



Tidwell Ranch

19121 FM 1094

New Ulm, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

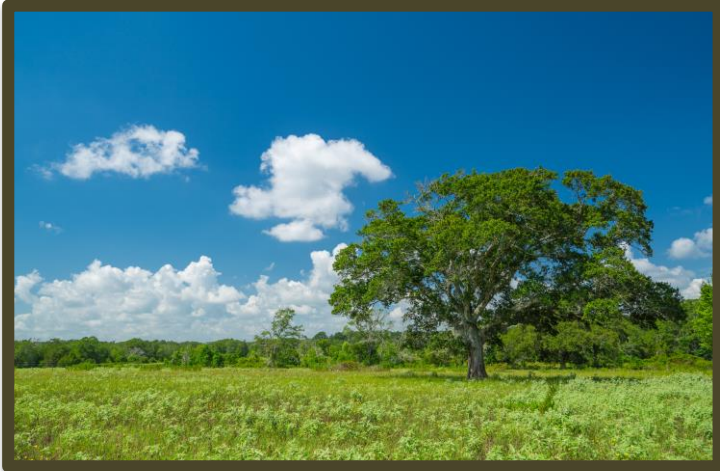


The Tidwell Ranch

718+/- Acres

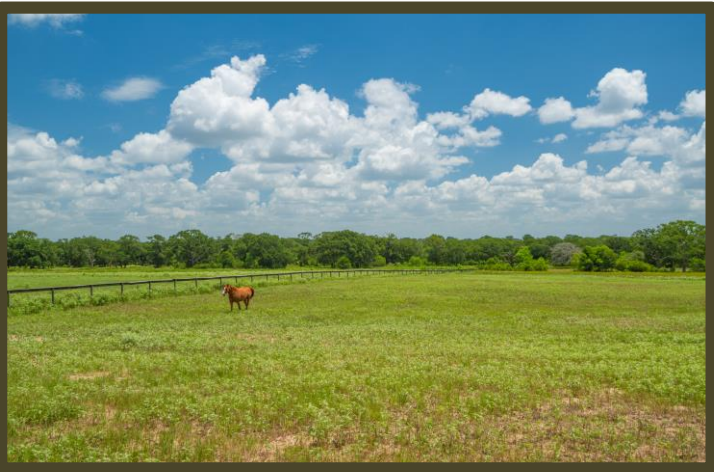
New Ulm, Texas

The Tidwell Ranch is an exceptional large acreage offering in the highly sought-after area of Cat Springs and New Ulm. A fantastic mix of thick stands of oaks and interspersed prairie creates beautiful landscapes with great views from multiple vistas. The ranch has four well dispersed homes on the property and several large fishing lakes. It also has 1.7 miles of frontage on FM 1094 creating an excellent opportunity as an investment property.

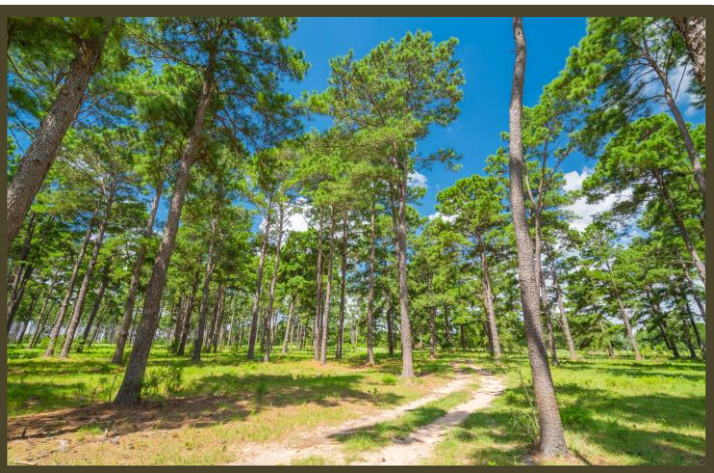


Habitat & Topography:

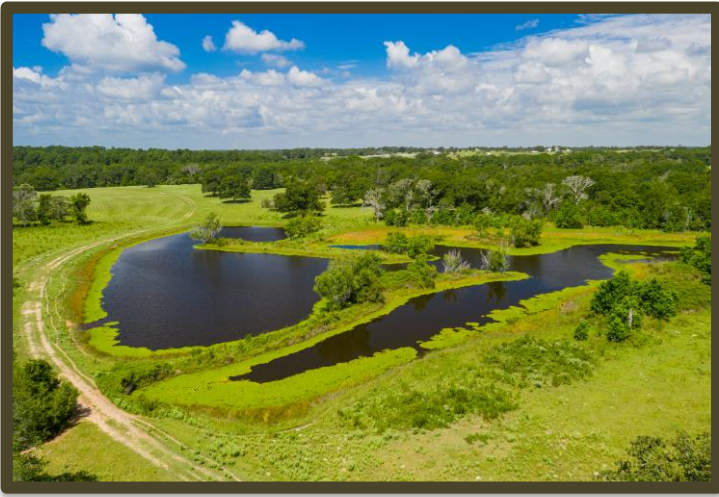
The ranch is found in the rolling hills of western Austin County in the Cross-Timbers ecological region of Texas. The ranch typifies this region of undulating lands dominated by belts of oaks among prairie grasslands. The area receives an average of 41.5 of rainfall per year.



