

# 5166 Mill Creek Road

## *Cat Spring, Texas*



*Texas is Our Territory*

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

*Since 1970*





This is the one you've waited for!!!

Located between Bellville and Cat Spring, within the Bellville School District, and a relaxing 50-minute drive from Houston...this property is special!



The property features an upscale farmhouse built in 2010, and 100+ year old guest cottage which sit on a gently rolling hill overlooking a small pond and an oak-lined creek. The 44+ acre property features sandy loam pastures with good grass cover and beautiful trees. The property is also cross-fenced with water available in all pastures. The property boasts a 36x60 horse barn with seven 12x12 stalls, kitchen area, tack room with full bath and two wash racks. Also, a covered open canopy concrete pavilion on one end of the barn is perfect for outdoor entertainment. A second 30x40 barn located on the property is perfect for storing equipment, and includes a room and full bath.



The main house has 3 bedrooms, 2 full baths, powder room, island kitchen, great room, master suite and many designer touches. The guest cottage has 2 bedrooms and 2 baths.

And the Views!! Outstanding!!!





# Main Home

- ❖ Size: 2,400+ Sq. Ft. Living
- ❖ Levels: Multi-level
- ❖ Beds: 3
- ❖ Master/w Office (Down)
- ❖ Baths: 2.5
- ❖ Year Built: 2010
- ❖ Exterior: Hardi-Plank w/Austin Stone skirting
- ❖ Roof: Metal
- ❖ Fireplace
- ❖ Central Heat & Air
- ❖ Den/Dining Area
- ❖ Kitchen / Breakfast Nook
- ❖ Great Room
- ❖ Mud Room







# Guest Cottage

- ❖ 100+ Years Old
- Restored
- ❖ Size: 680 Sq. Ft
- ❖ Single Level
- ❖ Bedrooms: 2
- ❖ Baths: 2
- ❖ Detached 8'x8'
- Building with full-size  
Washer/Dryer
- ❖ Covered Rock Deck
- ❖ Moved from New Ulm  
to property in 1995





## 36x60 Horse Barn

- ❖ Seven 12x12 Stalls ~ 3 w/ Automatic Water for Horses
- ❖ Two Wash Stations w/Drain
- ❖ Room 1 w/Kitchenette
- ❖ Room 2 w/Full Bath
- ❖ Large Covered Porch for entertaining
- ❖ Covered Back Area for Equipment



## 30x40 Green Metal Barn

- ❖ Concrete Floor with Two 12x12 doors
- ❖ Equipment Storage
- ❖ Great Storage area with Storage Racks
- ❖ Small Room w/full bath



## LOT OR ACREAGE LISTING

Location of Property:	Belville:Hwy 36S;Rt-Hacienda 1.6 mi.;veer L on Mill Creek Rd 3.5 mi.;property on Left			TXLS	126142
Address of Property:	5166 Mill Creek Rd, Cat Spring 78933		Road Frontage:	Approx 1,450 ft.	
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: 44.247		
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> 44.2470					
<b>Price per Acre (or)</b>					
<b>Total Listing Price:</b> \$1,250,000.00					
<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: 2019					
School:	\$2,975.66				
County:	\$1,135.71				
Hospital:	\$140.70				
FM Road:	\$221.45				
Rd/Brg:	\$183.49				
TOTAL:	\$4,657.01				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>School District:</b>	Bellville ISD				
<b>Minerals and Royalty:</b>					
Seller believes	Unknown		*Minerals		
to own:	Unknown		*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:	None				
Roadway:					
Electric:	San Bernard Electric Coop.				
Telephone:	None				
Water:	Austin County Water Supply				
Other:					
<b>Improvements on Property:</b>					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See Home List Sheets			
Barns (2):	*Green Metal Barn w/room & full bath (30x40); *36x60 (7) Stall Horse barn, Room 1 w/kitchenette, Room2, Full Bath, 2 Wash Racks w/Drains Fans, Over-Hang for Equipment Storage,Covered Pavilion for Entertaining				
Other:	2/2 Guest Cottage				
% Wooded:	20-30%				
Type Trees:	Scattered Oaks				
<b>Fencing:</b>	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Good			
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Good			
<b>Ponds:</b>	Number of Ponds:	1			
Sizes:	Half-Acre				
<b>Creek(s):</b>	Name(s):	Pin Oak Creek			
<b>River(s):</b>	Name(s):	None			
<b>Water Well(s): How Many?</b> 1 (All Equip replaced 2020)					
Year Drilled:	Sept. 1999		Depth:	186'	
<b>Community Water Available:</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Provider:	Austin County Water Supply				
<b>Electric Service Provider (Name):</b>					
San Bernard Electric Coop.					
<b>Gas Service Provider</b>					
Private Propane Tank-Fayetteville Propane					
<b>Septic System(s): How Many:</b> 3					
Year Installed:	1999 (2) 2010 (1)				
<b>Soil Type:</b>	Sandy				
<b>Grass Type(s)</b>	Native Grasses				
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>					
<b>Nearest Town to Property:</b> Bellville					
Distance:	Approx. 4 miles				
Driving time from Houston	1 Hour+				
<b>Items specifically excluded from the sale:</b>					
All of Sellers personal property located on said 44+ acres, *SEE BELOW					
<b>Additional Information:</b>					
Equipment, implements, tools, cattle and hay are priced seperately and are negotiable. See list in file.					
*Portion of acreage lies in Mill Creek Road					

