



HIGH POINT RANCH

7872 N FM 1371 ~ Bellville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



HIGH POINT RANCH

Bellville, Texas

Built in 1875, this classic and charm-filled piece of history takes you back in time but with today's modern-day amenities.



Enter the iron gate and follow the wonderland of oak trees that lay the foundation for a beautiful story – while admiring the abundance of vibrant Texas wildflowers dancing in the breeze. This stunning 4,693 square foot fully-furnished home, sits hilltop on almost 63 rolling acres with 4-6 bedrooms, 5.5 bathrooms, views from every room, a 35'x17' chef's kitchen with soaring ceilings and its own fireplace with a picture-perfect window overlooking the pond. The shiplap, beadboard, wood beams, original floors and claw foot bathtubs add character to this amazing home.



Entertain in the formal sitting room, the custom bar with built-ins, the family room or take it outside to enjoy the 3-acre stocked pond with a full ecosystem in place. Ride your horses in the arena, pick fruit from the orchard, make your own wine from the mature grapes, cook pizza in the oven imported from Italy or relax under one of the outdoor living areas. The hay pastures have been meticulously maintained and provide an agricultural exemption to keep taxes low.

**You're sure to find it all at
High Point Ranch!**



Amenities

- Acreage: 62.683
- Home: 4,693 Sq.Ft.
- Levels: Multi-level
- Year Built: Original in 1875
- Exterior: Aluminum Siding
- Roof: Metal
- Bedrooms: 4-6
- Baths: 5.5
- Chef's Kitchen
- Formals
- Custom Bar/Built-Ins
- Marble/Wood/Tile Floors
- Central Heat & Air
- Two 2nd Floor Balconies
- 2 Outdoor Living Spaces
- Gated Entry
- Equipment Barn
- Barn with stalls
- 3 Horse Sheds
- 3-Acre Stocked Pond
- Orchard
- 2 Water Wells
- Agricultural Exemption

