



13411 Lake Rd

Bellville, TX

- 61.853 Acres
- 4 Bedroom / 2 Baths
brick home built 1983
- Some Minerals
Available
- Bellville ISD



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



Bellville, Texas

Come and experience this 61.8-acre country home life located just 9 miles outside of Bellville, TX. A country oasis where kids have grown and flown and grandkids have come back while all experiencing the beauty of raising animals, hunting in the woods, fishing in the pond, roaming the pasture hills, picking up pecans and experiencing the freedom of country life.



This home was built in 1983, owned by a single family. The living space is 2,277 sq. ft plus an oversize 2 car garage with large work bench. It has a split bedroom design with 4 bedrooms-2 baths; Large master bedroom with 2 large walk-in closets; High vaulted living room ceiling with fireplace; Open kitchen concept with large walk in pantry. Just off the kitchen, enjoy the convenience of a large laundry/utility room which includes a deep sink with lots of built in cabinets for storage. Sit out on the oversized 870 sq ft covered back porch while watching the cattle graze, observing the birds in motion, listening to the rain, all while enjoying the beautiful flowers that are always in bloom. There is a large tractor barn just beyond the 1 acre fenced in yard and a smaller equipment barn.



If peaceful mornings, starlit nights and escaping the business of life is something you are looking for....WE WELCOME YOU to come and see for yourself.



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.

LOT OR ACREAGE LISTING

Location of Property:	Bellville:4 mi on FM 159E; R on Lisa Mae for 1.7; L Ueckert;1/2mi R on Lake to property			Listing #:	116783
Address of Property:	13411 LAKE RD BELLVILLE TX77418		Road Frontage:	Approx. 939.54 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:	None		Lot Size or Dimensions: 61.853		
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: 61.853 Acres			Improvements on Property:		
Price per Acre (or)			Home:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Total Listing Price: \$679,000.00			Buildings:		
Terms of Sale:			Barns:	Small Barn	
Cash:			Others:	Cattle pen	
Seller-Finance:					
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.			% Wooded:	20% +/-	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees:	Oak, Elm; Hackberry	
Number of Years:			Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
				Condition:	Fair
				Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
				Condition:	Fair
Property Taxes: Year: 2019			Ponds:	Number of Ponds:	One
School:	\$1,496.56		Sizes:		
County:	\$572.43		Creek(s):	Name(s):	None
Hospital:	\$62.96				
FM Road:	\$116.18		River(s):	Name(s):	None
Rd/Brg:	\$96.26				
TOTAL:	\$2,344.39				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Bellville ISD		Water Well(s): How Many?	One	
Minerals and Royalty:			Year Drilled:	1981	Depth: Unknown
Seller believes	*SEE MINERAL SHEET	*Minerals	Community Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
to own:		*Royalty	Provider:	Austin County Water Supply	
Seller will	Negotiable	Minerals	Electric Service Provider (Name):		
Convey:	Negotiable	Royalty	Reliant		
			Gas Service Provider		
			Epcor		
Leases Affecting Property:			Septic System(s): How Many:	One	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year Installed:	1983	
Lessee's Name:			Soil Type:	Sandy Loam, Black soil	
Lease Expiration Date:			Grass Type(s)	Bahia & Bermuda	
			Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey	
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Nearest Town to Property:	Bellville	
Lessee's Name:			Distance:	7 1/2 Miles	
Lease Expiration Date:			Driving time from Houston		
Oil or Gas Locations:	<input type="checkbox"/> Yes <input type="checkbox"/> No		Items specifically excluded from the sale:		
Easements Affecting Property:	Name(s):		All of Sellers personal property located on said 61.853 AC		
Pipeline:	EPCOR				
Roadway:	None				
Electric:	Reliant		Additional Information:		
Telephone:	AT&T				
Water:	Austin County Water Supply				
Other:	None				

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:	13411 Lake Rd. Bellville TX 77418		Listing	116783
Location of Home:	Bellville: 4 mi on FM 159E; R on Lisa Mae for 1.7 mi; L Ueckert 1/2 mile; R on Lake Rd to property			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	None	Property Size:	61.853 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:	\$679,000.00			
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:	1983			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms: 4	Bath: 2			
Size of Home (Approx.)	2,277	Living Area		
		Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Composition	Year Installed:	2001	
Exterior Construction:	Brick			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:				
Dining Room:	12x14			
Kitchen:	10x14			
Family Room:	18x30			
Utility:	8x14			
Bath:	8x11	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Mstr Bath:	11x19	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Master Bdrm:	18x20			
Bedroom:	13x15			
Bedroom:	11x11			
Bedroom:	13x15			
Pantry:	4x6			
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/>	No. of Cars:	2	
Size:	24x26	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached	
Porches:				
Front: Size:	6x48			
Back: Size:	16x48			
Deck: Size:	<input type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:	Yes			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:		
Construction:	Metal Shed			
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 type="checkbox"/>	Garbage Disposal		
<input type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

All sellers personal property located on said 61.853 acres;
Washer and Dryer

Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas <input checked="" type="checkbox"/>	Electric <input type="checkbox"/>	Units: 2
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	# Units: 2
<input type="checkbox"/>	Other:			
<input checked="" type="checkbox"/>	Fireplace(s)			
<input type="checkbox"/>	Wood Stove			
<input checked="" type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric		

