

# 1783 Bravenec Lane Ranch

## Bellville, Texas



*Texas is Our Territory*

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

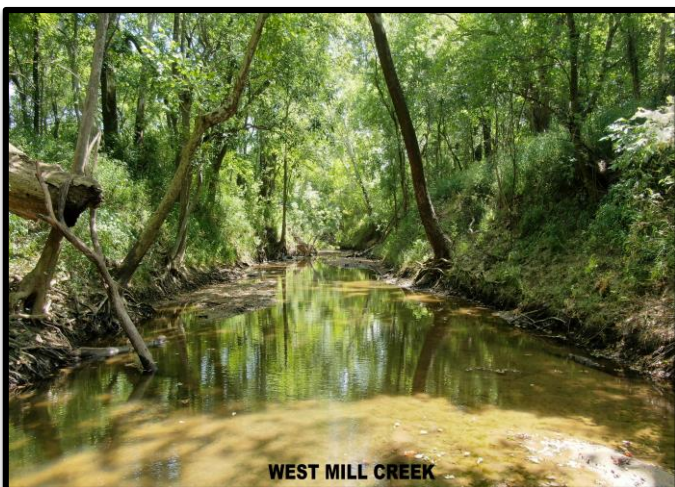
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*Since 1970*

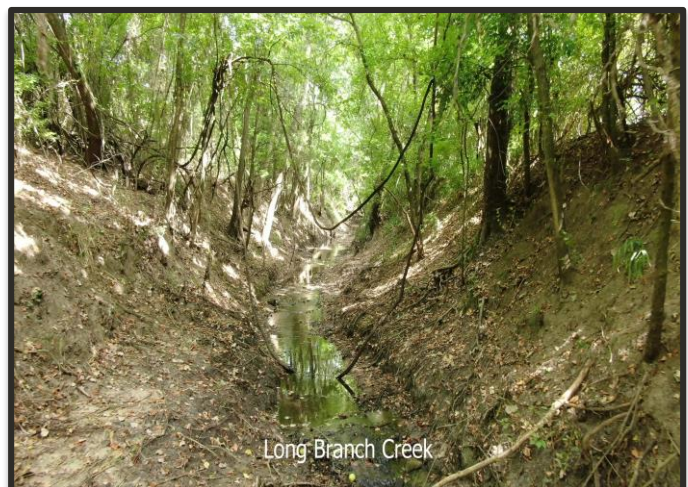


# Bravenec Lane Ranch

## Bellville, Texas



- Part of the Four League Grant from the Republic of Mexico to Stephen F Austin in 1830
- 80% open pasture – native grasses
- Has been in the same family since 1898
- 2115 sq ft weekend retreat built in 1991
- Hunting and fishing enjoyed by generations
- Stocked one-acre pond
- 112.114 Acres - Rolling Terrain bordered on two sides by active streams
- Abundance of Flora and Fauna
- Large population of Meadowlarks and other migratory bird seen frequently
- Wildlife Exemption
- 3 water wells
- 20'x 35' barn, 20'x 30 barn, 15'x 20 shed
- 20' Road easement off Sycamore Crossing Road
- An attractive retreat for families wanting a quiet weekend in unspoiled natural surroundings.





# HOME

- Size: 2,115 Sq Ft
- Levels: Multi-level
- Bedrooms: 4
- Exterior: Cedar Plank
- Year Built: 1991
- Baths: 2
- Roof: Metal
- Fireplace
- Central Heat & Air
- Detached Garage/Shop
- Expansive deck beyond large picture windows



## **1783 Bravenec Lane Ranch**

This property has been in my family for over a century. It is a part of the Four League Grant from the republic of Mexico to Stephen F. Austin in 1830. It consists of contiguous rolling terrain bordered on two sides by active streams; the West Fork of Mill Creek and Long Branch. The land is about 80% open pasture and 20% wooded, split between native upper prairie, and bottomland in the flood plain. My parents built the first residence on this land in 1934; the windmill that provided our water still works fine. I added a weekend home in 1991.

