



# Welcome to “Parradise”

## *New Ulm , Texas*



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*Texas is Our Territory*

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

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*Since 1970*





## **PARRADISE RANCH- 81.359 Acres Colorado County ~Texas**

Parradise Ranch is an 81.359-acre property located between New Ulm and Frelsburg in Colorado County, and centralized between Sealy, Bellville, Columbus, and Brenham. The Falls Golf and Recreation Club, ([thefallstexas.com](http://thefallstexas.com)) and Big Easy Ranch, an Orvis endorsed facility, ([bigeasyranch.com](http://bigeasyranch.com)) are located within a few minutes' drive. Schuette Road, a paved county road, dead ends at the entrance to Parradise Ranch, known for its park-like setting. The ranch property has many enjoyable features: privacy, wooded, (many varieties of oak trees, as well as pine and cedar) two stocked ponds and riding trails along the meanders of the seasonal creek and through the magnificent, wooded areas. Feeders are found throughout the ranch to add protein to the native habitat to enhance the viewing of many varieties of wildlife.

The main ranch home (3 Bedroom and 2 Bath) of Hardie-Plank construction with metal roof, was totally remodeled in 2015 (raised ceilings, new flooring, new bathrooms, back deck, etc.) The existing barn was remodeled in 2016 and is now an enjoyable Party Barn with one bedroom and bath. A 4-stall stable with holding pens and loading ramps make working of livestock a breeze.

The property features a network of good ranch roads, electricity, 2 water wells, new installed septic system and is Ag-Exempt.

As a Bonus!!! The property comes with most of the furniture, all appliances, 2 - 4 wheelers, 2 trailers, an old F-250 truck, tractor, and some useful ranch tools.

**This Ranch is Very Private  
and Most Enjoyable!**

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.

## PARRADISE

Location of Property:	New Ulm-FM 109 S to Schuette Rd which dead-ends into property			Listing #:	131877
Address of Property:	1111 Schuette Rd. New Ulm 78950		Road Frontage:	Approx 60 ft +/-	
County:	Colorado	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:	None		Lot Size or Dimensions:	81.359 AC	
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>81.3590</b>		
<b>Price per Acre (or)</b>					
<b>Total Listing Price:</b>			<b>\$1,990,000.00</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:			\$1,614.87		
County:			\$784.58		
Hospital:			\$0.00		
FM Road:			\$0.00		
GCD			\$13.96		
<b>TOTAL:</b>			<b>\$2,413.41</b>		
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
<b>School District:</b>	Columbus ISD				
<b>Minerals and Royalty:</b>					
Seller believes	25%	*Minerals			
to own:	25%	*Royalty			
Seller will	25%	Minerals			
Convey:	25%	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 type="checkbox"/> No			
<b>Easements Affecting Property:</b>					
Pipeline:	Name(s):				
Roadway:					
Electric:	San Bernard Electric				
Telephone:	Industry Telephone				
Water:					
Other:					
<b>Improvements on Property:</b>					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Buildings:	Main Home and Guest Quarters in Barn				
Barns:	Tin Barn				
Others:	Stable				
% Wooded:	75%				
Type Trees:	Oaks, Cedar, Pine				
<b>Fencing:</b>	Perimeter	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
	Condition:				
	Cross-Fencing:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
	Condition:				
<b>Ponds:</b>	Number of Ponds:	2			
Sizes:	1 acre; 1/2 acre				
<b>Creek(s):</b>	Name(s):	None			
<b>River(s):</b>	Name(s):	None			
<b>Water Well(s): How Many?</b>			2		
Year Drilled:	1992/2005		Depth:	170'/167'	
<b>Community Water Available:</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO			
Provider:	Unknown				
<b>Electric Service Provider (Name):</b>					
San Bernard Electric Coop					
<b>Gas Service Provider</b>			None		
<b>Septic System(s): How Many:</b>			1		
Year Installed:	2015				
<b>Soil Type:</b>	Sandy Loam				
<b>Grass Type(s)</b>	St. Augustine/Native Pasture				
<b>Flood Hazard Zone: See Seller's Disclosure or to be determined by survey</b>					
<b>Nearest Town to Property:</b>			New Ulm		
Distance:	2 miles				
Driving time from Houston	1 Hour 15 Minutes				
<b>Items specifically excluded from the sale:</b>					
All of Seller's personal property located on said 81.359 Ac.					
See Exhibits-Non Realty Items					
<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.**



# Features

- Size: 81.359 Acres
- Colorado County
- Columbus Schools
- Located between New Ulm and Frelsburg
- 3/2 Main Home updated in 2015
- Party Barn w/Guest Quarters
- 2 Ponds
- Majestic Oaks
- Stable w/4 Stalls
- 2 miles of Riding Trails
- Park-like Setting
- Nearby resort amenities



## HOME

Address of Home:		1111 Schuette Rd. New Ulm, Tx 78950		Listing	131877
Location of Home:		New Ulm-FM 109 S to Schuette Rd which dead-ends into property			
County or Region:		Colorado	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size:	81.359 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>\$1,999,000.00</b>			
<b>Terms of Sale</b>		<b>Home Features</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans	No.	4
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/>	Dishwasher		
Sell.-Fin. Terms:		<input type="checkbox"/>	Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/>	Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Interest Rate:		<input checked="" type="checkbox"/>	Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	<b>Items Specifically Excluded from The Sale: LIST:</b>			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All of Sellers personal property located on said 81.359			
Number of Years:		acres			
<b>Size and Construction:</b>		<b>Heat and Air:</b>			
Year Home was Built:	1965	<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Bedrooms: 3	Baths: 2	<input type="checkbox"/>	Other:		
Size of Home (Approx.)	1,540	<input type="checkbox"/>	Fireplace(s)		
	<b>Total</b>	<input checked="" type="checkbox"/>	Wood Stove		
Foundation: <input type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input checked="" type="checkbox"/> Other	Blocks	<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Roof Type: Metal	Year Installed: 2010	<b>Utilities:</b>			
Exterior Construction: Hardi-Plank		Electricity Provider:		San Bernard Electric	
		Gas Provider:		N/A	
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>	Sewer Provider:		Septic	
Living Room: 14x29		Water Provider:		Well	
Dining Room:		Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth:	170'
Kitchen: 10x21				Year Drilled:	1992
Family Room:		Average Utility Bill:		Monthly	
Utility: 6x10		<b>Taxes:</b>		2020	Year
Bath: 8x10 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		School:	\$1,614.87		
Bath: 5x6 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		County:	\$784.58		
Bath: <input type="checkbox"/> Tub <input type="checkbox"/> Shower		Hospital:	\$0.00		
Mstr Bdrm: 13x18		FM Rd:	\$0.00		
Bedroom: 10 1/2 x 13 1/2		Co. GCD:	\$13.96		
Bedroom: 10 1/2 x 13 1/2		<b>TOTAL:</b>	\$2,413.41		
Entry		<b>School District:</b>	Columbus		
Other:		<b>Additional Information:</b>			
Garage: <input checked="" type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: 2		Main Home updated in 2015.			
Size: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		Garage updated in 2016- Roof Replaced and			
<b>Porches:</b>		Covered Porch added			
Sun Porch:					
Front: Size: 187 Sq. Ft. Covered					
Back: Size: 150-200 Sq. Ft. Partially Covered					
Patio: Size: <input type="checkbox"/> Covered					
Fenced Yard: Yes					
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 1,093 Sq.Ft. Barn					
Construction: Metal					
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>					

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## Guest Quarters in Barn

Address of Home:	1111 Schuette Rd New Ulm TX 78950		Listing #	131877
Location of Home:				
County or Region:	Colorado	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Property Size:	81.359	
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>\$1,990 000.00</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			
<b>Sell.-Fin. Terms:</b>				
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:	1995			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	Baths:	1		
Size of Home (Approx.)			Living Area	
			Total	
Foundation:	<input type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:			Year Installed:	
Exterior Construction				
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:				
Dining Room:				
Kitchen:				
Family Room:				
Utility Room:				
Bath:	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Bath:Master	<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Bedroom:	Bath and Den/Living area			
Bedroom:				
Bedroom:				
Bedroom:				
Other:				
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:				
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
<b>Porches:</b>				
Front: Size:	480 sq. ft. Covered			
Back: Size:				
Deck: Size:	<input type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:				
Outside Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No Size:				
Construction:				
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>				

<b>Home Features:</b>	
<input checked="" type="checkbox"/>	Ceiling Fans No. 1 in guest 2 in barn
<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	Garbage Disposal
<input type="checkbox"/>	Microwave (Built-In)
<input type="checkbox"/>	Kitchen Range (Built-In) <input type="checkbox"/> Gas <input type="checkbox"/> Electric
<input type="checkbox"/>	Other
<b>Items Specifically Excluded from The Sale: LIST:</b>	
All of Sellers personal property located on said	
81.359 Acres	
<b>Heat and Air:</b>	
<input checked="" type="checkbox"/>	Central Heat <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
<input checked="" type="checkbox"/>	Central Air <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
<input type="checkbox"/>	Other:
<input type="checkbox"/>	Fireplace(s)
<input type="checkbox"/>	Wood Stove
<input checked="" type="checkbox"/>	Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
<b>Utilities:</b>	
Electricity Provider:	San Bernard Electric
Gas Provider:	None
Sewer Provider:	Septic
Water Provider:	Well
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth:	Unknown
Year Drilled:	2005
Average Utility Bill: Monthly:	
<b>Taxes:</b>	<b>2020</b> Year
School:	\$1,614.87
County:	\$784.58
Hospital:	\$0.00
FM Road:	\$0.00
GCD:	\$13.96
<b>Taxes:</b>	\$2,413.41
<b>School District:</b>	Columbus
<b>Additional Information:</b>	
THIS BUILDING IS A PARTY BARN AND HAS	
SEPARATE ROOM AND FULL BATH . GUEST QRTS	
UPDATED IN 2015. PARTY BARN UPDATED IN	
2016	

