

613 & 615 Witte Rd

Bellville, Texas



Texas is Our Territory

Bill Johnson & Associates Real Estate

Since 1970





This beautiful and secluded



23.5ac tract only forty minutes outside of Houston, just north of Bellville, is a family-friendly retreat unlike any other. Designed for maximum privacy, the three separate main living spaces are all out of sight from one another yet still within walking distance. The land has served as family home base for decades, and is now awaiting new stewards to make it their own. It's unique collection of amenities are only overshadowed by the history of the land and the area surrounding it.





Home 1

- 3 bed 2 bath
- Large chef's kitchen
- Large open concept living/dining/sitting
- Multiple large decks
- Handicap ramp
- Central AC/Furnace less than 5 years old and had servicing check in Fall of 2019
- Hand pump water well (working)
- Saltwater swimming pool (fully fenced with locking gates)
- In ground water softener
- Instant propane water heater
- Piping and availability for standard water heater
- Propane fireplace in Bedroom 1 and Great Room
- Propane ran to all other bedrooms but capped off currently
- Propane dryer
- Propane stove
- New roof in May 2020 with lifetime architectural shingles and transferrable warranty from Houser Roofing
- New paint inside and out
 - Two large propane tanks ½ full
 - plus propane stove and multiple propane fireplaces provides confidence during a hurricane or major storm that you can still heat your home and feed your family for several months.









Cabin

- 1 bed efficiency cabin
- Full bathroom with large standup shower
- Kitchenette
- 220V window AC/Heat













Home 2

Was previously a business

- (Sanctuary Arms Gun Shop),
- NO kitchen and
 NO full bathroom, just ½ bath
- Has 2 bedrooms downstairs and a loft upstairs
- Large area for kitchen & full bath available
- Central AC/Furnace last used May 2019
- Water has been run to this house
- On separate electric service from House #1

*** Outside of House #2 is a 50amp power and water hookup with an RV pad











Home 3

(615 Witte Rd.)

- 3 bed
- 1 large bath
- Electric AC/furnace
- On separate electric service from House #1 & #2















AMENITIES

- Saltwater Pool
 - **FULLY Safety Fenced**
- Renovated Barn / Party Barn
 - Pool Table
 - Commercial Ice Maker
 - His/hers bar bathroom
 - Standup Piano
 - Screened in porch
- Workshop with electric and wood heat
 - Shop is outfitted with hard line compressed air throughout, 6ft commercial compressor is outbuilding next to shop (transfers with property)
 - Machine grade electric winch on I-Beam outside of the shop (Covered)
- Welding Shop
 - Has electric
 - A/C
 - Complete interior is metal-lined
- 25yd covered, lighted, pistol range
 - Custom-Fabricated ar500 steel backstop
 - Range grade wood shooting bays









