



# 1274 S. FM 331

*Sealy, Texas*



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*





1274 S FM 331  
Sealy, Texas

Outstanding equine facility, currently raising and training the majestic Paso Fino breed, is available for the discerning equestrian. Drive up the tree lined drive to the updated 1910 home with swimming pool and deck/outdoor kitchen combination nestled among the oaks and crepe myrtles. A relaxing sanctuary after a long day of training and riding. Well-appointed party room for entertaining family and friends. Two significant barns house 18 spacious stalls for your well-bred mounts. Both barns have comfortable living quarters for guests. Other training facilities consist of wood fenced arena and covered round exercise pavilion. Plenty of covered wash and detailing areas. The land is slightly rolling terminating at the banks of Mill Creek. Fencing and cross-fencing creates several paddocks to separate the stock. Much open and flat area for additional uses. Less than an hour to the Houston metro area.





# Amenities

- Updated 1910 Home
- Barn 1: 13 stalls
- Barn 2: 5 stalls
- Covered Round Exercise Pavillion
- Wood Fenced Performance Arena
- Living Quarters in Barns
- Deck with Outdoor Kitchen
- Swimming Pool and Spa
- Pond
- Live Creek
- Tree-Lined Drive
- Party Room















**Bellville:**

979-865-5969 office

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[www.bjre.com](http://www.bjre.com)

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**New Ulm:**

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**LOT OR ACREAGE LISTING**

Location of Property:	5.2 miles North of Sealy, Tx		Listing #:	124694
Address of Property:	1274 S FM 331, Sealy, Tx 77474		Road Frontage:	598'+/-
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	Lot Size or Dimensions: 81.814+/- 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>	81.814+/- acres		<b>Improvements on Property:</b>	
<b>Price per Acre (or)</b>			Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>Total Listing Price:</b>	\$1,350,000.00		Buildings:	
<b>Terms of Sale:</b>			Barns:	Barn 1: 72x90w 21x90 covered overhang Barn 2: 54x57w 15x57 covered overhang
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Others:	circular covered exercise pavilion, 39' across 70x105 arena
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		% Wooded:	20%
Sell.-Fin. Terms:			Type Trees:	pecan, oak, hackberry, crepe myrtle
Down Payment:			<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Note Period:			Condition:	good
Interest Rate:			Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			Condition:	good
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			<b>Ponds:</b>	Number of Ponds: 1
Number of Years:			Sizes:	0.5 acre
<b>Property Taxes:</b>	Year:	2019	<b>Creek(s):</b>	Name(s): Mill Creek
School:		\$3,484.60	<b>River(s):</b>	Name(s): N/A
County:		\$1,141.22	<b>Water Well(s): How Many?</b>	1
Hospital:			Year Drilled: ?	Depth: ?
ESD:		\$274.38	<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Rd/Brg:		\$406.90	Provider:	
TOTAL:		\$5,307.10	<b>Electric Service Provider (Name):</b>	Reliant Energy
Agricultural Exemption: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<b>Gas Service Provider</b>	Sealy Butane
<b>School District:</b>	Sealy		<b>Septic System(s): How Many:</b>	2
<b>Minerals and Royalty:</b>			Year Installed:	2010
Seller believes 50% *Minerals			<b>Soil Type:</b>	clay and clay loam
to own: 50% *Royalty			<b>Grass Type(s)</b>	native
Seller will negotiate Minerals			<b>Flood Hazard Zone:</b>	See Seller's Disclosure or to be determined by survey
Convey: negotiate Royalty			<b>Nearest Town to Property:</b>	Sealy
<b>Leases Affecting Property:</b>			Distance:	5.2 miles
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Driving time from Houston	about an hour
Lessee's Name:			<b>Items specifically excluded from the sale:</b>	all sellers personal property
Lease Expiration Date:			<b>Additional Information:</b>	
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Lessee's Name:				
Lease Expiration Date:				
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Easements Affecting Property:</b>	Name(s):			
Pipeline:	Energy Transfer & Enterprise Crude Pipeline			
Roadway:				
Electric:	Reliant domestic service			
Telephone:	AT&T			
Water:				
Other:				

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



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## HOME

Address of Home:	1274 S FM 331, Sealy, Tx 77474		Listing	124694
Location of Home:	5.2 miles north of Sealy, Texas			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		Property Size:	81.814+/- 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>\$1,350,000.00</b>			
<b>Terms of Sale</b>	<b>Home Features</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	4
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher		
Sell.-Fin. Terms:		<input type="checkbox"/> Garbage Disposal		
Down Payment:		<input type="checkbox"/> Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/> Kitchen Range	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Interest Rate:		<input type="checkbox"/> Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	sellers personal property		
Number of Years:				
<b>Size and Construction:</b>	<b>Heat and Air:</b>			
Year Home was Built:	1910 updated		<input checked="" type="checkbox"/> Central Heat	Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/>
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES		<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
Bedrooms: 3	Baths: 2		<input type="checkbox"/> Other:	
Size of Home (Approx.)	1469sf	/ACAD	<input type="checkbox"/> Fireplace(s)	
	1,469	Total	<input type="checkbox"/> Wood Stove	
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			<input checked="" type="checkbox"/> Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
Roof Type: metal	Year Installed:		<b>Utilities:</b>	
Exterior Construction: cement fiberboard			Electricity Provider:	Reliant Energy
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		Gas Provider:	Sealy Butane
Living Room: 12x21			Sewer Provider:	on-site septic
Dining Room: 6x14			Water Provider:	on-site water w well
Kitchen: 13x13			Water Well: <input type="checkbox"/> YES <input type="checkbox"/> NO	Depth:
Family Room:				Year Drilled:
Utility: 6x10			Average Utility Bill:	Monthly
Bath: 7x9 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			<b>Taxes:</b>	<b>2019</b> Year
Bath: 6x7 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			School:	\$3,484.60
Bath: <input type="checkbox"/> Tub <input type="checkbox"/> Shower			County:	\$1,141.22
Bedroom: 14x20			ESD:	\$274.38
Bedroom: 13x13			FM rd:	\$406.90
Bedroom: 13x13			<b>Taxes:</b>	\$5,307.10
Entry			<b>School District:</b>	Sealy
Other: Party Room 21x29/half bath			<b>Additional Information:</b>	
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:			18x42 pool / heated spa	
Size: <input type="checkbox"/> Attached <input type="checkbox"/> Detached				
<b>Porches:</b>				
Sun Porch:				
Front: Size: 6x36 wrap-around				
Deck: Size: 15x39 with outdoor kitchen <input type="checkbox"/> Covered				
Deck: Size: 19x27 <input checked="" type="checkbox"/> Covered				
Fenced Yard: yes: wood				
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:				
Construction:				
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>				