**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:	5166 Mill Creek Road, Cat Spring, TX 78933	TXLS	126142
Location of Home:	Bellville-Hwy 36S, R on Hacienda 1.6 miles, veer L on Mill Creek Rd 3.5 miles to property on Left		
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	44.247
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>\$1,250,000.00</b>	<b>Home Features</b>	
<b>Terms of Sale</b>		<input checked="" type="checkbox"/>	Ceiling Fans No. 6
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 checked="" 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 checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
Note Period:		<input checked="" type="checkbox"/>	Refrigerator Two
Interest Rate:		<b>Items Specifically Excluded from The Sale: LIST:</b>	
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	All of Sellers personal property located on 44.247 Acs.	
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	*Several of the light fixtures will be excluded (See Addt Info)	
Number of Years:		<b>Heat and Air:</b>	
<b>Size and Construction:</b>		<input checked="" type="checkbox"/>	Central Heat Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> # Units: 2
Year Home was Built:	2010	<input checked="" type="checkbox"/>	Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> # Units: 2
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input type="checkbox"/>	Other:
Bedrooms: 3	Bath: 2 1/2	<input checked="" type="checkbox"/>	Fireplace(s)
Size of Home (Approx.)	Sq. Ft. 2400+ Living Area	<input type="checkbox"/>	Wood Stove
	3,140 Total	<input checked="" type="checkbox"/>	Water Heater(s): 2 <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<b>Utilities:</b>	
Roof Type: Metal	Year Installed: 2010	Electricity Provider: San Bernard Electric	
Exterior Construction: HardiPlank w/Austin Stone skirting		Propane: Fayetteville Propane	
<b>Room Measurements: APPROXIMATE SIZE:</b>		Sewer Provider: Septic	
Great Room: 17'10x18'5		Water Provider: Well/ ACWS available	
Study/Dining: 15'8x14'		Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 186'	
Kitchen/Brk: 25'9x15		Year Drilled: 1999	
Family Room:		Well Equipment upgraded 2020	
Utility Clst: 5x9		<b>Taxes:</b>	
Pow der Bath: 7'2x5'8	Downstairs	2019 Year	
Mstr Bath: 10'10x9'6 Down	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School: \$2,975.66	
Hollw d Bath: 22x6'9 Up	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	County: \$1,135.71	
Master Bdrm: 15'8x14'4 Office 5'7x7'3 (Down)		Hospital: \$140.70	
Bedroom: 15'8x14'8 Up		FM Road: \$221.45	
Bedroom: 15'8x14'8 Up		Rd/Brg: \$183.49	
Bedroom:		<b>Taxes:</b> \$4,657.01	
Mud Room: 8'10x9		<b>School District:</b> Bellville ISD	
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: None		<b>Additional Information:</b>	
Size: <input type="checkbox"/> Attached <input type="checkbox"/> Detached		In-Ground Sprinkler System at house & flower beds at horse barn	
<b>Porches:</b>		Washer & Dryer Stay	
Front: Size: 38x8		**Exclude Light Fixtures: Over kitchen table, stairwell,	
Back: Size: 38x9'6		Office and one of the cottage bedrooms	
Deck: Size: <input type="checkbox"/> Covered		Also Excluded Coat Rack in the mudroom and magazine rack in the master bath.	
Deck: Size: <input type="checkbox"/> Covered			
Fenced Yard: No			
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: Various barns/outbldgs			
Construction:			
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