The property is dominated by fine sandy loam soils with huge post oaks and water oaks dominating the multiple large trees found throughout the property. There are three large drainages running through the property that are heavily forested with multiple ponds and lakes. Elevation changes are over 70 on the ranch with multiple hill tops and gorgeous views of the countryside.



Much of the property is planted in improved grasses (primarily Bermuda) with some pastures still in native grasses. The loamy sand soils are excellent for growing hay, running cattle, and for the health of horses.



Wildlife, Hunting:

The Tidwell Ranch has solid populations of white-tailed deer, hogs, and dove for hunting. The multiple lakes on the property provide opportunities for waterfowl hunting in the winter. Several of the lakes are stocked with Florida strain largemouth bass and offer excellent sports fishing.

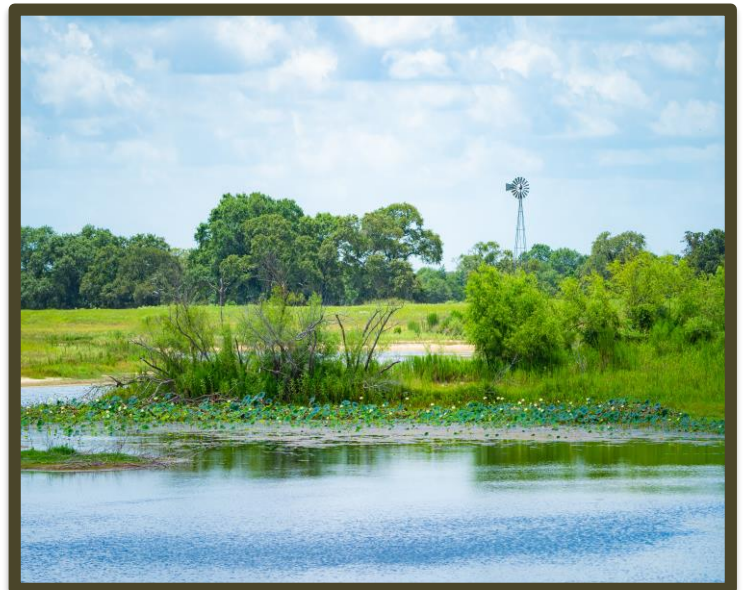


Water:

Surface water on this ranch includes multiple ponds and lakes. The crown jewel of the lakes is one situated just below the main house which is over 25 acres when full and is a tremendous fishery. On the eastern side of the ranch is a beautiful 3-acre lake that is stocked with bass and another outstanding fishery. An additional 6 ponds are scattered throughout the ranch with several of these also containing fish.



Groundwater in the area is generally easily found and relatively shallow (average house wells on the ranch are 150 deep). The ranch boasts 4 water wells for servicing the several homes on the property and include an irrigation well that is over 400 deep serviced by 3 phase electricity that is currently used for maintaining in lake levels of the main lake.





Improvements:

The main ranch house is approximately 6,777 SF of living area and was originally built in 1968 and was extensively remodeled and added on to in 1993. The house has 4 bedrooms and 5 full baths and include a large family room with living area. There are 1,700 SF of porches and a 672 SF patio area. It also has a carport. The home sits on a hill overlooking the big lake on the property with great views to the north and west. It is set way back off of the property line to ensure minimum road noise.

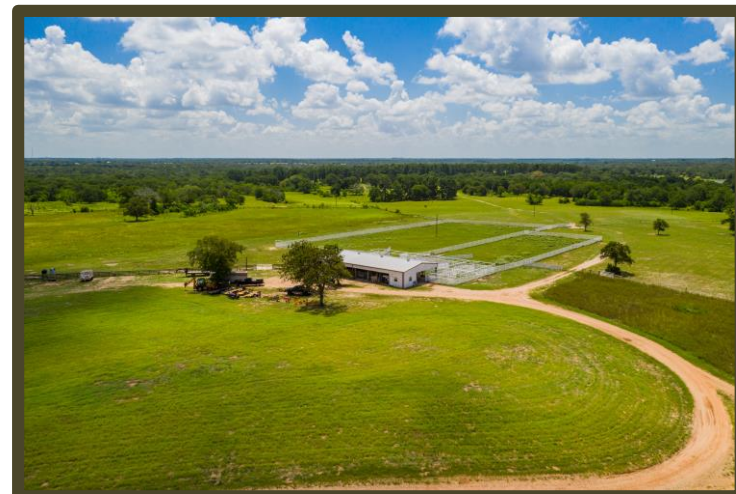


Toward the back of the property is the guest house which is a 1,776 SF living area built in 1968 and also remodeled in 1993 and is currently in good shape. The house is a 3/2 with a porch and covered canopy area. The house sits under some huge trees and is fenced off to keep the yard in good condition.



