:	Unknown		
		Year Drilled:	1997+/-		
Average Utility Bill:	Monthly:	\$50.00 unoccupied			
Taxes:					
	2018		Year		
Blinn College	\$89.22				
County:	\$588.34				
Hospital:					
FM Road:	\$179.48				
Rd/Brg:					
Taxes:	\$856.90				
School District:	Burton				
Additional Information:					
Microwave, 2 refrigerators, and cook stove stay.					
Loft will sleep 8 people					
No HOA					
Commercial Sized AC/Heat Unit					
Heavily insulated					

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Directions:

From Brenham travel Hwy 36N for 11 miles
 Turn Left on FM 1948
 Turn Right on Clem Lane
 Property will be on the left



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 Real Estate**

Since 1970



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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.

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

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