

# Lake Road

## Bellville, TX



**LA FINCA**

*15294 LAKE RD*  
*Bellville TX 77418*



*Texas is Our Territory*

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

*Since 1970*





## 15294 Lake Rd Bellville, TX 77418

**Tidy, well-kept, warm, charming, comfortable, tranquil...**are just a few words to describe this great farmhouse on a serene and picturesque 31+ acres. All you need are a couple of your own antique treasures and this 2 bedroom and 1 bath home could be the perfect getaway or forever home if you are looking to downsize. It began with a barn built in the 70's and in 2014 the transformed living quarters was added. Distinguished light fixtures, a large farmhouse sink, the screened pantry, shiplap walls, wood flooring, exposed barn poles and beams are just some of the features that make this home cozy and genuine. Open the back door from the utility/bath combo and you enter an enclosed entertaining area/workshop.



If you love the outdoors, this property lies along Ives Creek, is partially wooded with trails perfect for hunting or just enjoying the wildlife. An implement canopy, metal barn, 2 horse stalls, an old camp house and more compliment this unique property. **Sweet and inviting, your own "neck of the woods" is ready and waiting for you to enjoy!**



# Amenities

- Size: 31.512 Acres
- 1000 Sq. Ft. Living
- Exterior: Cedar/Metal
- Year Built: 2014 (Home)
- BR/Baths: 2/1
- Central Heat & Air
- Carport
- Roof: Metal
- 42x60 Barn Built 1970's
- Live Creek Frontage
- Old Camp house on Property
- Current Ag Exemption
- Large Pecan Trees



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:	Hwy 159E 3.7 mi; Rt Lisa Mae 1.7 mi; Lt Ueckert Rd 1/2 mi Rt Lake Rd			Listing #:	129165
Address of Property:	15294 Lake Road, Bellville TX. 77418			Road Frontage:	Approx. 2,268 Ft
County:	Austin County	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:	31.5120 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>Number of Acres:</b> 31.5120					
<b>Price per Acre (or)</b>					
<b>Total Listing Price:</b> \$549,000.00					
<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: 2020					
School:				\$461.49	
County:				\$173.49	
Hospital:				\$40.65	
FM Road:				\$31.84	
Rd/Brg:				\$26.24	
TOTAL:				\$733.71	
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<b>School District:</b>	Bellville ISD				
<b>Minerals and Royalty:</b>					
Seller believes	50%	*Minerals			
to own:	50%	*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 type="checkbox"/> No				
<b>Easements Affecting Property:</b> Name(s):					
Pipeline:	YES				
Roadway:					
Electric:	Fence line Encroach/Protrusion				
Telephone:	Fence line Encroach/Protrusion				
Water:					
Other:					
<b>Improvements on Property:</b>					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	See Home Detail sheet			
Buildings:	Implement Canopy-2 sided				
Barns:	Metal Barn 42'x60' with Wood Stove & 2 Horse Stalls/Large sliding barn door				
Others:	Old Camphouse 1/1 various sheds/outbuildings				
% Wooded:	70%				
Type Trees:	Pecan, Oak, various				
<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:	None			
Sizes:					
<b>Creek(s):</b>	Name(s):	Ives Creek			
<b>River(s):</b>	Name(s):	None			
<b>Water Well(s): How Many?</b> 1					
Year Drilled:	Unknown	Depth:	125 Ft.		
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Provider:					
<b>Electric Service Provider (Name):</b>					
Reliant Energy					
<b>Gas Service Provider</b>					
Fayetteville Propane					
<b>Septic System(s): How Many:</b> 1					
Year Installed:	Unknown				
<b>Soil Type:</b>	Fertile				
<b>Grass Type(s)</b>	Pasture - Natural				
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>					
<b>Nearest Town to Property:</b> Bellville					
Distance:	7 Miles				
Driving time from Houston	50 min. via FM 529				
<b>Items specifically excluded from the sale:</b>					
Farm Equipment, Furniture, Feeder, Deer Stand and All of sellers personal property located on said 31.512 Ac.					
<b>Additional Information:</b>					
*Large Table in Barn will Stay along with wood stove					

