



896 FM 949
Sealy, Texas

Hidden Creek Ranch



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Hidden Creek Ranch

This beautiful, 63.3 acre ranch is located just North of Sealy, TX, off a quiet FM Road. A property of this caliber is rarely found. This Texas Hill Country style custom home, built in 2009 is situated on 63.3 mix of woods and open acres with designer appeal and rich finishes. Magnificent wood flooring, plantation shutters, coffered ceilings and stone fireplace, are showcased by the cohesive neutral color palate and other well thought out design choices. This 3 bedroom, 3 bath home could be a 4 bedroom home by adding a closet to the 18 x 18 bonus room with ensuite bath, and boasts an open concept living, dining and kitchen, with an outdoor kitchen for family enjoyment and entertaining. Insulated 40x60 workshop with concrete walk from home.



Amenities

- Size: 3260 Sq.Ft. L/A
- Levels: Single-level
- Beds/Baths: 3/3
- Exterior: Stone & Hardie
- Year Built: 2009
- Bonus Room w/Bath
- Roof: Composition
- Age Range: 5-20 Years
- Formals
- Fireplace
- Central Heat & Air
- Attached Garage
- 40 x 60 Insulated Shop
- Hay pasture
- Open & Wooded
- Stocked Pond
- Generac Generator (home)



HOME

Address of Home:		896 FM 949, Sealy, TX 77474		Listing	TXLS 130851
Location of Home:		FM 949, just off Hwy 36			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		Property Size:		63.3 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
Listing Price:		\$1,285,000.00			
Terms of Sale		Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans	No.	6 inside, 2 on porch
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	Dishwasher		
Sell.-Fin. Terms:		<input checked="" type="checkbox"/>	Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/>	Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Interest Rate:		<input checked="" type="checkbox"/>	Refrigerator	2	
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 property located on the subject premises.			
Number of Years:					
Size and Construction:		Heat and Air:			
Year Home was Built:	2009	<input checked="" type="checkbox"/>	Central Heat	Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/>	2
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	2
Bedrooms:	3	<input type="checkbox"/>	Other:		
Bath:	3	<input checked="" type="checkbox"/>	Fireplace(s)		
Size of Home (Approx.)	3,260	<input type="checkbox"/>	Wood Stove		
		<input checked="" type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Utilities:			
Roof Type:	Composition	Electricity Provider:		Centerpoint Energy	
Year Installed:	2009	Gas Provider:		Propane	
Exterior Construction:	Stone & Hardi-plank	Sewer Provider:		Aerobic Septic System	
		Water Provider:		Well	
Room Measurements:	APPROXIMATE SIZE:	Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 170'	
Bkfst Room:	13 X 18	Year Drilled:		2009	
Dining Room:	14 X 18	Average Utility Bill:		Monthly \$200.00	
Kitchen:	14 X 18	Taxes:		Year 2020	
Family Room:	21 X 28	School:		\$6,891.63	
Utility:	10 X 10	County:		\$3,322.23	
Bath:	11 X 24 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Hospital:			
Bath:	8X 9 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	FM Road:		\$612.56	
Bath:	7 X 11 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Rd/Brg:		\$504.85	
Master Bdrm:	11 X 24	Taxes:		\$11,331.27	
Bedroom:	17 X 19	School District:		Sealy ISD	
Bedroom:	13 X 14				
Game Room	18 X 18 w/ensuite bath, add closet becomes BR 4	Additional Information:			
Study	15 X 16	Generac Generator (Propane)			
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2	Insulated shop building			
Size:	24 X 24 <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	Recently replaced water well pressure tank			
Porches:					
Front: Size:	6 X 8				
Back: Size:	16 X 34				
Deck: Size:	<input type="checkbox"/> Covered				
Deck: Size:	<input type="checkbox"/> Covered				
Fenced Yard:					
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: Equip. Bldg 40 X 60				
Construction:	Metal				
TV Antenna	<input type="checkbox"/> Dish <input checked="" 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.

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.