...and so much more



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

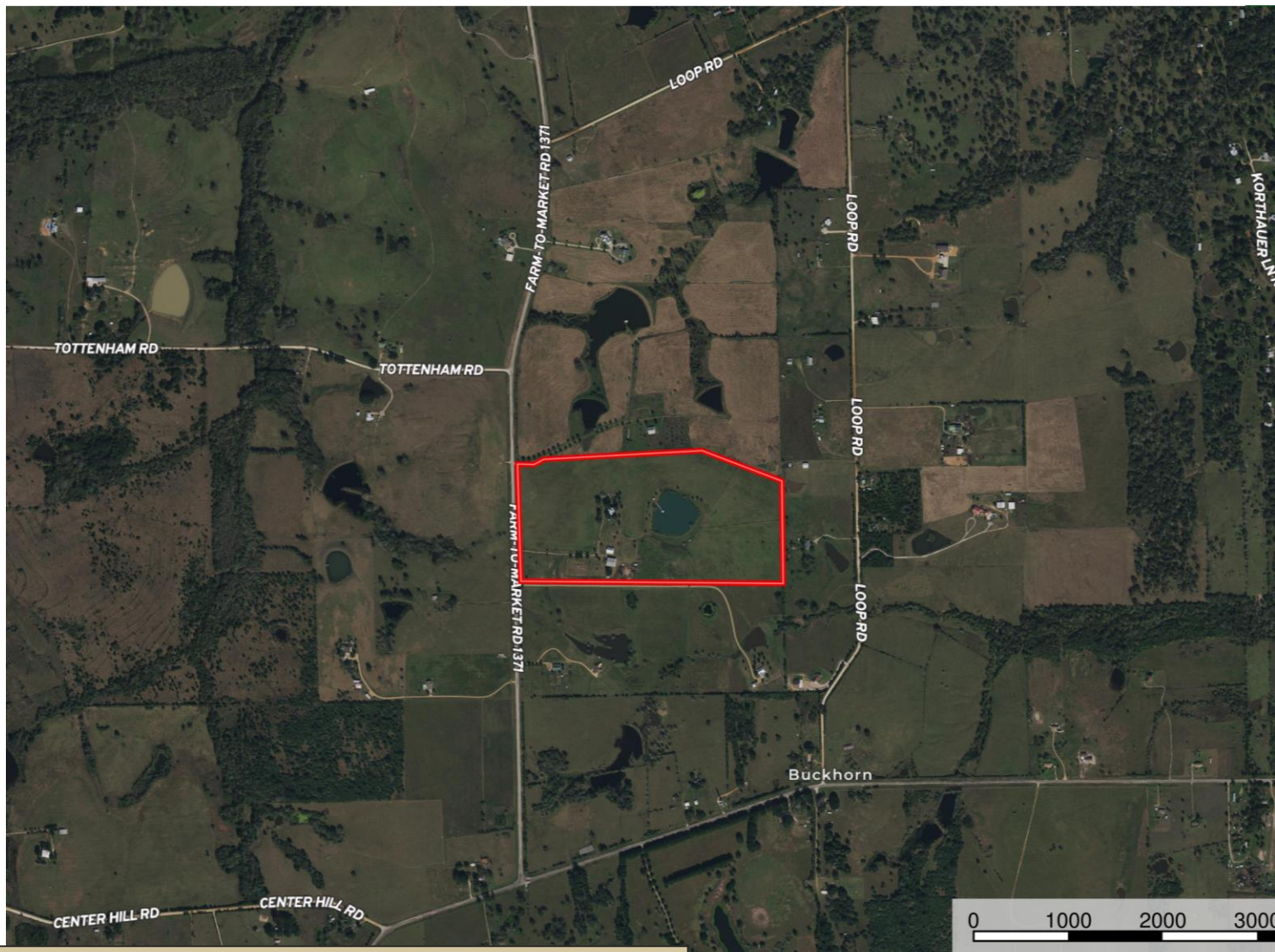
Location of Property:	Buckhorn			Listing #:	130151		
Address of Property:	7872 N FM 1371 Bellville Tx 77418			Road Frontage:	Approx 1,082 Feet		
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Subdivision:	N/A			Lot Size or Dimensions:	62.683 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: 62.6830							
Price per Acre (or)							
Total Listing Price: \$2,350,000.00							
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:	n/a						
Down Payment:	n/a						
Note Period:	n/a						
Interest Rate:	n/a						
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:		n/a					
Property Taxes: Year: 2020							
School:	\$5,092.62						
County:	\$1,914.53						
Hospital:	\$448.56						
FM Road/B	\$351.35						
City	\$289.57						
TOTAL:	\$8,096.63						
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
School District:	Bellville ISD						
Minerals and Royalty:							
Seller believes	0%	*Minerals					
to own:	0%	*Royalty					
Seller will	0%	Minerals					
Convey:	0%	Royalty					
Leases Affecting Property:							
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Lessee's Name:	n/a						
Lease Expiration Date:	n/a						
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Lessee's Name:	Verbal-Hay Lease						
Lease Expiration Date:							
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Easements Affecting Property: Name(s): none							
Pipeline:	none						
Roadway:	right of way						
Electric:	San Bernard Electric						
Telephone:							
Water:							
Other:							
Improvements on Property:							
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO						
Buildings:	76' x 76' metal equipment barn (2007)						
Barns:	60' x 60' wooden barn w/2 stalls						
Others:	3 horse sheds 8'x16' building near pond						
% Wooded:	-10%						
Type Trees:	Oak, apple, peach, persimmon, pomegranite						
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
	Condition:	good					
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
	Condition:	good					
Ponds:	Number of Ponds:	One					
Sizes:	3-Acre						
Creek(s):	Name(s):	none					
River(s):	Name(s):	none					
Water Well(s): How Many? Two							
Year Drilled:	unknown	Depth:	150'				
Community Water Available: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
Provider:							
Electric Service Provider (Name):							
San Bernard Electric Co-Op							
Gas Service Provider							
Bellville butane							
Septic System(s): How Many: One							
Year Installed:	unknown						
Soil Type:	sandy loam						
Grass Type(s)	Tipton 85 Hay						
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey							
Nearest Town to Property: Bellville							
Distance:	7.7 miles						
Driving time from Houston	1 hr 4 minutes						
Items specifically excluded from the sale:							
All of sellers personal property located on said 62.683 AC							
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.

