

# 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, 2car 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 Back porch valuation. 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











**Bellville:** 

979-865-5969 office 979-865-5500 fax www.bjre.com



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

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.

	SUITAB	BILITY, USEABILIT	Y, FEA	(SIBILITY,	MERC	HOI			OF ANY PROPERTY	DESCRIBED	HEREIN.	
Address of	Home <sup>.</sup>	840 E G	ilenr	n St F	3ell			_	8		Listing	130047
Location of		0.9 mile e					<del>\u</del>	, , , , ,	<u> </u>		Listing	1000+1
County or F		Austin	<u> </u>	31 (311)	040	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>			For Sale Sign or	n Property	? VES	NO
Subdivision		no							Property Size		13.89 ad	cres
Subdivision		☐ YES	<b>V</b>	NO.	Man	datory Me	mh	ershin ir	Property Owne			✓ NO
Listing Price		\$790,000.0			IVICI	laatory IVIC		ome Fe		7.0011.		¥ 110
Terms of S		Ψ7 30,000.0	,,,					<u>√</u>	Ceiling Fans	No.		
Cash:	<u>aic</u>	✓ YES		] NO				<u> </u>	Dishwasher	140.		
Seller-Finar	ICE.	YES	~	] NO					Garbage Disp	nosal		
SellFin. Te								<b>y</b> <b>y</b>	Microwave (Bu			
Down Paym								<u>-</u>	Cook Top (Bu		<b>✓</b> Gas	☐ Electric
Note Period								<u></u>	Wall Oven (s		electric	
Interest Rat							lte	_	ically Excluded fr	<u> </u>		
Payment M		☐ Mo ☐	Qt. [	S.A.	Г	☐ Ann.			personal prope		<u></u>	
Balloon Not		YES	Γ	NO			<u> </u>	0011010	poroonal prope	<i>-</i> y		
Number of \												
rambor or	l Garo.						Не	at and	Δir·			
Size and C	construction:							_	Central Heat	Gas 🔽	Electric	1111
Year Home		2007/ACA	D					<u>v</u> v	Central Air	Gas 🗌		# Units:1_
	aint Addendum R			978·	Г	YES		ī	Other:	Cuo	LIGOTI IO L	
Bedrooms:		Bath:	3	0.0.		_		<u> </u>	Fireplace(dou	ıble side	d)	gas logs
Size of Hom		2,461		'ACAD	Livi	ing Area		ī	Wood Stove			gair rege
	- (     - )	2,461			Tota	_		<u> </u>	Water Heater(	s): 2	<b>✓</b> Gas	☐ Electric
Foundation:	✓ Slab ☐ Pie		her							. ,		
Roof Type:	Composition		Year I	Installed:	201	2		<u>ilities:</u>				
Exterior Co	nstruction:	stone and	cen	nent fib	erbo	oard	ΕI	ectricity	Provider:		City of E	Bellville
							Ga	as Provid	der:		City of E	Bellville
Room Mea	surements:	APPROXIM	ATE	SIZE:			Se	ewer Pro	vider:		City of E	Bellville
Living Room:	19x29						W	ater Pro	vider:		City of E	Bellville
Dining Room:	13x24						Wa	ater Well:	YES V NO	Depth:		
Kitchen:	15x16								Yea	r Drilled:		
Family Room:							А١	<i>r</i> erage U	tility Bill: N	Monthly:	\$200.00	-
Utility:	6x12											
Bath:	11x12		_=	Tub	~	] Shower		xes:		2020	Year	
Bath:	7x8		~	Tub	~	] Shower	Sc	chool:				\$2,494.50
Bath:	7x8		~	Tub	~	] Shower	Co	ounty:				\$1,111.18
Primary Bdrm:								ospital:				\$208.4
Bedroom:	12x15							√ Road:				\$372.59
Bedroom:	15x15							ty:				\$805.6
Office:	13x14							axes:			•	\$4,992.45
Foyer:	7x8						So	chool D	istrict:		Bellville	
Garage: 🗹	Carport:	No. of Cars:			_							
	20x21		<b>_</b> A₁	ttached	Ш	Detached			I Information	:		
Porches:									wer lift pump			
	5x45 covered						_	rcular dri				
	11x19 covere	<u>d</u>					Til	e, Carpe	et, Laminate flo	ooring		
Deck: Size:					닏	Covered	<u> </u>					
Deck: Size:					Ш	Covered						
Fenced Yard:	<u> </u>	_										
Outside Sto		No Size:					<b> </b>					
TV Antenna	Construction:	Dish 🗹		<u> </u>	able							
	OHNSON AN		TAL			L FCT A	FF	COME		O-BP	)KED IE	BIIVEDIC
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ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

