



The Beamon Ranch

Bellville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970

The Beamon Ranch *Bellville, Texas*



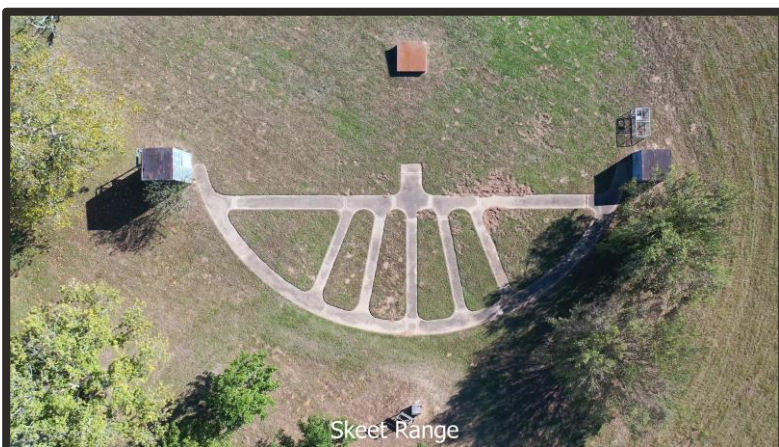
The Beamon Ranch located west of Bellville in the **Kenney Community** is being offered for sale! This outstanding property has been **owned by one family for the past 70 years**. Come see it and you will quickly realize why it is a very special property.



The **entrance to the Beamon Ranch** from Old Hwy 36 is via a meandering gravel road lined with large, native **Live Oak trees** with the final destination being the main ranch home which enjoys an air of seclusion with a touch of privacy!



The Beamon Ranch consists of **77 gently rolling acres**. The sandy loam pastures are covered with **coastal and native grasses**. The northern part of the property features **scattered wooded areas** as well as **heavy stands of Oak and Pecan trees**. **Buffalo Creek** meanders across the entire back of the property and serves as the property's northern boundary.



Can you imagine enjoying an evening of fun and relaxation **shooting skeet or trap on the ranch range**, or simply catching a few large-mouth bass from the **3-plus acre, well-stocked ranch lake!!** As far as wildlife, many species visit the back yard of the ranch home on a daily basis.

Other Improvements

The **ranch home** constructed of **wood exterior** and a **standing seam metal roof**, features over **5,000 Sq. Ft.** of living area with **4 bedrooms**, **4.5 baths**, **formal dining room**, a **great room**, **den/study combo**, a **walk-in bar**, and a **mud room**.

Many of the home's interior rooms are constructed of **imported Aspen wood**. **Extensive glass windows and doors** across the entire back of the house allows one to overlook the enjoyable entertainment area on the lake and simply reach out and grab Mother Nature!

Other improvements on the ranch include a **1,900 Sq. Ft. guest/foreman's house**, an **outdoor fireplace**, a **40'x50' covered patio** which includes a full kitchen, **2 half-baths** and a roomy storage closet, and several large metal barns with a workshop.

You would be proud to own this outstanding property!!



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*36 North 3 MI *Left Old 36; 4.6 MI to property on right.	TXLS Listing # 127666
Address of Property:	5102 Old Hwy 36 Bellville TX 77418	Road Frontage: Approx. 1008 ft.
County:	Austin	Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:	N/A	Lot Size or Dimensions: 77.547 Acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres:	77.5470
Price per Acre (or)	
Total Listing Price:	\$2,250,000.00
Terms of Sale:	
Cash:	☒ YES ☐ NO
Seller-Finance:	☐ YES ☒ NO
Sell.-Fin. Terms:	
Down Payment:	
Note Period:	
Interest Rate:	
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
Balloon Note:	☐ YES ☐ NO
Number of Years:	

Property Taxes:	Year: 2020
School:	\$11,749.15
County:	\$4,417.01
Hospital:	\$1,034.88
FM Road:	\$810.60
Rd/Brg:	\$668.08
TOTAL:	\$18,679.72

Agricultural Exemption:	☒ Yes ☐ No
School District:	Bellville ISD
Minerals and Royalty:	
Seller believes	50% *Minerals
to own:	50% *Royalty
Seller will	0% Minerals
Convey:	0% Royalty

Leases Affecting Property:	
Oil and Gas Lease:	☐ Yes ☒ No
Lessee's Name:	
Lease Expiration Date:	
Surface Lease:	☒ Yes ☐ No
Lessee's Name:	Shane Siptak
Lease Expiration Date:	1-Apr-21
Oil or Gas Locations:	☐ Yes ☒ No

Easements Affecting Property:	Name(s):
Pipeline:	
Roadway:	
Electric:	San Bernard Electric Coop
Telephone:	
Water:	Austin County Water Service
Other:	

Improvements on Property:	
Home:	☒ YES ☐ NO
Buildings:	Ranch Foreman House 4 BR/3Bath Approx 1,950 Sq Ft
Barns:	5
Others:	Garage
	Outdoor Covered Party Pavilion