Utilities:

Electricity Provider:	Reliant
Gas Provider:	Epcor
Sewer Provider:	Septic
Water Provider:	Well & Austin Co Water
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Unknown
Year Drilled:	1981
Average Utility Bill: Monthly:	\$550.00

Taxes:

	2019 Year	
School:		\$1,496.56
County:		\$572.43
Hospital:		\$62.96
FM Road:		\$116.18
Rd/Brg:		\$96.26
Taxes:		\$2,344.39
School District:	Bellville ISD	

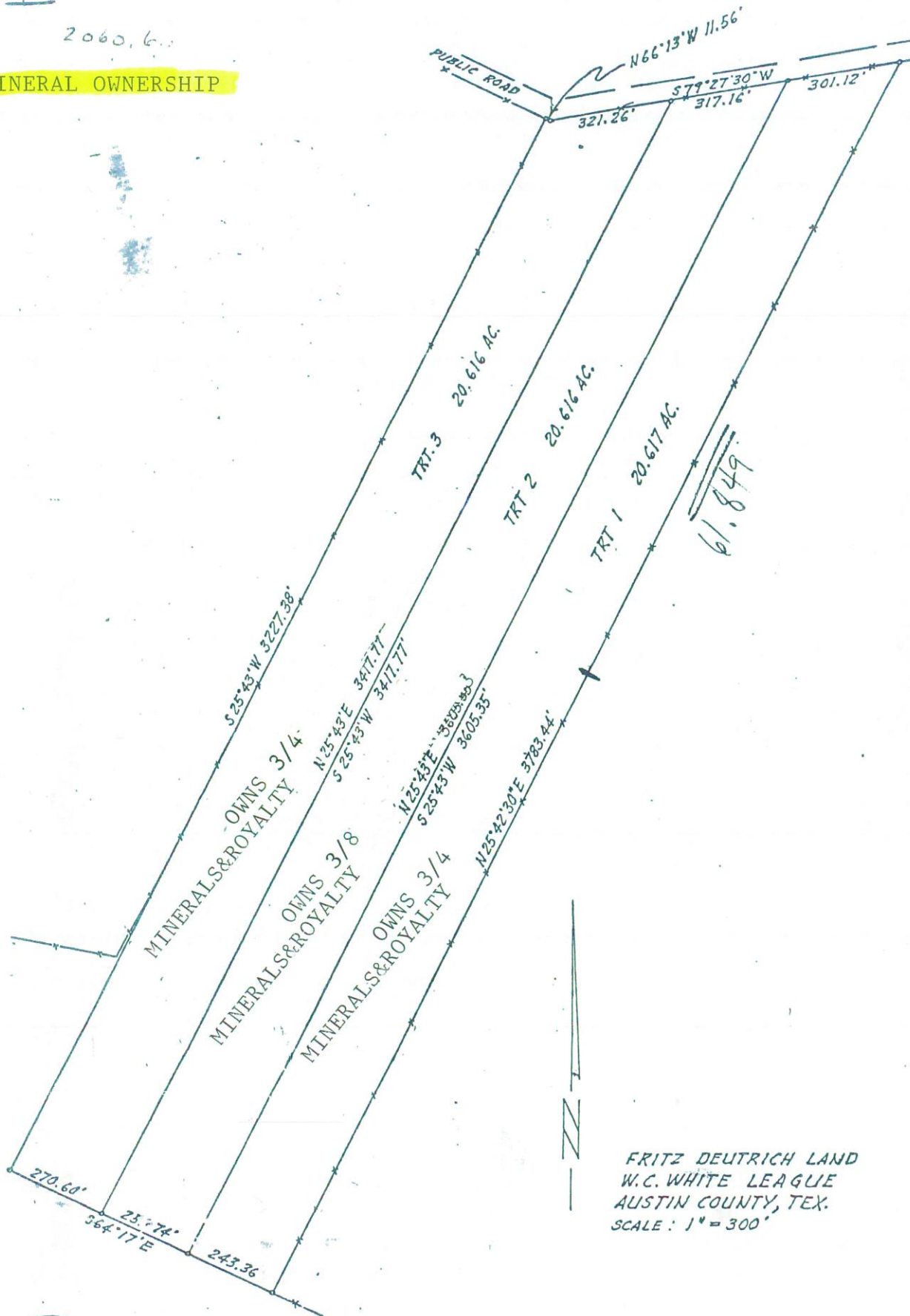
Additional Information:

Outside Storage-Tractor Barn and small Equipment Barn

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ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

2060, 6.

MINERAL OWNERSHIP



FRITZ DEUTRICH LAND
W.C. WHITE LEAGUE
AUSTIN COUNTY, TEX.
SCALE: 1" = 300'

William W. Reuc
Surveyed by William W. Reuc
2060, 6.



Directions:

From Bellville travel 4 miles on Hwy 159E; turn right onto Lisa Mae Lane. In 1.7 miles turn left onto Ueckert Rd. In .5 miles turn R onto Lake Rd and follow to property on the right



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Real Estate**

Since 1970



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New Ulm, Texas 78950
(979) 992-2636

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.

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

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Kimberly Zapalac

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