PARTY BARN

















WORKSHOP













WELDING SHOP







RANGE





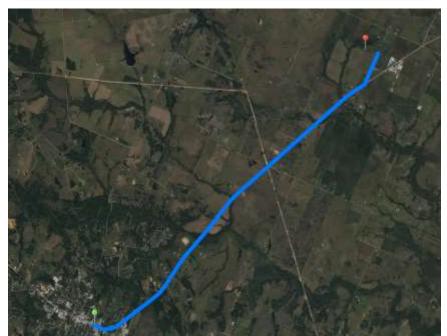


NO REPRESENT	TATIONS OR WAF	RRANTIES EITHE	ER EXPRESSED OR IN	IPLIED ARE MAD	E AS TO THE ACCU	RACY OF THE INFORMATIC	N HEREIN OR V	VITH RESPECT TO THE					
SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.													
LAND- 613 & 615 WITTE RD.													
Location of	Property:	Fr Bellville-E	Hill St. (Hw y 159 I	t onto Witte Rd	5 mi to property	Listing #:	126064						
Address of			Vitte Rd Bellville	•		Road Frontage:		Approx 317 ft.					
County:		Austin		Paved Road:	YES NO	For Sale Sign on Prope	rty? 🔽 YES						
Subdivision:		N/A				Size or Dimensions:		mbined					
Subdivision	Restricted:	☐ YES	▼ NO	Mandatory M	Membership in Pro	operty Owners' Assn.	☐ YES	▼ NO					
Number of	Acres:	23.53 (21.	16 and 2.37)		Improveme								
Price per A	Acre (or)				Home:	YES NO 3 homes and cabin							
Total Listin	<u>ng Price:</u>	\$650,000.	00		Buildings:	illdings: 2 storage bldgs, wood shop 27x17							
Terms of S	ale:					Shed (15.5 x 8.10)							
	Cash:		✓ YES	☐ NO	Barns:	Party Barn 24x16 (poker room	, back porch)					
	Seller-Finance):	YES	✓ NO		Welding Shop 21x2							
	SellFin. Ter	rms:			Others:	3 metal car covers:	20x20x8, 1	8x20x8,18x18x8					
	Down Paym	nent:				Shooting Range; P	ool						
	Note Period	:			Cabin built in	2007 1 bedroom/1	bath						
	Interest Rat	e:			% Wooded:	40%							
	Payment M	ode: Mo.	Qt. S.A.	Ann.	Type Trees:	Live Oak, Post Oal	k, Cedar						
	Balloon Not		□ NO		Fencing:	Perimeter	✓ YES	Barb wire					
		Nu	imber of Years:			Condition:							
						Cross-Fencing:	YES	☑ NO					
Property T	axes:	Year:		2019		Condition:							
School:				\$2,456.08	Ponds:	Number of Ponds:	One						
County:				\$1,130.36	Sizes:								
Hospital:	\$127.82 Creek(s): Name(s): Bessie's Creek												
FM Road:	\$222.83												
Rd/Brg:	\$182.63 River(s): Name(s):												
TOTAL:	\$102.03 River(s). Name(s).												
	Exemption:	✓ Yes	□ No		Water Well(s): How Many? Two								
School Dis		Bellville IS			Year Drilled:	Unknown							
	nd Royalty:						· · · · · · · · · · · · · · · · · · ·	✓ NO					
Seller believes	0%			*Minerals	Provider:								
to own:				*Royalty		vice Provider (Nan	ne):						
Seller will	0%			Minerals	San Bernard Electric								
Convey:	0%			Gas Service									
Convey.	070			Royalty	Bellville Buta								
Leases Affe	ecting Prop	ertv:			Septic System(s): How Many: 4 working septic systems								
Oil and Gas Le		<u> </u>	✓ No		Year Installed: Info unknown								
Lessee's Nam			110										
Lease Expiration Date: Grass Type(s) Coastal; mixed non-native grasses Flood Hazard Zone: See Seller's Disclosure or to be													
Surface Leas	e: Yes		✓ No		1100a Hazara	Zone. Oce Ocher 3 L		rmined by survey					
Lessee's Name: Nearest Town to Property: Bellville													
Lease Expirat	ion Date:				Distance:	5.6 miles							
Oil or Gas	Locations:		Yes	✓ No	Driving time from	m Houston	Approx 1 h	nour					
Easements	Affecting F	Property:	Name(s):		Items specific	cally excluded from	the sale:						
Pipeline:					All Sellers pe	ersonal property loca	ated on said	23.530 Ac					
Roadway:					'	/							
Electric:					Additional I	nformation:							
Telephone:					Old historic cemetery is located on the property- Public								
Water:	access must be available by permission from land owner.												
Other:						,							
BILL	JOHNSON	AND ASS	SOCIATES RI	EAL ESTA	TE COMPA	NY WILL CO-BR	OKER IF	BUYER IS					

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



Directions: From Bellville
Highway 159E for 5.6mi, Left on Witte
Rd. Gate on Left after 2600ft.
613/615 Witte Rd Bellville, TX 77418





Texas is Our Territory

Bill Johnson & Associates Real Estate

Since 1970

420 East Main Street Bellville, Texas 77418-0294 (979) 865-5969 Fax (979) 865-5500

> 424 Cedar Street New Ulm, Texas 78950 (979) 992-2636

> > www.bjre.com



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 License No.	Email	Phone
Primary Assumed Business Name 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

