



2559 Hwy 36 North  
*Bellville, Texas*



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*Texas is Our Territory*

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

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*Since 1970*



AS IS...Tender loving care is all this 2,700 square foot home needs to be in its prime again! Situated on a beautiful 4.56-acre tract of land on the outskirts of Bellville, this property boasts approximately 4 acres of pasture land with a small pond and shed. The home has 3 bedrooms, 3 full baths, living room, dining room, and den. In addition, there is a small, attached 1 bedroom, 1 bath apartment with a kitchen/dining area. Electricity is provided by San Bernard Electric while the City of Bellville provides water and sewer services. Enjoy the country feel while being conveniently located across from the golf course and minutes from town.

THE INFORMATION CONTAINED HEREIN HAS BEEN GATHERED FROM SOURCES DEEMED RELIABLE; HOWEVER, BJRE HOLDINGS LLC AND ITS AGENTS, EMPLOYEES AND REPRESENTATIVES CANNOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. PROSPECTIVE BUYERS SHOULD VERIFY ALL INFORMATION TO THEIR SATISFACTION.

**Bellville:**

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[www.bjre.com](http://www.bjre.com)*Texas is Our Territory***Bill Johnson & Associates  
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**LOT OR ACREAGE LISTING**

Location of Property:	Hwy 36N/Main St- 2 miles to entrance on the left			Listing #:	131882
Address of Property:	2559 Hwy 36N Bellville TX 77418			Road Frontage:	Approximately 162 ft.
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				
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	Lot Size or Dimensions: 4.567 acres	
<b>Number of Acres:</b>			<b>4.5670</b>		
<b>Price per Acre (or)</b>					
<b>Total Listing Price:</b>			<b>\$399,000.00</b>		
<b>Terms of Sale:</b>					
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:					
<b>Property Taxes:</b> Year: <b>2020</b>					
School:	\$2,010.23				
County:	\$755.74				
Hospital:	\$177.07				
FM Road:	\$138.69				
Rd/Brg:	\$114.31				
TOTAL:	\$3,196.04				
Agricultural Exemption:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Bellville				
<b>Minerals and Royalty:</b>					
Seller believes	0%	*Minerals			
to own:	0%	*Royalty			
Seller will	0%	Minerals			
Convey:	0%	Royalty			
<b>Leases Affecting Property:</b>					
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:					
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<b>Easements Affecting Property:</b> Name(s):					
Pipeline:					
Roadway:	Yes				
Electric:	San Bernard				
Telephone:					
Water:					
Other:					
<b>Improvements on Property:</b>					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Buildings:	12 x 8 wooden storage shed				
Barns:	24 x 22 metal barn with attached 22 x 18 lean-to				
Others:	1 greenhouse (no value)				
% Wooded:	40%				
Type Trees:	Scattered oaks				
<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>Ponds:</b>	Number of Ponds:	1			
	Sizes:	Unknown			
<b>Creek(s):</b>	Name(s):	None			
<b>River(s):</b>	Name(s):	None			
<b>Water Well(s): How Many?</b> None					
Year Drilled:					Depth:
<b>Community Water Available:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
Provider: City of Bellville					
<b>Electric Service Provider (Name):</b>					
San Bernard Electric CoOperative					
<b>Gas Service Provider:</b>					
City of Bellville					
<b>Septic System(s): How Many?</b> None- City Sewer					
Year Installed:					
<b>Soil Type:</b> Sandy loam					
<b>Grass Type(s)</b> Native					
<b>Flood Hazard Zone:</b> See Seller's Disclosure or to be determined by survey					
<b>Nearest Town to Property:</b> Bellville					
Distance: 2 miles					
Driving time from Houston 45 minutes					
<b>Items specifically excluded from the sale:</b> All personal property located on said 4.567 Acres					
<b>Additional Information:</b>					