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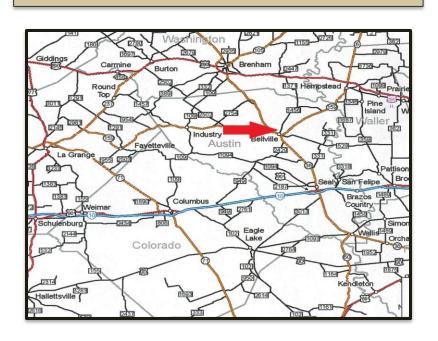
	331174	31E111) 03E/181E	, - ,		AGE LIST	ING			
Location of	Property:	0.9 mile ea	ast of town squ	are			Listing #:	130047	
Address of I	ess of Property: 840 E Glenn St, Bellville, To					Road Frontage:	290'Gler	nn,876'Mechanic	
County:		Austin		Paved Road:	YES NO	For Sale Sign on Prope	rty? 🔽 YES	<b>☑</b> NO	
Subdivision:		no			Lot S	Size or Dimensions:	13.89 acre	es	
Subdivision	Restricted:	☐ YES	<b>☑</b> NO	Mandatory I	Membership in Pro	operty Owners' Assn.	☐ YES	<b>☑</b> NO	
Number of	Acres:	13.8900			<u>Improveme</u>	nts on Property:			
Price per A	cre (or)				Home:	YES NO			
Total Listin		\$790,000.0	00		Buildings:	Home			
Terms of S		<b>4</b> 100,0001			_ aaga.				
	Cash:		☐ YES	□NO	Barns:				
	Seller-Finance	:	☐ YES	<b>☑</b> NO					
	SellFin. Ter	ms:			Others:				
	Down Paym	ent:							
	Note Period					-			
	Interest Rate	ə:			% Wooded:	10%			
	Payment Mo	ode: 🔲 Mo.	Qt. S.A.	Ann.	Type Trees:	Pecan, Oak, Hack	berry, China	aberry	
	Balloon Note	e: YES	☐ NO		Fencing:	Perimeter	✓ YES	☐ NO	
		Nu	mber of Years:			Condition:	good/no fe	nce on Glenn	
						Cross-Fencing:	☐ YES	<b>☑</b> NO	
Property Ta	axes:	Year:		2020		Condition:			
School:				\$2,494.56	Ponds:	Number of Ponds:	2		
County:				\$1,111.18	Sizes:	0.5 acre 0.2 ac	re		
Hospital:				\$208.48	Creek(s):	Name(s):	none		
FM Road:				\$372.59					
City:				\$805.64	River(s):	Name(s):	none		
TOTAL:				\$4,992.45					
Agricultural		<b>✓</b> Yes	☐ No			s): How Many?	none		
School Dis		Bellville			Year Drilled:		Depth:		
	nd Royalty:					Water Available:	✓ YES	□ NO	
	50% seller			*Minerals		City of Bellville			
	50% rights	of ingress a	and egress	*Royalty	Electric Service Provider (Name):				
Seller will				Minerals	City of Bellville  Gas Service Provider				
Convey:	all owned			Royalty					
Lagge Affe	ating Bran	0 m41 er			City of Bellvi	em(s): How Many:	nono		
Oil and Gas Le	ecting Prop	erty:	✓ No		Year Installed:	<u>emi(s): now wany:</u>	none		
Lessee's Nam			INO INO		Soil Type:	mostly sandy loan	and some	sandy clay	
Lease Expirati						St Augustine and o			
Lease Expirati	on bate.					Zone: See Seller's D			
Surface Lease	e: Yes		<b>☑</b> No		1100a Hazara	Lone: Occ Ocher o L		mined by survey	
Lessee's Nam					Nearest Tow	vn to Property:	Bellville, To		
Lease Expirati					Distance:	in the city limits		<u> </u>	
Oil or Gas			Yes	<b>☑</b> No	Driving time from	•	about an h	nour	
	Affecting P	roperty:	Name(s):		_	cally excluded from t			
Pipeline:						ersonal property			
Roadway:						1 -1 -1-J			
Electric:	City of Bell	ville			Additional I	nformation:			
Telephone:									
Water:	City of Bellville Seller believes to have all rights of ingress & egress							egress	
Other:	Other: livestock working pen								
BILL	JOHNSON	AND ASS	OCIATES R	EAL ESTA	TE COMPA	NY WILL CO-BRO	OKER IF E	BUYER IS	

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



# **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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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



## **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	License No.	Email	Phone
Primary Assumed Business Name			
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/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenan	t/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov