



Davoody Ranch

Bleiberville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



Davoody Ranch Bleiblerville, Texas

Here's the place....the place you've been searching for months to find. The approximate 105 rolling acres with a beautifully updated, move-in ready house, that's privately placed high away from everyone. The property offers improved pastures planted in jiggs and high quality grasses, strong perimeter and cross fencing, a stocked pond, 66'x50' utility barn with concrete floors, water, and electricity, and another barn with stalls and metal cattle pens. A completely remodeled, efficient, 3500 sf house sits, surrounded by mature Oaks, providing shade as you gaze and admire the long view. A 2-car garage, attached by a breezeway, gives access to an office and extra storage. The backyard setting includes a new swimming pool, and hot tub, along with a fire pit and a constant breeze to enjoy the evening sunsets. This exquisite property has over 4300 feet of road frontage, and borders Mill Branch, a habitat for wildlife. The Davoody Ranch has it all, and once you see it, you'll want to put your name on it.....



Amenities

- Size: 3500 Sq.Ft.
- Levels: Single
- Beds: 4
- Exterior: Brick
- Year Built: 1980
- Complete Remodel: 2014
- Baths: 3.5
- Roof: Metal
- Age Range: 5-20 Years
- Fireplace
- Central Heat & Air
- Stainless Steel Appliance
- Double Hung Windows
- Garage/Carport/Office
- Swimming Pool/Hot Tub
- Sprinkler System
- Water Purification System
- Firepit
- Stocked Pond
- Borders Mill Branch
- High Elevation
- Rolling Terrain



LOT OR ACREAGE LISTING

Location of Property: From Bellville travel Hwy 159W, R on FM 2502, L on Industry Rd, property on L Listing #: 124167
Address of Property: 3588 Industry Road Bleiberville Road Frontage 2820' Ind.Rd/1500' Cem.Rd
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: None Lot Size or Dimensions: 104.794 Acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 104.7940

Price per Acre (or)

Total Listing Price: \$1,650,000.00

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: \$2,874.38
County: \$991.51
Hospital: \$115.42
FM Road: \$201.12
Rd/Brg: \$166.74
TOTAL: \$4,349.16

Agricultural Exemption: ☒ Yes ☐ No

School District: Bellville ISD

Minerals and Royalty:

Seller believes Unknown *Minerals
to own: Unknown *Royalty
Seller will 100% Minerals
Convey: 100% Royalty

Leases Affecting Property:

Oil and Gas Lease: ☒ Yes ☐ No
Lessee's Name: Carr Resources, Inc.
Lease Expiration Date: Jan. 2022

Surface Lease: ☐ Yes ☒ No

Lessee's Name:
Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: None
Roadway: None
Electric: Bluebonnet Electric
Telephone: Industry Telephone Company
Water: None
Other:

Improvements on Property:

Home: ☒ YES ☐ NO
Buildings: Utility Barn w/ concrete floor, electric, water 66'x50'
Barns: Barn w/ stalls, metal pens, electric, water 62'x54'
Others: Well house 8.5'x6'
Pool House

% Wooded: 10%

Type Trees: Oaks

Fencing: Perimeter ☒ YES ☐ NO
Condition: Good
Cross-Fencing: ☒ YES ☐ NO
Condition: Good

Ponds: Number of Ponds: 1 stocked w/ Bass and Catfish
Sizes:

Creek(s): Name(s): Mill Branch

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: Unknown Depth: Unknown

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

Bluebonnet Electric

Gas Service Provider

Fayetteville Propane

Septic System(s): How Many: 2

Year Installed: unknown

Soil Type: Black

Grass Type(s): Bermuda, Jiggs

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

Nearest Town to Property: Industry

Distance: 3 miles

Driving time from Houston 1 hour 20 min.

Items specifically excluded from the sale:

All of seller's personal property on said 104.794 acres

Additional Information:

