



613 & 615 Witte Rd

Bellville, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

613 & 615 Witte Rd Bellville, Texas



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



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LAND- 613 & 615 WITTE RD.

Location of Property:	Fr Bellville-E Hill St. (Hwy 159 E) 5.6 miles; left onto Witte Rd. .5 mi to property			Listing #:	126064
Address of Property:	613&615 Witte Rd Bellville TX		Road Frontage:	Approx 317 ft.	
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:	N/A		Lot Size or Dimensions: 23.530 Combined		
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	
Number of Acres: 23.53 (21.16 and 2.37)					
Price per Acre (or)					
Total Listing Price: \$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:					
Property Taxes: Year: 2019					
School:				\$2,456.08	
County:				\$1,130.36	
Hospital:				\$127.82	
FM Road:				\$222.83	
Rd/Brg:				\$182.63	
TOTAL:				\$4119.72 on 23.53 acres (w/exemptions)	
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	0%	*Minerals			
to own:	0%	*Royalty			
Seller will	0%	Minerals			
Convey:	0%	Royalty			
Leases Affecting Property:					
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:					
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Easements Affecting Property: Name(s):					
Pipeline:					
Roadway:					
Electric:					
Telephone:					
Water:					
Other:					
Improvements on Property:					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3 homes and cabin			
Buildings:	2 storage bldgs, wood shop 27x17				
	Shed (15.5 x 8.10)				
Barns:	Party Barn 24x16 (poker room, back porch)				
	Welding Shop 21x21				
Others:	3 metal car covers:20x20x8, 18x20x8,18x18x8				
	Shooting Range; Pool				
Cabin built in	2007 1 bedroom/1 bath				
% Wooded:	40%				
Type Trees:	Live Oak, Post Oak, Cedar				
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES	Barb wire		
	Condition:				
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:				
Ponds:	Number of Ponds:	One			
	Sizes:				
Creek(s):	Name(s):	Bessie's Creek			
River(s):	Name(s):				
Water Well(s): How Many? Two					
Year Drilled:	Unknown		Depth:	Unknown	
Community Water Available: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
Provider:					
Electric Service Provider (Name):					
San Bernard Electric					
Gas Service Provider					
Bellville Butane					
Septic System(s): How Many: 4 working septic systems					
Year Installed:	Info unknown				
Soil Type:	Sandy Loam				
Grass Type(s)	Coastal; mixed non-native grasses				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property: Bellville					
Distance:	5.6 miles				
Driving time from Houston	Approx 1 hour				
Items specifically excluded from the sale:					
All Sellers personal property located on said 23.530 Ac					
Additional Information:					
Old historic cemetery is located on the property- Public access must be available by permission from land owner.					

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

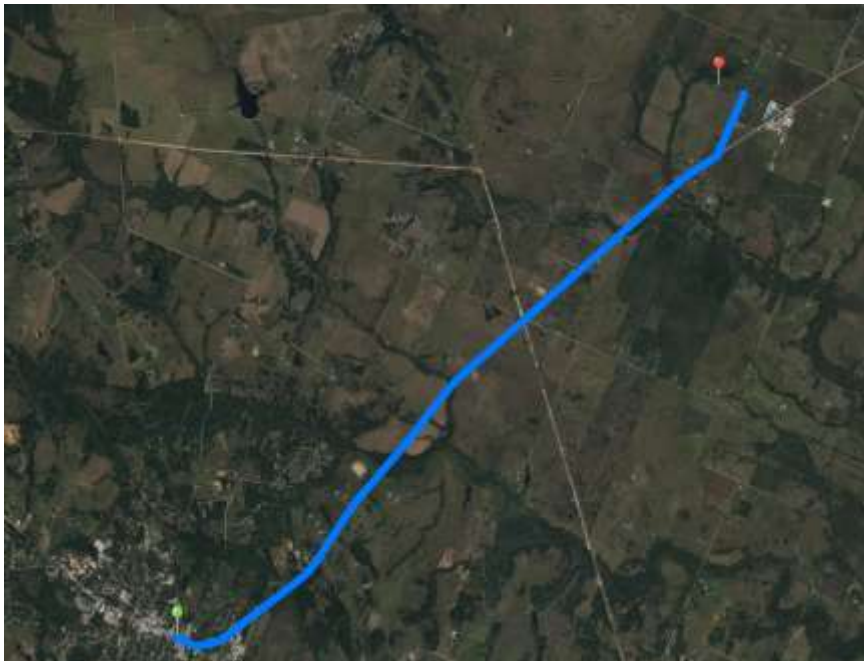
**Bill Johnson & Associates
Real Estate**

Since 1970

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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

615 WITTE RD- HOME 3

Address of Home:	615 Witte Rd., Bellville TX 77418		Listing # 126064
Location of Home:	Fr Bellville-E Hill St. (Hwy 159 E) 5.6 miles; left onto Witte Rd. .5 mi to property		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	23.530 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
Listing Price:	\$650,000.00		Home Features:
Terms of Sale:			<input checked="" type="checkbox"/> Ceiling Fans No. 4
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Garbage Disposal	
Sell.-Fin. Terms:			<input checked="" type="checkbox"/> Microwave (Built-In)
Down Payment:			<input checked="" type="checkbox"/> Kitchen Range (Built-In) <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Note Period:			<input checked="" type="checkbox"/> Refrigerator
Interest Rate:			Items Specifically Excluded from The Sale: LIST:
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	All Sellers property located on said 23.530 Acres	
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:			
Size and Construction:			
Year Home was Built:			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES		
Bedrooms: 3	Baths: 1		
Size of Home (Approx.)	1396 Living Area		
	1600 sq ft. Total		
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type: Metal	Year Installed:		
Exterior Construction			
Room Measurements:	APPROXIMATE SIZE:		
Living Room:	13x15.5		
Dining Room:	12x13		
Kitchen:	10.5x13		
Family Room:	11.5x14		
Utility Room:			
Bath:	9.5x9.5	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:Master		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Mstr Bdrm:	11.5x11.5		
Bedroom:	13.5x11.5		
Bedroom:	13.5x11.5		
Bedroom:			
Other:			
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:			
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached		
Porches:			
Front: Size:	16.5x7.5		
Back: Size:	10x9		
Deck: Size:	10x12	<input type="checkbox"/> Covered	
Deck: Size:		<input type="checkbox"/> Covered	
Fenced Yard:			
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:			
Construction:			
TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>			

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