



840 E. Glenn St.
Bellville, TX



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



840 E. Glenn St.
Bellville TX 77418

Country home right in town, 13+ acres with frontage on two public roads. 3BR/3B, 2-car attached garage... and yes, a pond. Home was built in 2007, high ceilings, quartz in the kitchen, tile, carpet and engineered wood floors, and fireplace with double sided hearth. A portion of the acreage is under agricultural valuation. Back porch overlooks the meadow and pond for relaxing home time. Small grove of pecan trees for nut gathering therapy.



Amenities

- Size: 2461 Sq. Ft.
- Levels: Single Level
- Beds: 3
- Baths: 3
- Exterior: Stone/Cement Board
- Year Built: 2007
- Roof: Composition
- Formals
- Fireplace
- Central Heat & Air
- Garage/Carport
- Pond
- City Services



New Ulm:
979-992-3626 office
979-865-5500 fax
www.bire.com

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

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979-865-5969 office

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LOT OR ACREAGE LISTING

Location of Property:	0.9 mile east of town square		Listing #:	130047
Address of Property:	840 E Glenn St, Bellville, Texas 77418		Road Frontage:	290'Glenn,876'Mechanic
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:	no	Lot Size or Dimensions: 13.89 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:		13.8900		
Price per Acre (or)		Improvements on Property:		
Total Listing Price:		\$790,000.00		
Terms of Sale:		Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Cash: <input type="checkbox"/> YES <input type="checkbox"/> NO		Buildings: Home		
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Barns:		
Sell.-Fin. Terms:		Others:		
Down Payment:				
Note Period:				
Interest Rate:		% Wooded: 10%		
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Type Trees: Pecan, Oak, Hackberry, Chinaberry		
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Fencing: Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Number of Years:		Condition: good/no fence on Glenn		
		Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
		Condition:		
Property Taxes: Year: 2020		Ponds: Number of Ponds: 2		
School:	\$2,494.56	Sizes: 0.5 acre 0.2 acre		
County:	\$1,111.18	Creek(s): Name(s): none		
Hospital:	\$208.48			
FM Road:	\$372.59	River(s): Name(s): none		
City:	\$805.64			
TOTAL:	\$4,992.45	Water Well(s): How Many? none		
Agricultural Valuation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Year Drilled: Depth:		
School District:	Bellville	Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Minerals and Royalty:		Provider: City of Bellville		
Seller believes	50% seller believes to have all	Electric Service Provider (Name):		
to own:	50% rights of ingress and egress	City of Bellville		
Seller w ill	all owned	Gas Service Provider		
Convey:	all owned	City of Bellville		
Leases Affecting Property:		Septic System(s): How Many: none		
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Year Installed:		
Lessee's Name:		Soil Type: mostly sandy loan and some sandy clay		
Lease Expiration Date:		Grass Type(s): St Augustine and other native grasses		
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Hazard Zone: See Seller's Disclosure or to be determined by survey		
Lessee's Name:		Nearest Town to Property: Bellville, Texas		
Lease Expiration Date:		Distance: in the city limits		
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Driving time from Houston about an hour		
Easements Affecting Property:	Name(s):	Items specifically excluded from the sale:		
Pipeline:		all sellers personal property		
Roadway:				
Electric:	City of Bellville	Additional Information:		
Telephone:	AT&T	on-site sewer lift pump		
Water:	City of Bellville	Seller believes to have all rights of ingress & egress		
Other:		livestock working pen		

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Directions:

From intersection of SH159 and SH36, go east on SH159 to intersection with Amthor St, go north on Amthor to home at 840 E Glenn St.



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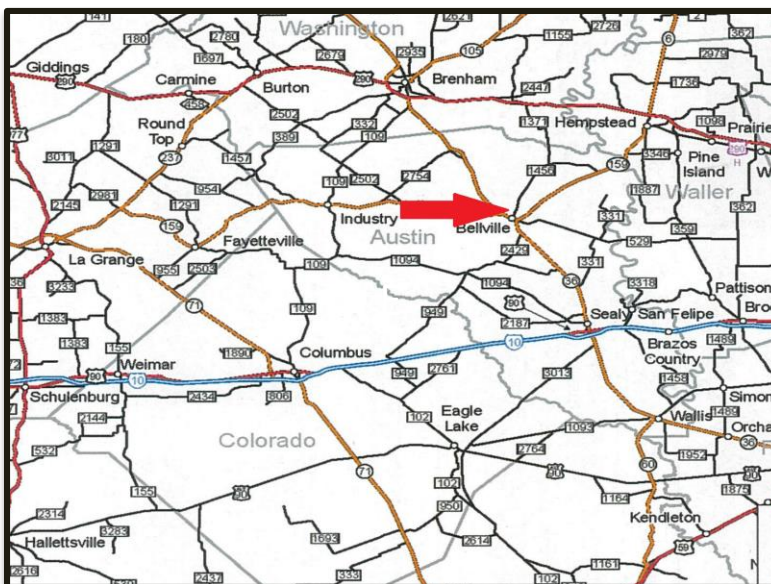
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11/2/2015

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