**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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## HOME

Address of Home:		2559 Hwy 36 North Bellville TX 77418		Listing	131882
Location of Home:		2 miles north on Hwy 36/Main St to property on the left			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size:		4.567 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>Listing Price:</b>		<b>\$399,000.00</b>			
<b>Terms of Sale</b>					
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:					
<b>Size and Construction:</b>					
Year Home was Built:		1950			
Lead Based Paint Addendum Required if prior to 1978:		<input checked="" type="checkbox"/> YES			
Bedrooms:	4	Bath:	4		
Size of Home (Approx.)		2,706 Living Area			
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other					
Roof Type:		Composition	Year Installed:		Unknown
Exterior Construction:		Brick and Siding			
<b>Room Measurements: APPROXIMATE SIZE:</b>					
Living Room:	17'8" x 12'				
Dining Room:	13'7" x 11'				
Kitchen:	13' x 13'8"				
Family Room:	11' x 22'				
Cedar Closet:	4' x 5'				
Bath:	9'6 x 7'9"	<input checked="" type="checkbox"/> Tub	<input type="checkbox"/> Shower		
Bath:	11'5" x 4'	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Master Bath:	8'3" x 8'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower		
Master Bdrm:	21'3" x 14'x6"				
Master Vanity:	8'6" x 5'7"				
Master Office:	8'4 x 8'4"				
Bedroom:	13'5" x 12'				
Bedroom:	13'3" x 12'				
Garage: <input type="checkbox"/>	Carport: <input checked="" type="checkbox"/>	No. of Cars: 2			
Size:		<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached		
<b>Porches:</b>					
Front: Size:	18' x 5'9"				
Back: Size:	21' x 6'				
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:		
Construction:					
TV Antenna	<input checked="" type="checkbox"/>	Dish	<input type="checkbox"/>	Cable	<input type="checkbox"/>

### Home Features

<input checked="" type="checkbox"/>	Ceiling Fans	No.	4
<input checked="" type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input type="checkbox"/>	Microwave (Built-In)		
<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<input checked="" type="checkbox"/>	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

Personal property located on said 4.567 Acres

### Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	1 Unit
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	1 Unit
<input type="checkbox"/>	Other:		
<input type="checkbox"/>	Fireplace(s)		
<input checked="" type="checkbox"/>	Wood Stove		
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	

### Utilities:

Electricity Provider:	San Bernard
Gas Provider:	City of Bellville
Sewer Provider:	City of Bellville
Water Provider:	City of Bellville
Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Depth:
Year Drilled:	
Average Utility Bill:	Monthly:

### Taxes:

	2020	Year	
School:			\$2,010.23
County:			\$755.74
Hospital:			\$177.07
FM Road:			\$138.69
Rd/Brg:			\$114.31
<b>Taxes:</b>			<b>\$3,196.04</b>

### School District:

Bellville

### Additional Information:

1 car attached garage with workshop & laundry area:  
35' x 11'

Attached Apartment:

Bedroom: 13'7" x 9'4"

Kitchen/Dining: 13'5" x 17'

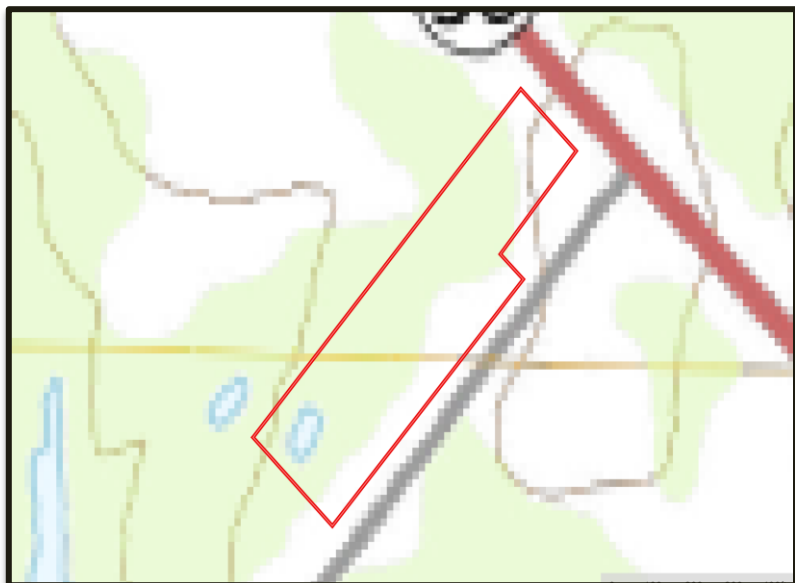
Bathroom: 9' x 9' - tub/shower

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**Directions:**

Highway 36/Main Street- travel approximately 2 miles, property is located on the left.



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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.

<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

Bill Johnson & Associates Real, 420 E. Main Bellville TX 77418  
Kimberly Zapalac

Phone: (979)865-5966

Fax:

IABS

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