This is a unique property for someone who loves nature and the outdoors. It is at the end of a private road and can only be accessed by owners or their guests. There is no through traffic of any kind. The nearest public road is one mile away, so not even passing cars mar the quiet peacefulness. Songbirds, owls, hawks and crows are usually the only thing one hears, with tree frogs and cicadas adding sound to summer nights.

Hunting and fishing were popular outdoor activities for my family. White-tailed deer are plentiful and frequently seen on the property. The pond is stocked with Florida-strain large mouthed bass and bluegill perch and has provided many hours of fishing enjoyment for children and adults alike. Mill Creek has some deep holes that harbor catfish and carp. Migratory ducks use the pond in fall and winter; herons and egrets use it year-round.

Every spring brings a plethora of bluebonnets and other wildflowers. Wild Mustang grapes, dewberries and American Beautyberries are plentiful and make great jelly for your use or as gifts to friends. The numerous pecan trees provide nuts which make an excellent Thanksgiving pie for a family gathered in the country for the holiday. If you like hot peppers, native chiltepes grow around the house and make great spicy sauce and seasonings. One of our outdoor hobbies has been to seek, identify and record the many different species of flora and fauna on the property. Our species list now includes over seventy different wildflowers, fifty trees and shrubs including several rare black walnut trees, seventy birds, twenty mammals including coyotes and bobcats, over a dozen butterflies and seventeen different reptiles.

The land has been granted a wildlife exemption by the local appraisal district, thus enjoys lower property taxes as if it were used for agriculture purposes. We have chosen deer, raptors and eastern meadowlarks as our target species for habitat enhancement. The open pasture has been returned to native grasses in most areas. Hay is harvested once or twice annually, thus keeping the vegetation level relatively low to allow raptors to see field rodents, and for flocks of over a hundred meadowlarks to enjoy during their winter migration. Cutting or shredding the pasture grass exposes new growth forbs upon which deer graze like cattle on a pasture. Small food plots of winter peas, sunflowers and mixed grains are planted to provide supplemental food for deer and birds.

We have been encouraged to open the property for rental use but have never done so. If desired by the owner, it should be a very attractive retreat for families from Houston who want a quiet weekend in unspoiled natural surroundings. Six generations of my family have lived, visited, worked and played here since 1898. My grandchildren really loved exploring on their own in their ATV's; we even orchestrated an ATV-based Easter egg hunt! It will be with sadness but fond memories that I pass ownership and the responsibility for maintaining and enhancing this unique little corner of rural Texas to a new owner. I hope you, as have I, enjoy sitting on the deck at dawn with a cup of coffee, hearing the cardinals awake and start calling to each other, and watching a doe with her fawn eating in the pasture below the house.

**Frances Bravenec Woodrick**

**July 3, 2019**



## LOT OR ACREAGE LISTING

Location of Property:	Bellville: Hwy 159W for 6 mi*Lt on Sycamore Xing to property	Listing #:	117438
Address of Property:	1783 Bravenec Lane Bellville TX 77418	Road Frontage:	*See Additional Information
County:	Austin	Paved Road:	<input 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:	112.114
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> 112.1140			
<b>Price per Acre (or)</b>			
<b>Total Listing Price:</b> \$1,450,000.00			
<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: 2018			
School:	\$2,856.17		
County:	\$905.87		
Hospital:	\$124.37		
FM Road:	\$183.85		
Rd/Brg:	\$152.34		
TOTAL:	\$4,222.61		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>School District:</b>	Bellville ISD		
<b>Minerals and Royalty:</b>			
Seller believes	99.75%	*Minerals	
to own:	99.75%	*Royalty	
Seller will	Negotiable	Minerals	
Convey:	Negotiable	Royalty	
<b>Leases Affecting Property:</b>			
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Lessee's Name:			
Lease Expiration Date:			
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:			
Roadway:	Road easement-Larry Mikeska for ingress&egress		
Electric:	San Bernard Electric Coop		
Telephone:			
Water:			
Other:			
<b>Improvements on Property:</b>			
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Buildings:	Detached garage/shop 20x20 enclosed with 20x15 covered entry pad		
Barns:	20x35 Barn, 20x30 Barn, 15x20 Shed		
Others:	Two deer hunting stands on elevated platforms Water and electricity to pond		
% Wooded:	20%		
Type Trees:	Oak, Elm, Pecan, Cedar and various others		
<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
	Condition: Partial fencing		
	Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
	Condition:		
<b>Ponds:</b>	Number of Ponds: One		
Sizes:	Approx One Acre		
<b>Creek(s):</b>	Name(s): Long Branch, west fork of Mill Creek		
<b>River(s):</b>	Name(s): None		
<b>Water Well(s): How Many?</b>	3: Windmill,Home,Yard		
Year Drilled:	1934;1991;2014	Depth:	75'; 100'; 220'
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Provider:			
<b>Electric Service Provider (Name):</b>			
San Bernard Electric Cooperative			
<b>Gas Service Provider</b>			
None			
<b>Septic System(s): How Many:</b> 1 System, 2 Tanks			
Year Installed:	1991		
<b>Soil Type:</b>	Various		
<b>Grass Type(s)</b>	Various		
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>			
<b>Nearest Town to Property:</b> Bellville			
Distance:	6 miles		
Driving time from Houston	Approx 1 hour		
<b>Items specifically excluded from the sale:</b>			
All Sellers personal property located on said 112+acres. as well as Listed items on separate page			
<b>Additional Information:</b>			
Access to property via 20' road easement off Sycamore Crossing Rd. traveling approx 6/10th of a mile to property boundary			

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

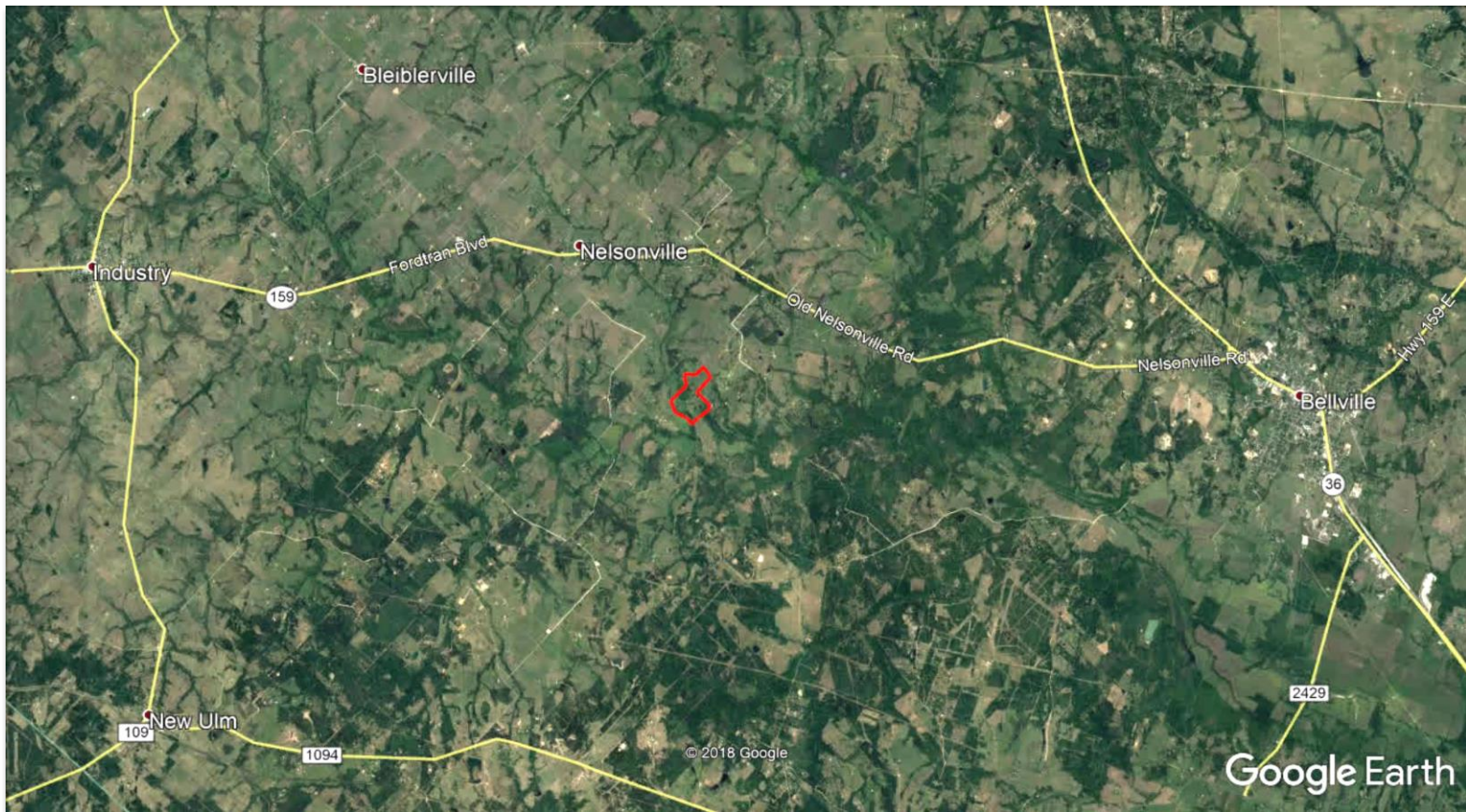
## HOME

Address of Home:	1783 Bravenec Lane Bellville TX 77418	Listing	117438
Location of Home:	Bellville: Hwy 159W for 6 mi* Lt on Sycamore Xing to property		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Property Size:	112.114 AC
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>\$1,450,000.00</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:	1991		
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES		
Bedrooms:	4	Bath:	2
Size of Home (Approx.)	2,115		Living Area
			Total
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Metal	Year Installed:	2007
Exterior Construction:	Cedar Plank		
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		
Lv/Dng Room:	30 x 20		
Kitchen:	12.6 x 14.6		
Family Room:			
Utility:	10.7 x 7		
Bath:	Level 1 10.7 x 8.6	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:	Level 2 8 x 8	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Level 1 Bdrm:	14 x 10.6		
Bedroom:	Level 2 13 x 12		
Bedroom:	Level 2 13 x 12		
Bedroom:	Level 2 14.7 x 9		
Other:			
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:		
Size:	20 x 20	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	
<b>Porches:</b>			
Front: Size:			
Back: Size:			
Deck: Size:	777 sq ft	<input checked="" type="checkbox"/> Covered	
Deck: Size:	390 sq ft	<input checked="" type="checkbox"/> Covered	
Fenced Yard:			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	*See Acreage Sheet
Construction:			
TV Antenna	<input type="checkbox"/>	Dish	<input checked="" type="checkbox"/> Cable <input type="checkbox"/>

<b>Home Features</b>			
<input checked="" type="checkbox"/>	Ceiling Fans	No.	5
<input checked="" type="checkbox"/>	Dishwasher		
