



# 302 Houston Street

## *New Ulm, Texas*



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*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

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*Since 1970*





## “The Country House” New Ulm, Texas

This lovely 4 BR/2 Bath Texas Farmhouse lovingly known as “The Country House” sits on 3.5 acres in the heart of New Ulm, Texas, a quaint little community located one hour from Houston and situated centrally between Sealy, Bellville, Brenham, and Columbus. The owner is just finishing up a journey of faith, patience, and love in an extensive restoration. The transformation includes a new garage, updated plumbing and appliances and the replacement of the cypress weatherboarding and new blown-in insulation. Metal A/C and Heat ducts have recently been installed. The interior features hand painted, colorful walls and floors.

If you admire genuine Texas architecture, you will love this home. Extras include a modern vegetable garden, a 400 ft. drop water well for watering hundreds of young live oaks and other vegetation and a unique corn crib gazebo brought in from Minnesota. There are several outdoor areas meticulously landscaped to entertain or simply enjoy quiet time.

*Come see this home . . .  
It won't last long!*



*And a dream becomes a reality . . .*





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:		Inside New Ulm proper		Listing #:		130118		
Address of Property:		302 Houston St New Ulm TX 78950		Road Frontage:		168'		
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:		N/A	Lot Size or Dimensions: 3.506 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		
<b>Number of Acres:</b>				<b>3.5060</b>				
<b>Price per Acre (or)</b>								
<b>Total Listing Price:</b>				<b>\$750,000.00</b>				
<b>Terms of Sale:</b>								
	Cash:		<input type="checkbox"/> YES	<input type="checkbox"/> NO	Improvements on Property:			
	Seller-Finance:		<input type="checkbox"/> YES	<input type="checkbox"/> NO	Home:			<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Sell.-Fin. Terms:				Buildings:			Metal Garage
	Down Payment:				Barns:			
	Note Period:				Others:			
	Interest Rate:							
	Payment Mode:	<input type="checkbox"/> Mo.	<input type="checkbox"/> Qt.	<input type="checkbox"/> S.A.	<input type="checkbox"/> Ann.	% Wooded:		20%
	Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO			Type Trees:		50 Live Oak Trees
	Number of Years:					<b>Fencing:</b>		Perimeter <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
						Condition:		
						Cross-Fencing:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
						Condition:		
<b>Property Taxes:</b>				Year:	<b>2020 shown on 4.8 AC</b>			
School:						<b>Ponds:</b>		Number of Ponds: None
County:						Sizes:		
Hospital:						<b>Creek(s):</b>		Name(s): None
FM Road:								
Rd/Brg:						<b>River(s):</b>		Name(s): None
TOTAL:								
Agricultural Exemption:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				<b>Water Well(s): How Many?</b>		One
<b>School District:</b>	Columbus					Year Drilled:	2017	Depth: 400 Ft
<b>Minerals and Royalty:</b>						<b>Community Water Available:</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller believes	None					Provider:		New Ulm Water Supply Copr
to own:	None					<b>Electric Service Provider (Name):</b>		
Seller will	None					Bluebonnet Electric		
Convey:	None					<b>Gas Service Provider</b>		
						None		
<b>Leases Affecting Property:</b>						<b>Septic System(s): How Many:</b>		None
Oil and Gas Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				Year Installed:		
Lessee's Name:						<b>Soil Type:</b>		Various types
Lease Expiration Date:						<b>Grass Type(s)</b>		San Augustine
						<b>Flood Hazard Zone:</b>		See Seller's Disclosure or to be determined by survey
Surface Lease:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				<b>Nearest Town to Property:</b>		Inside New Ulm proper
Lessee's Name:						Distance:		
Lease Expiration Date:						Driving time from Houston		1 hr 20 minutes
<b>Oil or Gas Locations:</b>				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<b>Items specifically excluded from the sale:</b>		
<b>Easements Affecting Property:</b>				Name(s):		All of Sellers personal property located on said 3.506 Acres		
Pipeline:	None					Dining Room Chandelier, China Wall in Dining Room		
Roadway:	None					<b>Additional Information:</b>		
Electric:	Yes							
Telephone:	No							
Water:	Yes							
Other:								