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

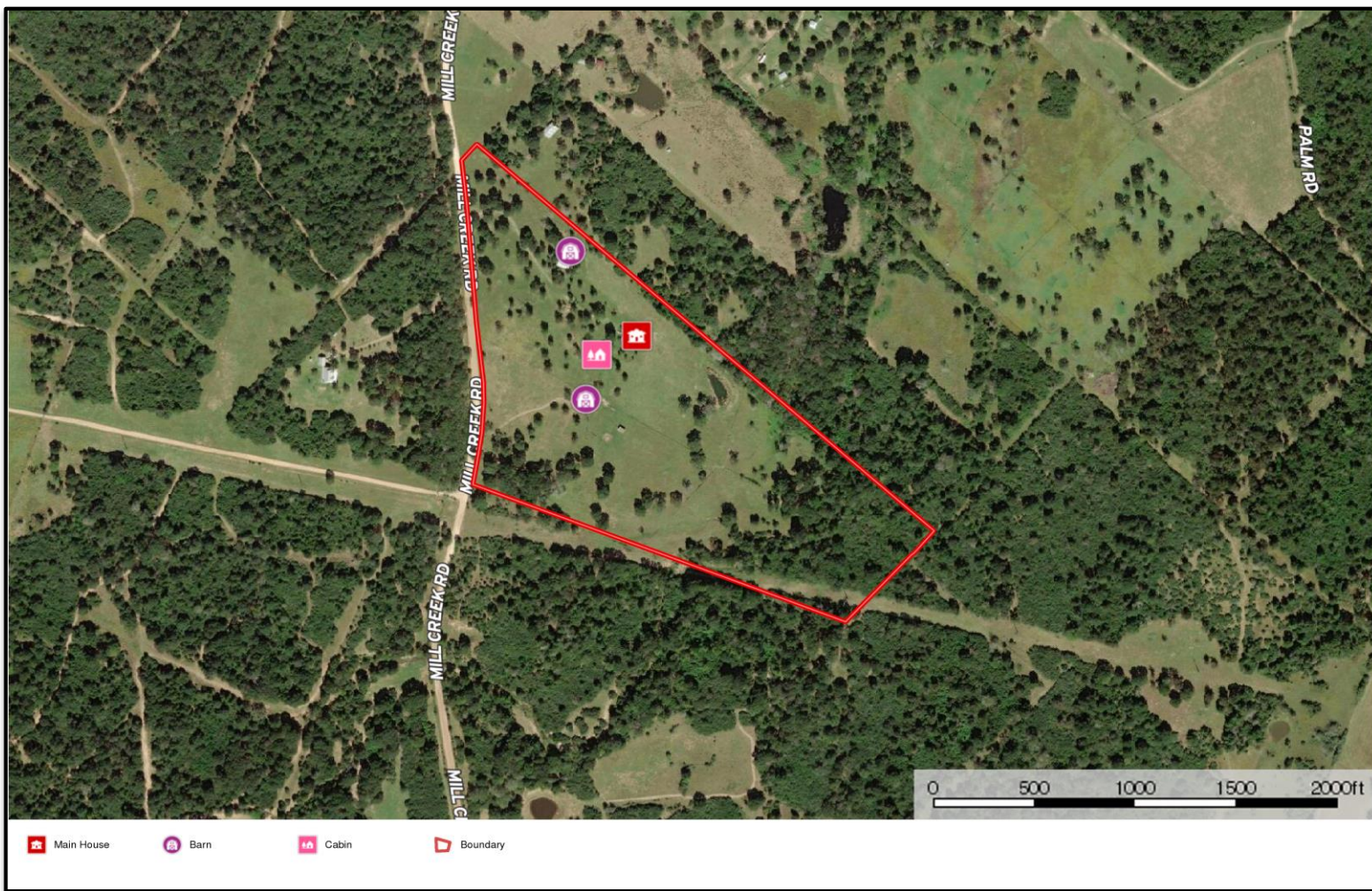


## Guest Cottage

Address of Home:	5166 Mill Creek Road, Cat Spring, TX 78933		TXLS	126142
Location of Home:	Bellville-Hwy 36S, R on Hacienda 16 miles, L on Mill Creek Rd 3.5 miles to 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:	44.2470 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	
<b>Listing Price:</b>	<b>\$1,250,000.00</b>		<b>Home Features:</b>	
<b>Terms of Sale:</b>				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	1
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Dishwasher		
Sell.-Fin. Terms:		<input type="checkbox"/> Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/> Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Interest Rate:		<input checked="" type="checkbox"/> Other	Refrigerator	
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All Seller's personal property located on said 44+ acres		
Number of Years:		*Several light fixtures may be excluded		
<b>Size and Construction:</b>	<b>MOVED TO PROPERTY 1995</b>			
Year Home was Built:	<b>100+ Years Old</b>			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES			
Bedrooms:	2	Baths:	2	
Size of Home (Approx.)	Sq. Ft.	680	Living Area	
			<b>Total</b>	
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Metal	Year Installed:	Unknown	
Exterior Construction	Cedar with some hardiplank			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:	9 1/2' x 20'			
Dining Room:	w/Kitchen 14 1/2' x 9 1/2'			
Kitchen:				
Family Room:				
Utility Room:	8' x 8' (Detached Metal Building for storage/w/d)			
Bath:	10' x 7 1/2'	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		
Bath:	4'9" x 10'	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		
Bath:Master		<input type="checkbox"/> Tub <input type="checkbox"/> Shower		
Bedroom:	10' x 11'6"			
Bedroom:	4'9" x 10'			
Bedroom:				
Bedroom:				
Other:				
Garage:	<input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:			
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
<b>Porches:</b>				
Front: Size:	6' x 10'			
Back: Size:				
Deck: Size:	15 1/2' x 30' Rock Deck	<input checked="" type="checkbox"/>	Covered	
Deck: Size:		<input type="checkbox"/>	Covered	
Fenced Yard:				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	8'x8' Metal Building	
	with washer and dryer			
TV Antenna	<input type="checkbox"/>	Dish	<input checked="" type="checkbox"/>	Cable <input type="checkbox"/>

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Directions: From Bellville  
Hwy 36S, take a right on Hacienda for  
1.6 miles. Veer left on Mill Creek Rd for  
3.5 miles to property on left.



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*



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

[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

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418  
Kimberly Zapalac

Phone: (979)865-5966

Fax:

IABS

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