## Address of Home: Country or Region:	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.													
Location of Home: Fr. Bellville-E Hill St. (Hwy 159 E) 5.6 miles; left onto Writte Rd5 mit to property County or Region: Austin For Sale Sign on Property VFS NO None Property Size: 23.330 (Total)														
Location of Home: Fr. Bellville-E Hill St. (Hwy 159 E) 5.6 miles; left onto Writte Rd5 mit to property County or Region: Austin For Sale Sign on Property VFS NO None Property Size: 23.330 (Total)	Address of	Home:	613 Wit	te F	Rd-Bel	llville	j				Listing	126064		
Country or Region: Austin								6 mile	s: lef	ft onto Witte Rd 5 mi				
Subdivision: None				<u>, </u>	0	()								
Subdivision Restricted:		_ =					Tel Galo cignom reporty.							
Listing Price: Se50,000.00					l NO	Man	ndatory Me							
Cash:			_		, , , ,	IVICI	idatory ivic							
Cash:			ψ030,000.	.00					1 68		J	5		
Seller-Finance:		aic	✓ YES	[NO									
Microwave (Built-In)		ice.	YES	Ŀ	✓ NO									
Note Period:										· · ·				
Note Period:								~) ✓ Gas	Propane		
Interest Rate: Payment Mode: Payment Mode: Payment Mode: Payment Mode: Payment Mode: Payment Mode: Pts No Nontote: Number of Years:														
Payment Mode:								Items Si	pecific		ale: LIST:			
Balloon Note:			☐ Mo ☐	Qt.	S.A.	. [Ann.					aid 23.530 Ac.		
Number of Years:			YES		Пио	_	_			, , , ,				
	Number of	rears:												
								Heat a	and .	Air:				
Year Home was Built: 1999 ✓ Central Air Gas ☐ Other: ☐ Other: Bedrooms: 3 Baths: 2 ✓ Fireplace(s) ✓ Fireplace(s) Size of Home (Approx) Living Area ✓ Water Heater(s): ✓ Gas Propane Foundation: ☐ Slab ☐ Pier/Beam ☑ Other Block Wood Stove ✓ Gas Propane Foundation: ☐ Slab ☐ Pier/Beam ☑ Other Block Water Heater(s): ☑ Gas Propane Foundation: ☐ Vood/hardle board ☐ Gas Provider: San Bernard Electric San Bernard Electric Exterior Construction: Wood/hardle board ☐ Gas Provider: Septic Water Provider: Septic Water Provider: Septic Water Provider: Water Provider: Well Under Provider: Water Provider: Well Under Provider: Water Provider: Well Under Provider: Well Under Provider: Well Under Provider: Water Provider: Well Under Provider: Water Provider: Well Under Provider: Well Under Provider: Well Under Provider: Well Under Provider: Septic Under Provider: Septic Under Provider: Septic Under Provider: Se	Size and C	Size and Construction:								Central Heat Gas	Electric	V		
Bedrooms: 3 Baths: 2	Year Home	was Built:	1999					>		Central Air Gas	Electric			
Living Area Total Wood Stove Water Heater(s):	Lead Based P	aint Addendum F	Required if pri	or to	1978:		YES			Other:				
Total	Bedrooms:	3	Baths:	2				V		Fireplace(s)				
Foundation:	Size of Hom	e (Approx.)				Liv	ing Area			Wood Stove				
Roof Type: Arch Shingles						Tot	al	>		Water Heater(s):	✓ Gas	Propane		
Exterior Construction:						_								
Gas Provider: Bellville Butane (Propane)			-			202	20							
Room Measurements: APPROXIMATE SIZE: Sewer Provider: Septic Living Room: 13x39 Water Provider: Well Dining Room: Water Well: ✓ YES NO Depth: 150 Kitchen: 14x19 Year Drilled: 2005 Family Room: Average Utility Bill: Monthly \$250-\$300 Utility: 9x7 Average Utility Bill: Monthly \$250-\$300 Bath: 7x9 Tub Shower School: \$2,456.0 Bath: 4.5x7.5 Tub Shower School: \$2,456.0 Bath: 17.7x15.10 Hospital: \$1,130.3 Master Bdrm: 17.7x15.10 Hospital: \$127.8 Bedroom: 14.9x11.7 FM Rd: \$222.8 Bedroom: 11.8x10.9 SpRd/Brg: \$182.6 Entry 7.3x5.7 Taxes: 4119.72 on 23.53 ac. w/exemption Other: School District: Bellville ISD Sun Porch: School District: Bellville ISD	Exterior Co	nstruction:	wood/hard	<u>die b</u>	oard									
Living Room 13x39 Water Provider: Well Dining Room Water Well: ✓ YES □ NO Depth: 150 Kitchen: 14x19 Year Drilled: 2005 Family Room: Average Utility Bill: Monthly \$250-\$300 Utility: 9x7 Average Utility Bill: Monthly \$250-\$300 Bath: 7x9 Tub □ Shower School: \$2,456.0 Bath: 4.5x7.5 Tub □ Shower School: \$2,456.0 Bath: 17.7x15.10 Hospital: \$127.8 Bedroom: 14.9x11.7 FM Rd: \$222.8 Bedroom: 11.8x10.9 SpRd/Brg: \$182.6 Entry 7.3x5.7 Taxes: 4119.72 on 23.53 ac. W/exemption Other: Garage: □ Carport: ☑ No. of Cars: 6 School District: Bellville ISD School District: Bellville ISD Additional Information:														
Dining Room: Water Well: YES NO Depth: 150									<u> </u>					
Kitchen: 14x19 Year Drilled: 2005 Family Room: Average Utility Bill: Monthly \$250-\$300 Utility: 9x7 Taxes: 2019 Year Bath: 7x9 Tub Shower School: \$2,456.0 Bath: 4.5x7.5 Tub Shower School: \$2,456.0 Bath: 17.7x15.10 Hospital: \$127.8 Bedroom: 14.9x11.7 FM Rd: \$222.8 Bedroom: 11.8x10.9 SpRd/Brg: \$182.6 Entry 7.3x5.7 Taxes: 4119.72 on 23.53 ac. w/exemption Other: School District: Bellville ISD Porches: Sun Porch: Additional Information: Front: Size: Covered		13x39												
Family Room: Average Utility Bill: Monthly \$250-\$300 Utility: 9x7 Bath: 7x9 Tub Shower Bath: 4.5x7.5 Tub Shower Bath: Tub Shower School: \$2,456.0 Bath: Tub Shower School: \$1,130.3 Master Bdrm: 17.7x15.10 Hospital: \$127.8 Bedroom: 14.9x11.7 FM Rd: \$222.8 Bedroom: 11.8x10.9 SpRd/Brg: \$182.6 Entry 7.3x5.7 Taxes: 4119.72 on 23.53 ac. w/exemption Other: School District: Bellville ISD School District: Bellville ISD Additional Information:		4.440						Water V	Vell:					
Utility: 9x7 Bath: 7x9 □ Tub □ Shower School: \$2,456.0 Bath: 4.5x7.5 □ Tub □ Shower School: \$2,456.0 Bath: □ Tub □ Shower County: \$1,130.3 Master Bdrm: 17.7x15.10 Hospital: \$127.8 Bedroom: 14.9x11.7 FM Rd: \$222.8 Bedroom: 11.8x10.9 SpRd/Brg: \$182.6 Entry 7.3x5.7 Taxes: 4119.72 on 23.53 ac. w/exemption Other: School District: Bellville ISD Garage: □ Carport: ☑ No. of Cars: 6 Size: □ Attached □ Detached Additional Information: Porches: Sun Porch: □ Covered		14X19						A	1 14					
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Bath: □ Tub □ Shower County: \$1,130.3 Master Bdrm: 17.7x15.10 Hospital: \$127.8 Bedroom: 14.9x11.7 FM Rd: \$222.8 Bedroom: 11.8x10.9 SpRd/Brg: \$182.6 Entry 7.3x5.7 Taxes: 4119.72 on 23.53 ac. w/exemption Other: School District: Bellville ISD School District: Bellville ISD Additional Information: Additional Information:				╁┾		┰┝				2019	i eai	\$2.456.09		
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Other: Garage: Carport: No. of Cars: 6 Size: Attached Detached Porches: Sun Porch: Front: Size: Porch: Size Carport: Carport: No. of Cars: 6 Additional Information: Covered										4119.72 (on 23.53			
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Size: Attached Detached Additional Information: Porches: Sun Porch: Front: Size: Porch: Size Covered		Carport:	No. of Cars	: 6										
Porches: Sun Porch: Front: Size: Porch: Size				_	Attached		Detached	Additi	ona	I Information:				
Sun Porch: Front: Size: Porch: Size Covered														
Porch: Size														
	Front: Size:													
	Porch: Size						Covered							
Patio: Size: Covered Covered	Patio: Size:						Covered							
Fenced Yard:	Fenced Yard:													
Outside Storage: ✓ Yes No Size: Various outbldgs	Outside Sto	orage: 🗹 Yes	No Size	: Va	rious o	utblo	lgs							
Construction:		_												
TV Antenna 🗌 Dish 🔲 Cable 🔲														
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS	BILL JO	OHNSON A	ND ASSO	CIA	TES F	REA	L ESTA	TE CO	MP	ANY WILL CO-BRO	OKER II	BUYER IS		
ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.		ACCOM	PANIED	BY	HIS O	R H	ER AGE	NT AT	AL	L PROPERTY SHO	OWING	S		

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.												
613 WITTE RD- Guest House												
Address of Home: 613 Witte Rd. Bellville TX 77418 Listing # 126064												
Location of Home:				<u> </u>								
County or Region:	Austin	- 1 IIII Ot.	(1 100)	5.6 miles; left onto Witte Rd5 mi to property For Sale Sign on Property? YES NO								
Subdivision:		in an arms argument party.										
	N/A YES	✓ NO	N 4	Property Size: 23.530 AC								
Subdivision Restricted:		_	iviar	embership in Property Owners' Assn. YES NO								
Listing Price:	\$650,000.00)	Home Features: Ceiling Fans No 2									
Terms of Sale:	✓ YES	□NO			L	₹	Ceiling Fans			2		
Cash:	YES	✓ NO			∥ ¦		Dishwasher					
Seller-Finance:	L TES	₩ NO			ll ⊦¦	-	Garbage Dis	•				
SellFin. Terms:					Ļ	┥	Microwave (E	Built-In)				
Down Payment:					Ļ		Kitchen Range	e (Built-In)	Gas	Electric		
Note Period:					L		Other					
Interest Rate:					<u>lten</u>	ns Specifi	ically Excluded	from The Sa	ale: LIST:			
Payment Mode:	☐ Mo ☐ C	Qt. 🔲 S.A.		Ann.	ΑII	Sellers	personal pro	perty				
Balloon Note:	☐ YES	☐ NO										
Number of Years:												
					He	at and	Air:					
Size and Construction:	moved ont	o proper	ty 2	006		~	Central Heat	Gas [Electric			
Year Home was Built:						✓	Central Air	□Gas [Electric			
Lead Based Paint Addendum I	Required if prior	to 1978:	V	YES			Other:					
Bedrooms: 2	Baths: 1						Fireplace(s)					
Size of Home (Approx.)			Livi	ng Area			Wood Stove)				
			Tot	al		~	Water Heate	r(s): 🔲 🤆	as	✓ Electric		
Foundation: 🗌 Slab 🔽 P	blo											
Roof Type: Metal	200	Uti	lities:									
Exterior Construction	Electricity Provider: San Bernard Electric											
		Gas Provider:										
Room Measurements:		Sewer Provider: Septic										
Living Room: 12.5x13.5		Water Provider: Well										
Dining Room:		Water Well: YES NO Depth:										
Kitchen: 17.5x10.5				Year Drilled:								
Family Room:					Αve	erage U	tility Bill:	Monthly:				
Utility Room: 11.5x5.5 (L S	hape)					o. a.g C						
Bath: 5.11x5.1	- 13-JP 3-7	Tub		Shower	Та	xes:		2019	Year			
Bath:		 \[\text{Tub} \]	ΤĒ	Shower		hool:			. oa.	\$2,456.08		
Bath:Master		Tub	╅	Shower	-	unty:				\$1,130.36		
Bedroom: 12.5x13.5					-	spital:				\$127.82		
Bedroom: 11.5x11.5						1 Road:				\$222.83		
Bedroom:					-	/Brg:				\$182.63		
Bedroom:					-	xes:		1119 72 or	23 53 ac	: (w/exemptions)		
		-			+110.72 OI							
Other: School District: Bellville ISD Garage: Carport: No. of Cars:												
Size:	INO. OF Cars.	Attached		Dotachod	٨٨	ditiona	I Informatio	n.				
Porches:		Attached	ш	Detached	Au	uniona	i illiorillatio	/11.				
Front: Size:												
Back: Size:					-							
			T	Corprod	l							
Deck: Size:				Covered	}							
Deck: Size:				Covered								
Fenced Yard:												
Outside Storage: Yes	☐ No Size:											
Construction:	Diels III		- I-I-									
TV Antenna L	Dish L		able		<u></u>	00:		00.55				
BILL JOHNSON A												
ACCOM	PANIED BY	Y HIS O	КH	EK AGE	:NT	AI AL	L PROPE	KIY SHO	JWINGS) <u>.</u>		