% Wooded:	60% +/-
Type Trees:	Oak and Pecan
Fencing:	Perimeter ☒ YES ☐ NO
	Condition: Good
	Cross-Fencing: ☒ YES ☐ NO
	Condition: Good

Ponds:	Number of Ponds: 1
Sizes:	3-Acres
Creek(s):	Name(s): Buffalo Creek
River(s):	Name(s): None

Water Well(s): How Many?	1
Year Drilled:	Unknown
Depth:	Unknown
Community Water Available:	☒ YES ☐ NO

Provider:	ACWSC - Guest House
Electric Service Provider (Name):	
San Bernard Electric CoOp	
Gas Service Provider	
Private	

Septic System(s): How Many?	2
Year Installed:	Unknown
Soil Type:	Sandy Loam
Grass Type(s)	Native and Coastal
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey

Nearest Town to Property:	Kenney
Distance:	3 Miles
Driving time from Houston	1 1/2 Hours

Items specifically excluded from the sale:	
All of Sellers personal property located on said 77.547 Acres.	

Additional Information:	

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

MAIN HOME

Address of Home:	5102 Old Hwy 36, Bellville TX 77418		Listing	127666
Location of Home:	Bellville*36N 3 mi*Left - Old Hwy 36 4.6 mi to property			
County or Region:	Austin	For Sale Sign on Property?	☒ YES	☐ NO
Subdivision:	N/A	Property Size:	77.547 Acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO	
Listing Price:	\$2,250,000.00		Home Features	
Terms of Sale				
Cash:	☒ YES ☐ NO	☒ Ceiling Fans	No.	4
Seller-Finance:	☐ YES ☒ NO	☒ Dishwasher		
Sell.-Fin. Terms:		☒ Garbage Disposal		
Down Payment:		☒ Microwave (Built-In)		
Note Period:		☒ Kitchen Range (Built-In)	☐ Gas ☒ Electric	
Interest Rate:		☒ Refrigerator		
Payment Mode:	☐ Mo ☐ Qt. ☐ S.A. ☐ Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	☐ YES ☐ NO	All of Sellers personal property located on said 77+ Acres		
Number of Years:				
Size and Construction:			Heat and Air:	
Year Home was Built:	Unknown			
Lead Based Paint Addendum Required if prior to 1978:	☒ YES			
Bedrooms:	4	Baths:	4 1/2	
Size of Home (Approx.)	5,012		Living Area	
			Total	
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other			
Roof Type:	Metal	Year Installed:	Unknown	
Exterior Construction:	Wood			
Room Measurements:	APPROXIMATE SIZE:		Utilities:	
Great Room:	22'3" x 29'8" Bar: 8'4" x 12 1/2		Electricity Provider:	San Bernard Electric
Dining Room:	19'10" x 17'3" with Built In Cabinet		Gas Provider:	Private
Kitchen:	13 x 12'2" Double Ovens, Warming Drawer		Sewer Provider:	Septic
Den/Study:	30 x 13'9"		Water Provider:	Well
Utility:	9 x 7 -1st Floor near Master Suite		Water Well:	☒ YES ☐ NO Depth: Unknown
Bath:	5'9" x 15 (Upstairs)	☐ Tub ☒ Shower	Year Drilled:	Unknown
Bath:	6 x 8 (Upstairs*on-suite)	☐ Tub ☒ Shower	Average Utility Bill:	Monthly \$279.00
Mstr Bath:	6 x 12 (Downstairs)	☐ Tub ☒ Shower	Taxes:	2020 Year
Master Bdrm:	14'3" x 22 (Downstairs) w/ fireplace		School:	\$11,749.15
Bedroom:	12'10" x 15'7" (Downstairs)		County:	\$4,417.01
Bedroom:	14'2" x 22 (Upstairs w/*On-Suite bath)		Hospital:	\$1,034.88
Bedroom:	14 x 18 (Upstairs)		FM Rd:	\$810.60
Other:	Mud Rm: 10 x 7'9" ; Half-Bath off Kitchen		SpRd/Brg:	\$668.08
Garage: ☐	Carport: ☐	No. of Cars: N/A	Taxes:	\$18,679.72
Size:	N/A	☐ Attached ☐ Detached	School District:	Bellville ISD
Porches:				
Porch: Size:	576 Sq. Ft. - Outside dining Room			
Porch: Size:	204 Sq. Ft. - Front Door			
Porch: Size:		☐ Covered		
Patio: Size:		☐ Covered		
Fenced Yard:	No			
Outside Storage:	☒ Yes ☐ No	Size:	Various sizes	
Construction:	Various Outbuildings			
TV Antenna ☐	Dish ☐	Cable ☐		

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Directions

From Bellville travel 36N for approx. 3 miles turning left onto Old Hwy 36. Travel 4.6 miles to property on the right.



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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