**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:	15294 Lake Rd. Bellville TX 77418		Listing	129165
Location of Home:	Hwy 159E 3.7 mi; Rt Lisa Mae 1.7 mi; Lt Ueckert Rd 1/2 mi Rt Lake Rd 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:	31.512 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>\$549,000.00</b>			
<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>Size and Construction:</b>				
Year Home was Built:	<b>*2014 Barn Built 1970's</b>			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES			
Bedrooms:	2	Baths:	1	
Size of Home (Approx.)		1000 SqFt	Living Area	
			<b>Total</b>	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Metal	Year Installed:	1970's	
Exterior Construction:	Cedar and Tin			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Lv/Dn/Kit	26x17			
	Kitchen has open shelving- walk in pantry			
Family Room:				
Utility:	Utility and Bath are combined w/exit to barn			
Bath:	10x10 w/water closet	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Master Bdrrm:	11x13			
Bedroom:	10x11			
Bedroom:				
Entry				
Other:				
Garage:	<input type="checkbox"/>	Carport:	<input checked="" type="checkbox"/>	No. of Cars: Two
Size:	24x24	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached	
<b>Porches:</b>				
Sun Porch:				
Front: Size:				
Porch: Size:	30x10 Partially Covered	<input type="checkbox"/>		
Patio: Size:		<input type="checkbox"/> Covered		
Fenced Yard:	Small Side Yard fenced			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:		
Construction:				
TV Antenna	<input type="checkbox"/>	Dish	<input checked="" type="checkbox"/>	Cable <input type="checkbox"/>

### **Home Features**

<input checked="" type="checkbox"/>	Ceiling Fans	No.	2
<input type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input checked="" type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator		

### **Items Specifically Excluded from The Sale: LIST:**

All of sellers personal property located on 31.512 Ac.  
Kitchen Island, Pot rack, and other furniture excluded

### **Heat and Air:**

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

### **Utilities:**

Electricity Provider:	Reliant Energy
Gas Provider:	Fayetteville Propane
Sewer Provider:	Septic
Water Provider:	Well
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Approx 90 Ft.
	Year Drilled: 1980's -New Pump 2016
Average Utility Bill:	Monthly

### **Taxes:**

	<b>2020</b> Year	
School:		\$461.49
County:		\$173.49
Hospital:		\$40.65
FM Rd:		\$31.84
SpRd/Brg:		\$26.24
<b>Taxes:</b>		\$733.71
<b>School District:</b>	Bellville ISD	

### **Additional Information:**

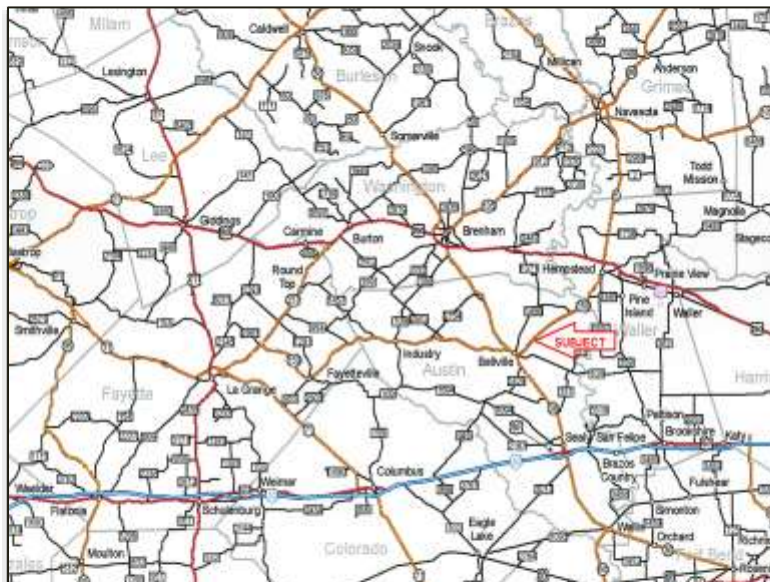
Wood Flooring
Shiplap walls and exposed beams
Vent-a Hood
Farmhouse apron sink
AC unit approx 6 years old
The Living Quarters were added to existing Barn in 2014

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Directions: From Bellville  
Highway 159E, travel approximately 3.7  
miles turning right onto Lisa Mae. In 1.7  
miles turn left onto Ueckert Rd.  
Property is .5 miles on left.



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*

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Bellville, Texas 77418-0294  
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New Ulm, Texas 78950  
(979) 992-2636

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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.

<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