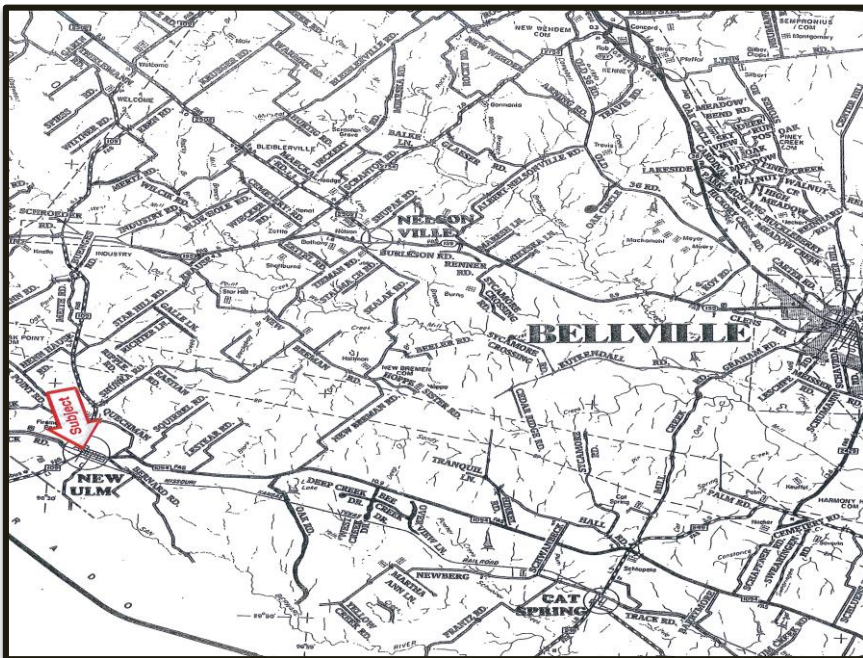
**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

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<div>HOME</div>									
Address of Home:		302 Houston St New Ulm TX 78950					Listing	130118	
Location of Home:		New Ulm City Limits							
County or Region:		Austin			For Sale Sign on Property?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Subdivision:		N/A			Property Size:		3.506 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:		\$750,000.00							
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:									
Size and Construction:									
Year Home was Built:		1885							
Lead Based Paint Addendum Required if prior to 1978:				<input checked="" type="checkbox"/> YES					
Bedrooms:		4	Baths:		2				
Size of Home (Approx.)		ACAD	1,984	Living Area					
			2,396	Total					
Foundation:		<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Pier/Beam	<input type="checkbox"/> Other					
Roof Type:		Tin Metal			Year Installed:		Unknown		
Exterior Construction:		Wood							
Room Measurements:		APPROXIMATE SIZE:							
Living Room:		15'4 x 15'2							
Dining Room:		13'5 x 15'2							
Kitchen:		19'6 x 15'2							
Family Room:									
Utility:		In Garage							
Bath:		9x5 (Down)	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower					
Bath:		9x8'9 (Up)	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower					
Hall/closets		10x4 (Up)							
Bedroom:		15'6 x 11'5 (Down)							
Bedroom:		15'4 x 11'9 (Up)							
Bedroom:		15'4 x 13'6 (Up) Currently home office							
Bedroom:		15'4 x 11'5 (Up)							
Entry:		15' x 11'9 (Down)							
Garage: <input checked="" type="checkbox"/>		Carport: <input type="checkbox"/>	No. of Cars:		2				
Size:			<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached					
Porches:									
Sun Porch:									
Front: Size:		6'6"x12'							
Back: Size:		L-Shaped 12'x17'4"; 10'4"x20'9"	<input checked="" type="checkbox"/> Covered						
Patio: Size:			<input type="checkbox"/> Covered						
Fenced Yard:									
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Size:	20x30						
Construction:		Metal on Slab							
TV Antenna <input type="checkbox"/>		Dish <input checked="" type="checkbox"/>	Cable <input type="checkbox"/>						
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### Directions: From Bellville

Take Hwy 36 S. towards Sealy. Turn right onto FM 2429. Turn right onto FM 949 then a right on 1094. Travel approx. 10 miles and turn right on Houston Street.



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**Bill Johnson & Associates  
Real Estate**

*Since 1970*

420 East Main Street  
Bellville, Texas 77418-0294  
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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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date