ACREAGE

Location of Property:	FM 949, just off Hwy 36			Listing #:	TXLS 130851		
Address of Property:	896 FM 949, Sealy, TX 77474-8436			Road Frontage:	30'		
County:	Austin	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Subdivision:	None			Lot Size or Dimensions:	63.367 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: 63.3670							
Price per Acre (or)							
Total Listing Price: \$1,285,000.00							
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:							
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:							
Property Taxes: Year: 2020							
School:				\$6,891.63			
County:				\$3,322.23			
Hospital:							
FM Road:				\$612.56			
Rd/Brg:				\$504.85			
TOTAL:				\$11,331.27			
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Partial					
School District:	Sealy ISD						
Minerals and Royalty:							
Seller believes	5%			*Minerals			
to own:	5%			*Royalty			
Seller will	All owned			Minerals			
Convey:	All owned			Royalty			
Seller will convey all surface control owned							
Leases Affecting Property:							
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:							
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Easements Affecting Property: Name(s):							
Pipeline:	None known						
Roadway:	None known						
Electric:	Centerpoint Energy						
Telephone:	Southwestern Bell						
Water:	None known						
Other:	None known						
Improvements on Property:							
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO						
Buildings:	40 X 60 Equipment Building						
Barns:							
Others:							
% Wooded:	60%						
Type Trees:	Oak, Elm, Cedar, Hackberry						
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
	Condition:	good					
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
	Condition:						
Ponds:	Number of Ponds:	ONE					
	Sizes:	0.25 acre					
Creek(s):	Name(s):	NONE					
River(s):	Name(s):	NONE					
Water Well(s): How Many? ONE							
Year Drilled:	2009	Depth:	170'				
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO						
Provider:							
Electric Service Provider (Name):							
Centerpoint Energy							
Gas Service Provider							
Bellmle Propane							
Septic System(s): How Many: ONE							
Year Installed:	2009						
Soil Type:	Sandy						
Grass Type(s)	Zoysia and Native						
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey							
Nearest Town to Property: Sealy							
Distance:	5 miles						
Driving time from Houston	45 mins						
Items specifically excluded from the sale: All of Sellers personal property located on the subject premises.							
Additional Information:							

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Dittmar, FM 949
Texas, 63.3 AC +/-



Bill Johnson & Associates Real Estate

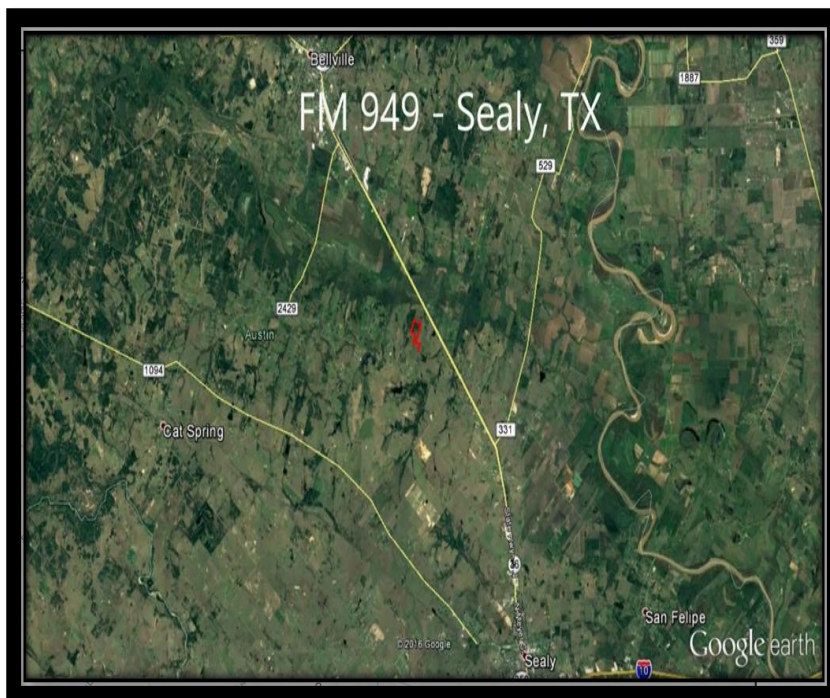
P: 979-865-5969 or 979-992-2636

www.bjre.com

420 E. Main Street, Bellville TX 77418

 This information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof. 844.602.8277 - mapright.com

Directions: From Sealy take HWY 36
North to FM 949, West on 949 to
property on Right, Sealy, Texas



Texas is Our Territory

**Bill Johnson & Associates
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