Managers cabin: A log cabin designed home built in 2005 that is approximately 800 SF with one bedroom and on bath with large living area and kitchen and includes two small lofts. It sits in beautiful area with fishing pond in back and nice porch.

There is also a small 400 SF guest home near the road that is in good condition and is a 1/1.



The main barn is 4,400 SF and was constructed in 1992. It includes a concrete floor over much of it for equipment storage and a shop. It is also part of a rather extensive cattle pen which serves the ranch. There are two other smaller barns on the property.

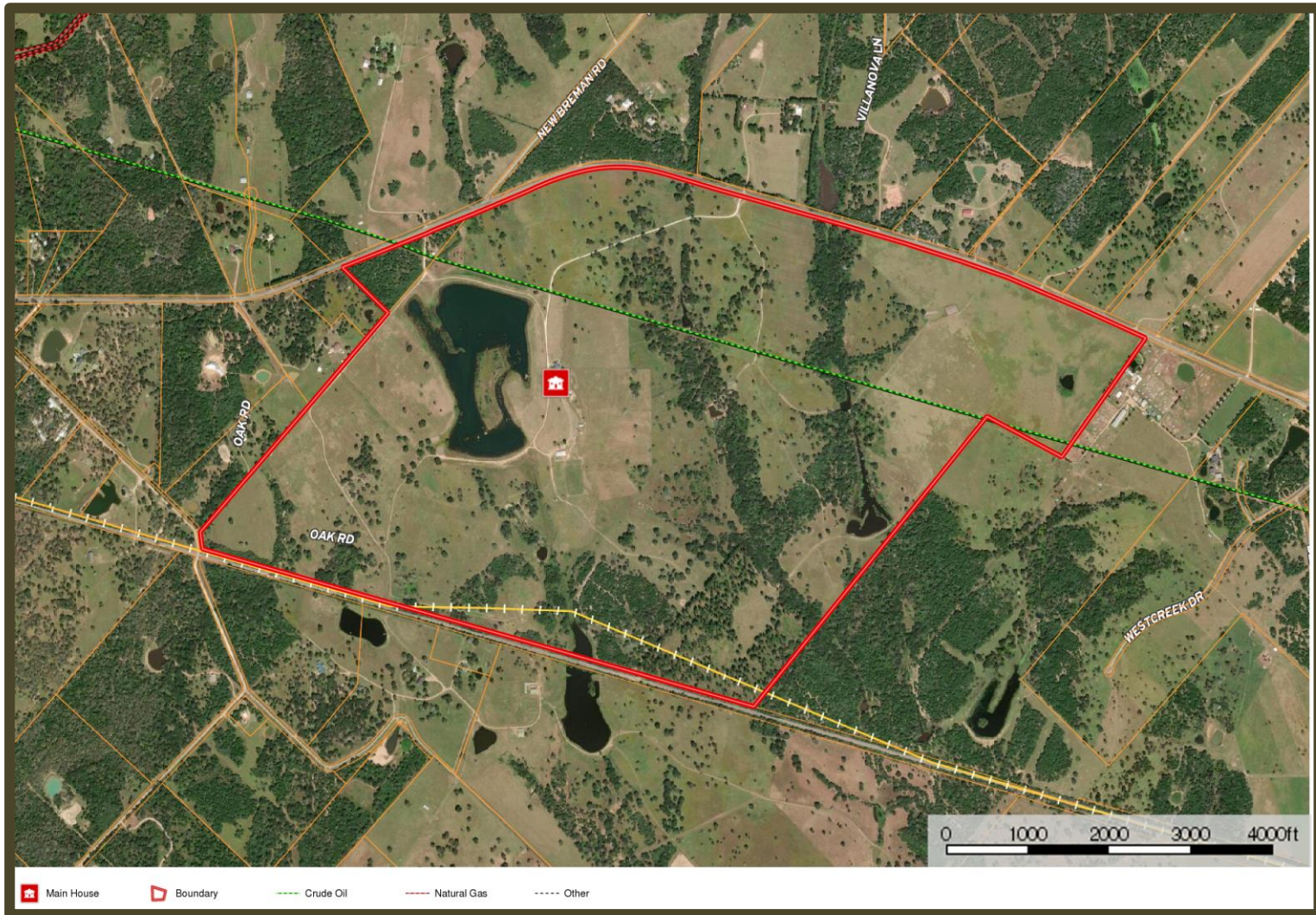
The property has excellent roads, good fencing with multiple interior fenced pastures and wide distribution of water for raising cattle and cutting hay.