HOME

Address of Home:		7872 N FM 1371, Bellville, TX 77418		Listing	130151
Location of Home:		Buckhorn			
County or Region:		Austin	For Sale Sign on Property?		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Subdivision:		n/a	Property Size:	62.683 acres	
Subdivision Restricted:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.		<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Listing Price:		\$2,350,000.00			
Terms of Sale		Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans	No.	4
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	Dishwasher		2
Sell.-Fin. Terms:		<input checked="" type="checkbox"/>	Garbage Disposal		
Down Payment:	n/a	<input checked="" type="checkbox"/>	Microwave (Built-In)		
Note Period:	n/a	<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Interest Rate:	n/a	<input checked="" type="checkbox"/>	Refrigerator	kitchen & mud room	
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 of sellers personal items			
Number of Years:	n/a	washer & dryer upstairs are included			
Size and Construction:		Heat and Air:			
Year Home was Built:	1875	<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Bedrooms:	4 to 6	<input type="checkbox"/>	Other:	n/a	
Baths:	5 1/2	<input checked="" type="checkbox"/>	Fireplace(s)		2
Size of Home (Approx.)	4,693	<input checked="" type="checkbox"/>	Wood Stove		1
	w/porch & garage	<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Utilities:			
Roof Type:	metal	Electricity Provider:		San Bernard	
Year Installed:	2006	Gas Provider:		Bellville Butane	
Exterior Construction:	aluminum siding	Sewer Provider:		septic	
Room Measurements: APPROXIMATE SIZE:		Water Provider:		well	
Living Room:	13' x 13'3" left of front door, 1st floor	Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 150' per seller
Dining Room:	17' x 17'				Year Drilled: unknown
Kitchen:	17' x 17'	Average Utility Bill:			Monthly:
Family Room:	24' 2" x 15' 8"	Taxes:		2020	Year
Utility:	8'5" x 7'6" (under stairway)	School:		\$5,092.62	
Bath:	14'9" x 9'7" master 1st fl <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	County:		\$1,914.53	
Bath:	6'8" x 12'7" master 2nd fl <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Hospital:		\$448.56	
Bath:	9'7" x 7', 6'3" x 6'4" <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	FM Rd/Brg		\$351.35	
Master Bdrm:	20'4" x 13'3" master/1st floor w/bath	City:		\$289.57	
MasterBdrm:	22'3" x 16' master 2nd floor w/bath	Taxes:		\$8,096.63	
Bedroom:	13' x 20'4" w/bath: 13'1" x 6'8"	School District:		Bellville ISD	
Bedroom:	18' x 11'2" w/bath: 9'7" x 7"	Additional Information:			
Bonus Rm:	11 x 10'2" (5th room), updstairs laundry: 7' x 5'	Additional items for sale: Price TBD			
Entry:	7'9" x 15' 1/2 bath: 13'3" x 6'11" (mud room)	Horses			
Office:	10'11" x 11'13" (6th room)	Horse trailer			
Mud room:	20'2" x 11'3" w/laundry: 2'7" x 3'4"	2 seater Mule			
Outdoor kitchen w/pizza oven:	25' x 25' covered	Zero turn mower			
Front Porch:	23'9" x 8'2" covered				
Outdoor living w/fireplace:	24 x 24' <input type="checkbox"/> Covered				
Patio: Size:	35'7" x 16' & 2 balconies upstairs <input type="checkbox"/> Covered				
Fenced Yard:	yes w/gated entry				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 75' x 75' & 60' x 60'				
Construction:					
TV Antenna	<input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>				

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



Directions: From Bellville - Take FM 1456, travel approx. 7 miles, to FM 1371. Turn left and travel approx. ½ mile to property on right.



Texas is Our Territory

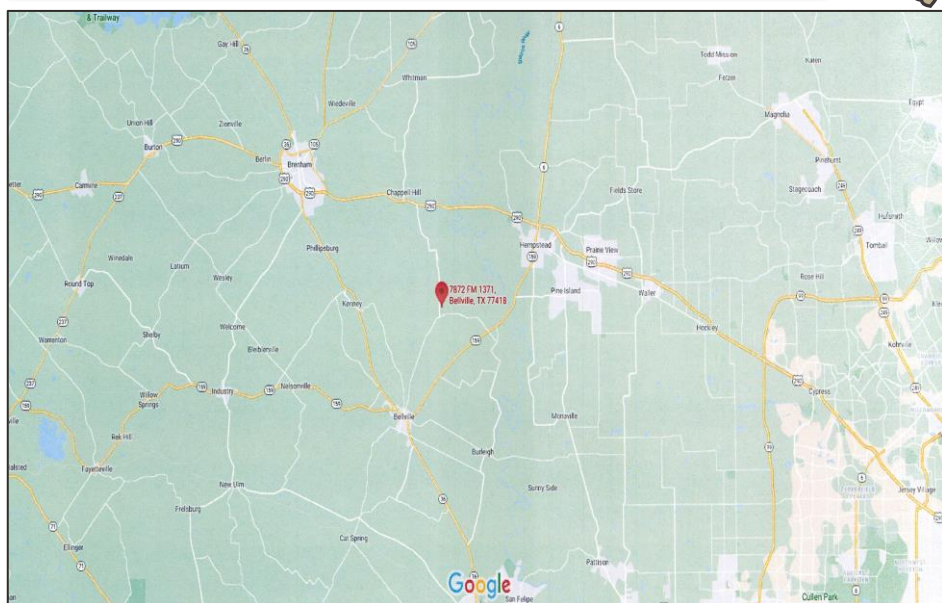
**Bill Johnson & Associates
Real Estate**

Since 1970

420 East Main Street
Bellville, Texas 77418-0294
(979) 865-5969
Fax (979) 865-5500

424 Cedar Street
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