NO REPRES	SENTATIONS OR WAR									CURACY OF THE I				HRESPECT TO	ГНЕ
					<u>61</u>	5 V	VITTE F	RD	- HOM	<u>E 3</u>					
Address of Home: 615 Witte Rd., Bellville TX 77									7418 Listing # 126064						
Location of	Home:	_								eft onto Witte	e Rd5 i	_			
County or Region: Austin							,		•	For Sale Sign			<u> </u>	_ NO	
Subdivision		N/A								Property S	-		23.530 A	C	
Subdivision			ES	~	NO	Man	datory Me	mb	ership in	Property Ow			YES	V NO	
Listing Price		\$650	000	00			aa.o. y	11	ome Fe						
Terms of S		ΨΟΟΟ	,000.	.00				H	<u> </u>	Ceiling Far	ns N	lo.			4
Cash:	<u> </u>	✓ Y	ES	<u> </u>	NO				<u>~</u>	Dishwashe					
Seller-Finar	ice.	Y	ES		Z NO					Garbage D					
SellFin. Te									~	Microwave (
Down Paym									~	Kitchen Rang] Gas 💽	Electric	
Note Period									V	Refrigerato			_ CG5 _		
Interest Rat								lte	ms Specif	ically Excluded		Sal	le: LIST:		
Payment M			1o [] Qt.	□ S.A.	Г	Ann.	-		property loc				Acres	
Balloon Not			YES	_ `	NO										
Number of `					_										
								Н	eat and	Air:					
Size and C	construction:								V	Central Heat	Gas	~	Electric		
Year Home									~	Central Air	Gas	~	-		
Lead Based I	Paint Addendum	Require	d if pr	ior to	1978:	V	YES			Other:					
Bedrooms:		Baths		1						Fireplace(s	5)				
Size of Hom	e (Approx.)				1396	Livir	ng Area			Wood Stov	<i>r</i> e				
				160	0 sq ft.	Tota	al		~	Water Heat	er(s):] Ga	as	✓ Electric	
Foundation:	: 🗌 Slab 🗹 F	Pier/Bea	m (Other	•			1							
Roof Type:	Metal			Yea	r Installed:			<u>U</u> 1	<u>tilities:</u>						
Exterior Construction							EI	lectricity	Provider:			San Berr	nard Electr	С	
								-	as Provid						
Room Mea	surements:	APPF	ROXII	MATE	SIZE:			S	ewer Pro	vider:			Septic		
Living Room:	13x15.5							W	ater Pro				Well		
Dining Room:	12x13							W	ater Well:	YES	NO Dept	th:		100 Ft	
Kitchen:	10.5x13										ear Drille	-		1997	
Family Room:	11.5x14							A۱	verage U	tility Bill:	Monthl	y:	\$80.00		
Utility Room:							Г								
Bath:	9.5x9.5			<u> </u>	Tub	<u> </u>	Shower	-	axes:		201	9	Year		
Bath:					Tub	<u> </u>	Shower	- 11	chool:						456.08
Bath:Master				L	Tub		Shower	-	ounty:						130.36
Mstr Bdrm:	11.5x11.5							-	ospital:						127.82
Bedroom:	13.5x11.5							-	M Road:						222.83
Bedroom:	13.5x11.5							-	d/Brg:						182.63
Bedroom:								-	axes:	-	1119.72			(w/exempt	ions)
Other:		1						S	chool D	District:			Bellville I	SD	
Garage: L Size:	Carport:	No. of	Cars	$\overline{}$	Attached		Detached	A	dditiona	ıl Informatio	on:				
Porches:															
Front: Size:	16.5x7.5														
Back: Size:	10x9														
Deck: Size:	10x12						Covered								
Deck: Size:							Covered								
Fenced Yard:															
Outside Sto	orage: 🗹 Yes	☐ No	Size	:											
	Construction:							<u> </u>							
TV Antenna	ı 📙	Dish			C	able	Ш								
BILL J	OHNSON A	ND AS	SSO	CIA	TES R	EA	L ESTA	ΤE	COMP	PANY WILL	CO-B	RO	KER IF	BUYER	IS
	ACCOM	PANI	ED I	BY	HIS OI	RH	ER AGE	EN ⁻	T AT AL	L PROPE	RTY S	HC	WINGS).	