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**Barn 1 Living Quarters**

Address of Home:	1274 S FM 331, Sealy, Tx 77474		Listing #	124694
Location of Home:	5.2 miles north of Sealy, Texas			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		Property Size:	81.8140 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>\$1,350,000.00</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			
<b>Sell.-Fin. Terms:</b>				
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 Built:	2018			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	2	Baths:	2.5	
Size of Home (Approx.)	764 sf	Living Area		
	764 sf	Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	metal	Year Installed:		
Exterior Construction	metal			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:	10x21			
Dining Room:				
Kitchen:	9x11			
Family Room:	10x13			
Utility Room:				
Bath:	5x12	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:	5x8	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:	5x7	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Bedroom:	12x18			
Bedroom:	8x10			
Bedroom:				
Bedroom:				
Other:				
Garage:	<input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:			
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
<b>Porches:</b>				
Front: Size:				
Back: Size:				
Deck: Size:	<input type="checkbox"/>	Covered		
Deck: Size:	<input type="checkbox"/>	Covered		
Fenced Yard:				
Outside Storage:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Size:		
Construction:				
TV Antenna	<input type="checkbox"/>	Dish	<input type="checkbox"/>	Cable
	<input type="checkbox"/>		<input type="checkbox"/>	

**Home Features:**

- ☐ Ceiling Fans No.
- ☐ Dishwasher
- ☐ Garbage Disposal
- ☐ Microwave (Built-In)
- ☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric
- ☐ Other

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

all sellers personal property

**Heat and Air:**

- ☐ Central Heat ☐ Gas ☐ Electric
- ☐ Central Air ☐ Gas ☐ Electric
- ☐ Other:
- ☐ Fireplace(s)
- ☐ Wood Stove
- ☐ Water Heater(s): ☐ Gas ☐ Electric

**Utilities:**

Electricity Provider:

Gas Provider:

Sewer Provider:

Water Provider:

Water Well: ☐ YES ☐ NO Depth:

Year Drilled:

Average Utility Bill: Monthly:

**Taxes:**

Year

School:

County:

Hospital:

FM Road:

Rd/Brg:

**Taxes:****School District:****Additional Information:**

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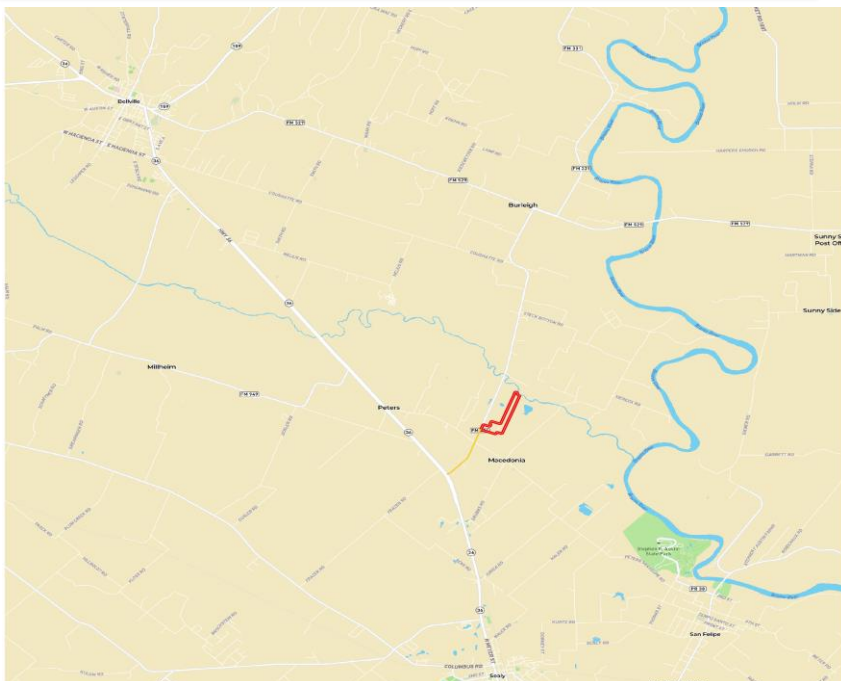








Directions: From intersection of SH 36 and FM 331, go north on FM 331, 1.1 miles to property on the east side of FM 331.



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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

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Kimberly Zapalac

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IABS

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