



D & D Ranch
12771 Hwy 159 West
New Ulm, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



D & D Ranch - Property *New Ulm, Texas*

This stunning, 69.401 acre ranch is located two miles east of Industry, TX at the intersection of Hwy 159 and FM 2754 and provides its owner small town seclusion only 15 minutes from Brenham's amenities. Owned by the same family for 50 years this rolling property boasts 70' of elevation change from the hilltop to the back pasture. The tract is bordered to the west by a large ranch and the Mill Creek with it's abundant wildlife, oak, pecan and cedar trees making the seclusion undeniable and providing the advantage of paved road frontage. Formerly a cattle ranch the property is Ag Exempt and 100% of the mineral interest is negotiable.





D & D Ranch - House New Ulm, Texas

At 2234 sq ft (per ACAD), the original home was built in the early 1900's boasting 10' ceilings in the traditional German style. Restored in the 1970's the house is clean, solid, and has been meticulously maintained. It offers comfortable livability while a buyer considers potential updates. There are two bedrooms downstairs with a large bedroom (400 sq ft) upstairs which sleeps four. Two bathrooms and laundry facilities are located downstairs while the 400 sq ft Office/Game Room and the 660 sq ft Sunroom provide plenty of space for entertaining. Central air and heat together with extensive electrical and irrigation systems allow for much flexibility when considering a possible renovation.





D & D Ranch - Out Buildings New Ulm, Texas

The property has; (i) a two car attached garage containing an additional full bath and kitchen/pantry; and, (ii) a second large garage/equipment shed with a tack room and workshop which is capable of housing two cars, three tractors and more, and finally; (iii) a 3600 sq ft Hay Barn with stalls, pens, and plenty of storage. The irrigation and electrical systems provide water and electricity to most areas of the ranch including the front entrance gate and the back pasture. Two water wells keep the pond full and the garden watered at all times. If you like projects, you'll love this place. It's got everything you'll need to enjoy an active country lifestyle.



HOME

Address of Home:	12771 Hwy 159 W., New Ulm, TX 78950	Listing #	124005
Location of Home:	12 miles west of Bellville between Nelsonville and Industry		
County or Region:	Austin County	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:		Property Size:	69.401 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO
Listing Price:	\$1,100,000.00	Home Features	
Terms of Sale		☒	Ceiling Fans No. 9
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.	sellers personal property	
Balloon Note:	☐ YES ☐ NO	Seller will convey pool house T.V.	
Number of Years:			
Size and Construction:		Heat and Air:	
Year Home was Built:	Original - early 1900's	☒	Central Heat Gas ☐ Electric ☒
Lead Based Paint Addendum Required if prior to 1978:	☒ YES	☒	Central Air Gas ☐ Electric ☒
Bedrooms: 4-Mar	Baths: 2/3	☐	Other:
Size of Home (Approx.)	2234/ACAD	☐	Fireplace(s)
		☐	Wood Stove
		☒	Water Heater(s): ☐ Gas ☒ Electric
Foundation: ☒ Slab ☒ Pier/Beam ☐ Other			
Roof Type: Metal	Year Installed:	Utilities:	
Exterior Construction: Wood Siding		Electricity Provider: San Bernard Electric	
		Gas Provider:	
Room Measurements:	APPROXIMATE SIZE:	Wi-Fi Provider: Industry I-Net	
Living Room: 13' x 15'		Water Provider:	
Dining Room: 13' x 15'		Water Well: ☒ YES ☐ NO Depth:	
Kitchen: 16' x 15'		Year Drilled: 1968 (?)	
Family Room: 29' x 14'		Average Utility Bill: Monthly	
Utility: 10' x 5'			
Bath: 13' x 7' ☒ Tub ☒ Shower		Taxes: Year 2019	
Bath: 7' x 7' ☐ Tub ☒ Shower		School: \$434.73	
Bath: 11' x 6' ☒ Tub ☒ Shower		County: \$917.43	
Master Bdrm: 15' x 15'		Hospital: \$94.31	
Bedroom: 15' x 9'		Rd & Brg \$148.23	
Bedroom: 29' x 14'		FM Rd \$181.24	
Entry: 21' x 9'		Taxes: \$1,775.94	
Garage Kchn: 11' x 11'		School District: Bellville	
Garage: ☒ Carport: ☒ No. of Cars: Garage - 1 / Carport 2			
Size: Carport: ☒ Attached ☐ Detached		Additional Information:	
Porches:			
Sun Porch: 30' x 22'			
Front: Size:			
Porch: Size ☐ Covered			
Patio: Size ☐ Covered			
Fenced Yard:			
Outside Storage: ☒ Yes ☐ No Size:			
Construction:			
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.