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:	New Ulm *FM-1094 E 4 miles to property			Listing #:	126291
Address of Property:	19121 FM 1094, New Ulm, Texas 78951			Road Frontage:	1.7 miles+/- on FM-1094
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: 718+/- 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
Number of Acres:			718+/- Acres		
Price per Acre (or)					
Total Listing Price:			\$9,249,000.00		
Terms of Sale:					
	Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
	Conventional	<input checked="" type="checkbox"/> YES	<input 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:			\$19,074.42		
County:			\$6,049.31		
Hospital:			\$830.35		
FM Road:			\$1,227.72		
Rd/Brg:			\$1,017.30		
TOTAL:			\$28,199.10		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	Seller does not know his Mineral ownership, but believes to own		*Minerals		
to own:	approx. 75% +/- and will convey		*Royalty		
Seller will	all owned.		Minerals		
Convey:			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:	Enterprise Pipe Line (Gas) not in production				
Roadway:					
Electric:	San Bernard Electric Cooperative				
Telephone:	Industry Telephone				
Water:					
Other:					
Improvements on Property:					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Buildings:	Main Ranch Home, Guest Home, Cabin				
	Foreman's Home, Bunk House				
Barns:	Show Barn with half-bath				
	Metal Horse Barn				
% Wooded:	50% +/-				
Type Trees:	Oak, Pine, Cedar, & Various Others				
Fencing:	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			
Ponds:	Number of Ponds:	7	*Various Sizes		
	Sizes:	One 34-Acre Lake w /Commercial Well NOT WORKING			
Creek(s):	Name(s):	Several Spring-Fed			
	Branches servicing Ponds				
River(s):	Name(s):	None			
Water Well(s): How Many?	4 Residential, 1 Commercial				
Year Drilled:			Depth:	130' to 420'	
Community Water Available:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Provider:					
Electric Service Provider (Name):					
San Bernard Electric Cooperative					
Gas Service Provider			None		
Septic System(s): How Many:			6		
Year Installed:					
Soil Type:	Sandy Loam				
Grass Type(s)	Coastal & Common Bermuda, Bahia				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property:			New Ulm - 4 miles		
Distance:	Cat Spring - 7 miles				
Driving time from Houston	1 Hour				
Items specifically excluded from the sale:					
All of Seller's Personal Property					
Additional Information:					
Seller will have equipment, trailers, etc. for sale by separate treaty.					
Co-Broker - Republic Ranches - Jeff Boswell					

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



This ranch is co-brokered by Bill Johnson and Associates Real Estate Company and Republic Ranches.

The west side of the ranch borders a railroad track which is still in use.

Directions: From New Ulm
Take FM 1094 E. for 4 miles to property.



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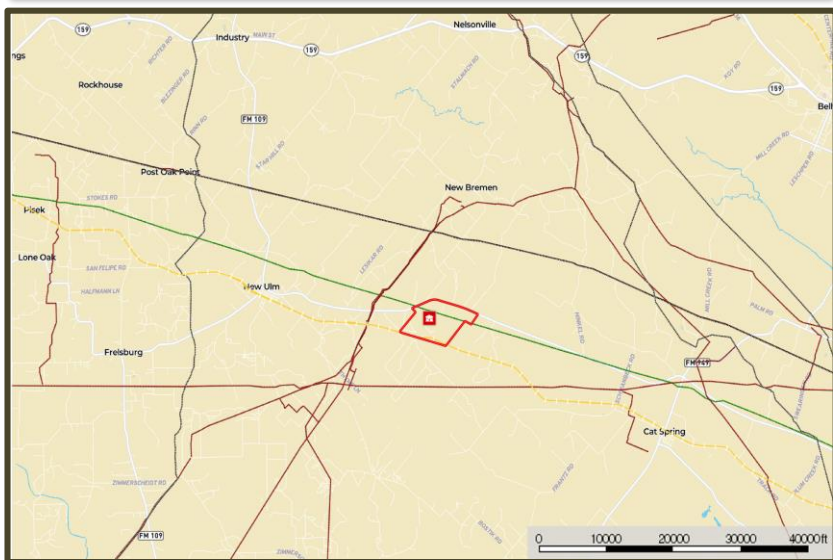
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Real Estate**

Since 1970

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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