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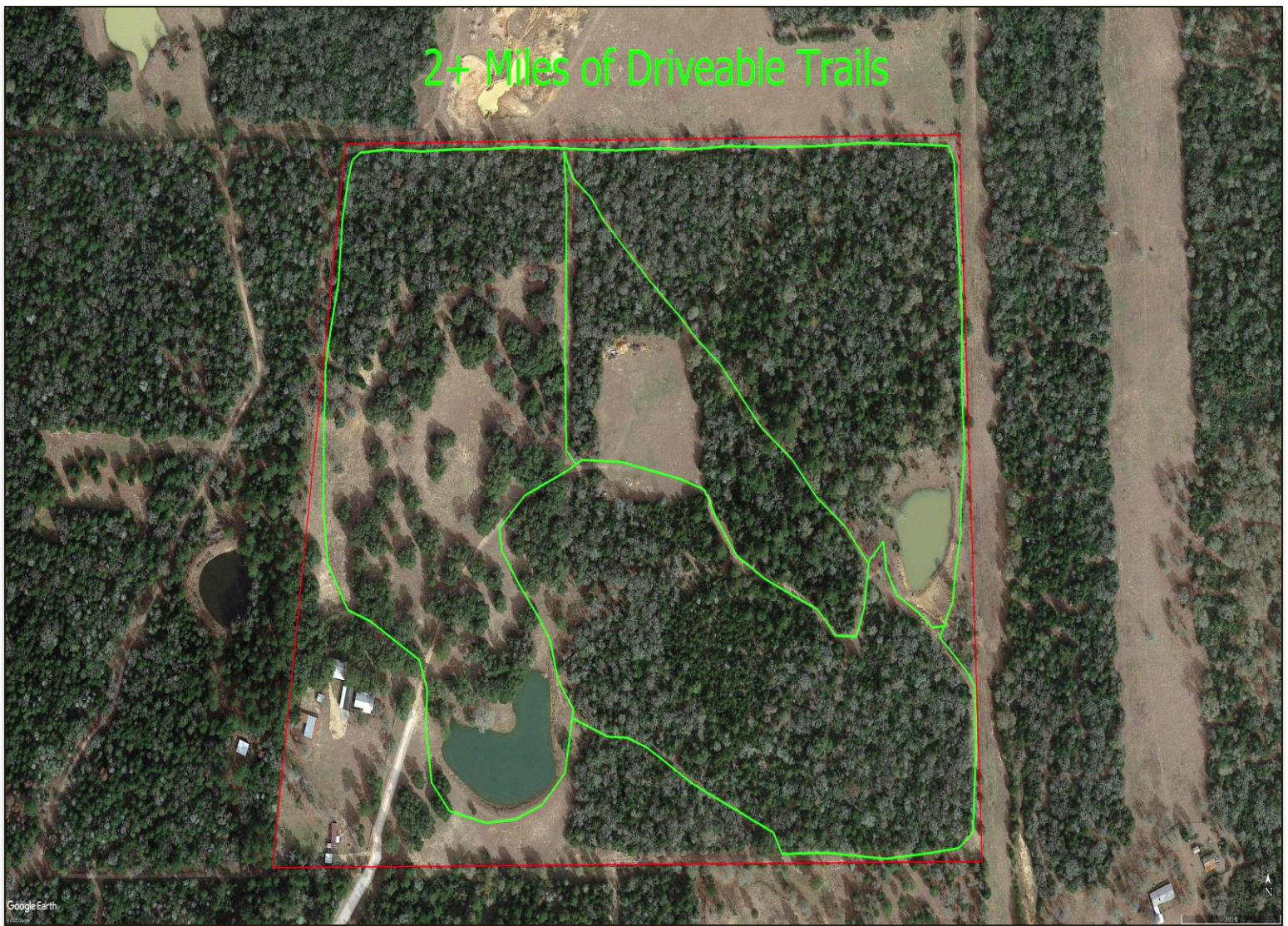




## Party Barn with Guest Quarters







*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*

**Directions:**

From FM 1094 @ 109 travel west on  
FM 109. In 2.4 miles turn right on  
Schuette Rd. Property is ½ mile.

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](http://www.bjre.com)





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