<input 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	2010 Samsung	
Items Specifically Excluded from The Sale: LIST:			
All of sellers personal property located on said 112+ Ac. as well as Listed items on separate page			
<b>Heat and Air:</b>			
<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	1 Unit
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	1 Unit
<input type="checkbox"/>	Other:		
<input checked="" type="checkbox"/>	Fireplace(s)		
<input type="checkbox"/>	Wood Stove		
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<b>Utilities:</b>			
Electricity Provider:		San Bernard Electric	
Gas Provider:		None	
Sewer Provider:		Septic	
Water Provider:		Well	
Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 75', 100', 220'
		Year Drilled:	1934, 1991, 2014
Average Utility Bill:		Monthly:	
<b>Taxes:</b>			
		2018	Year
School:	\$2,856.17		
County:	\$905.87		
Hospital:	\$124.38		
FM Road:	\$183.85		
Rd/Brg:	\$152.34		
Taxes:	\$4,222.61		
School District:	Bellville ISD		
<b>Additional Information:</b>			
Remodeled 2009			
Cedar children's playhouse new in 2004			
Washer new in 2009 Dryer new in 2010			
HVAC: Trane XR15 5 ton A/C heat pump, SER 14			
Working 75' deep Aeromotor Windmill			

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Directions from Bellville: Hwy 159W for 6 miles turning left onto Sycamore Crossing. Continue to property entrance on the right



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*



420 East Main Street  
Bellville, Texas 77418-0294  
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New Ulm, Texas 78950  
(979) 992-2636  
Fax (979) 992-2637

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





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