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:		12 miles west of Bellville, TX between Nelsonville & Industry				Listing #:		124005	
Address of Property:		12771 Hwy 158 W., New Ulm, TX				Road Frontage:		1897'	
County:	Auston	Paved Road:	☒ YES	☐ NO	For Sale Sign on Property?	☒ YES	☐ NO		
Subdivision:						Lot Size or Dimensions:		69.4 Acres	
Subdivision Restricted:		☐ YES	☒ NO	Mandatory Membership in Property Owners' Assn.			☐ YES	☒ NO	
Number of Acres:		69.4010				Improvements on Property:			
Price per Acre (or)		\$15,849.92				Home:		☒ YES	☐ NO
Total Listing Price:		\$1,100,000.00				Buildings:		40' x 45' Equipment Shed	
Terms of Sale:									
	Cash:	☒ YES	☐ NO			Barns:		60' x 60' Hay Barn	
	Seller-Finance:	☐ YES	☒ NO						
	Sell.-Fin. Terms:					Others:		Large Greenhouse	
	Down Payment:							Cattle Pens,Irrigated Garde	
	Note Period:								
	Interest Rate:					% Wooded:		20% Primarily along Mill Creek	
	Payment Mode:	☐ Mo.	☐ Qt.	☐ S.A.	☐ Ann.	Type Trees:		variety - Oak, Native Pecan, Cedar	
	Balloon Note:	☐ YES	☐ NO			Fencing:		Perimeter	
	Number of Years:							☒ YES	☐ NO
Property Taxes:		Year:	Bellville					Condition:	
School:			\$434.73			Ponds:		Number of Ponds:	
County:			\$917.43			Sizes:		One Acre	
Hospital:			\$94.31			Creek(s):		Name(s):	
FM Road:			\$181.24					West Mill Creek	
Rd/Brg:			\$148.23			River(s):		Name(s):	
TOTAL:			\$1,775.94						
Agricultural Exemption:		☒ Yes	☐ No			Water Well(s): How Many?		2	
School District:		Bellville			Year Drilled:		Depth:		
Minerals and Royalty:					Community Water Available:		☐ YES	☐ NO	
Seller believes	100%	*Minerals			Provider:				
to own:	100%	*Royalty			Electric Service Provider (Name):				
Seller w ill	Negotiable	Minerals			San Bernard Electric Coop				
Convey:	Negotiable	Royalty			Gas Service Provider				
Leases Affecting Property:					Septic System(s): How Many:		2		
Oil and Gas Lease:	☐ Yes	☒ No			Year Installed:				
Lessee's Name:					Soil Type:		Sandy Clay (Frelsburg Clay)		
Lease Expiration Date:					Grass Type(s)		Native Grasses		
					Flood Hazard Zone: See Seller's Disclosure or to be				
Surface Lease:		☒ Yes	☐ No					determined by survey	
Lessee's Name:		Trueax Partners d/b/a Star Hill Farms			Nearest Town to Property:		2 Miles to Industry		
Lease Expiration Date:		90 Day Notice			Distance:		15 miles to Brenham, 12 miles to Bellville		
Oil or Gas Locations:		☐ Yes	☒ No			Driving time from Houston			
Easements Affecting Property:		Name(s):			Items specifically excluded from the sale:				
Pipeline:									
Roadway:									
Electric:	San Bernard Electric Coop					Additional Information:			
Telephone:	Industry Telephone					Extensive Irrigation and Electrical Network			
Water:									
Other:									

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Directions: From Bellville, Texas take Highway 159 West, go approximately 12 miles past the Four County Auction Center the property is on the left at 12771 Hwy 159W, New Ulm, Texas

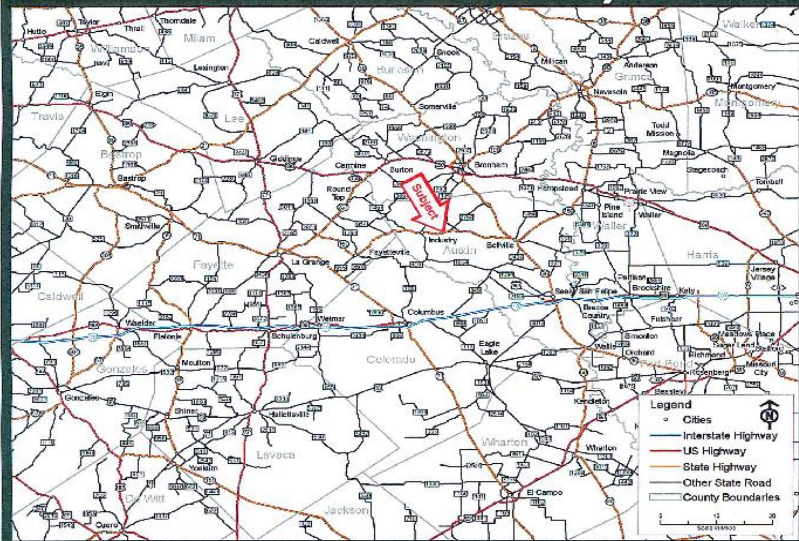


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Real Estate**

Since 1970

Take me to the country... HURRY!



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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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