Property includes diesel tank

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:	3588 Industry Road Bleiberville		Listing	124167
Location of Home:	From Bellville travel Hwy 159W, R on FM 2502, L on Industry Rd., 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:	104.794 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	
Listing Price:	\$1,650,000.00			
Terms of Sale				
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:				
Size and Construction:				
Year Home was Built:	1980			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	4	Baths:	3 Full 1 Half	
Size of Home (Approx.)	Approx 3500 sf		Living Area	
			Total	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Metal	Year Installed:	2012	
Exterior Construction:	Brick			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:	29'x19'			
Dining Room:	12'x10'			
Kitchen:	16'x14'			
Family Room:	24'x22'			
Entry	18'x6'			
Bath:	12'x10' Master	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:		<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Master Bdrm:	20'x13'			
Bedroom:	12'x10.5'			
Bedroom:	15.5'x10.5'			
Bedroom:	22'x13'			
Other:				
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2			
Size:	Office: 33'x25' in garage <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:				
Sun Porch:				
Patio: Size:				
Porch: Size:	15'x11'	<input checked="" type="checkbox"/> Covered		
Front: Size:	17'x7'	<input checked="" type="checkbox"/> Covered		
Fenced Yard:				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	16'x10.5'	
Construction:				
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			
Home Features				
<input checked="" type="checkbox"/>	Ceiling Fans	No.	5	
<input checked="" type="checkbox"/>	Dishwasher			
<input checked="" type="checkbox"/>	Garbage Disposal			
<input type="checkbox"/>	Microwave (Built-In)			
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		
<input checked="" type="checkbox"/>	Refrigerator			
Items Specifically Excluded from The Sale: LIST:				
All of seller's personal property on said 104.794 acres, specifically: clawfoot tub, curtains in living room, outside playset				
Heat and Air:				
<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	2 Units	
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	2 Units	
<input type="checkbox"/>	Other:			
<input checked="" type="checkbox"/>	Fireplace(s)	wood with gas assist		
<input type="checkbox"/>	Wood Stove			
<input checked="" type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric		
Utilities:				
Electricity Provider:		Bluebonnet Electric		
Gas Provider:		Fayetteville Propane		
Sewer Provider:		Septic		
Water Provider:		Well		
Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	Unknown
			Year Drilled:	Unknown
Average Utility Bill:		Monthly:	\$230.00	
Taxes:				
		Year	2019	
School:		\$2,874.38		
County:		\$991.51		
Hospital:		\$115.42		
Spc Rd/Brg		\$166.74		
Farm/Marke		\$201.12		
Taxes:		\$4,349.16		
School District:		Bellville ISD		
Additional Information:				
2014: foundation repair, complete remodel, addition of master bath				
2015: Pool (depth 3',5',3') and hot tub added				
All new energy efficient, double hung windows for easy cleaning				
Stainless steel appliances, including double ovens				
Induction cooktop with rising hood				
Top of the line fixtures and lighting				
Water purification system				
Fire Pit				
Sprinkler system				

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Directions: From Bellville
Travel Hwy 159W, right on FM 2502,
left on Industry Rd., property on left
3588 Industry Road, Bleiberville, TX



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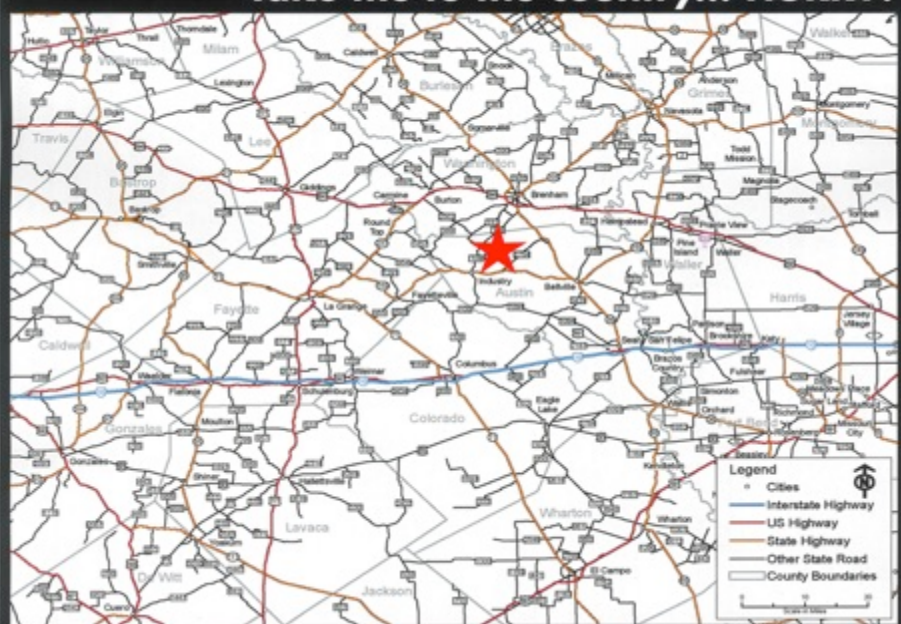
Since 1970

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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