



8417 Goebel Road

Fayetteville, Texas



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



8417 Goebel Road Fayetteville, Texas

It doesn't get much better than 8417 Goebel Road in Shelby, TX...

A location ideal for staying close to hustling Round Top, while still being able to enjoy the slower pace of those peaceful, Fayette County sunsets. This 11.741- acre property is designed for gathering and entertaining. The modern, open-concept 3/1.5 farmhouse allows for comfort, while the 10' ceilings, zinc countertops, and elegantly constructed crown molding add uniqueness. The back porch has space for guests to draw together at the table for dinner, and the front porch is ideal for sitting around the firepit to top off the evening.



The tastefully designed 1/1 guest house is just a short walk away from the main house, offering space for up to three guests to stay. Situated next to the cottage is the original Haw Creek Store, which could easily be converted into a one bath studio, offering yet another place to stay.



With over 11 acres, and ample road frontage, a new owner could certainly move or build another cottage or two and make this property a true investment.

No matter what the next owner has planned, 8417 Goebel Road, has the location and the improvements so you don't ever want to leave....



Amenities

- Main House built 2011
- Size: 1694 sq ft
- Levels: Single
- Beds: 3 Baths: 1.5
- Exterior: Hardie Siding
- Roof: Metal
- Central Heat & Air
- Detached Garage
- Guest Cottage built 2002
- Size: 372 sq ft
- Hardie Siding/Metal Roof
- Original Haw Creek Store sits on property
- 11.741 Acres: Ag-Exempt

Main Home



Guest Cottage



Original Haw Creek Store



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:	From Bellville, Hwy 159W, R on FM 1457, L FM 389, L Goebel Rd	Listing #:	132789
Address of Property:	8417 Goebel Road Fayetteville	Road Frontage:	See Additional Info
County:	Fayette	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:	11.741 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:		Improvements on Property:	
11.7410		Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Price per Acre (or)		Buildings: Guest Cottage	
		Original Haw Creek Store	
Total Listing Price:		Barns:	
\$925,000.00		Others: Storage Shed	
Terms of Sale:			
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		% Wooded: 2%	
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Type Trees: Oaks, Pecans, Magnolia	
Sell.-Fin. Terms:		Fencing: Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Down Payment:		Condition: Good	
Note Period:		Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Interest Rate:		Condition:	
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		Ponds: Number of Ponds: None	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO		Sizes:	
Number of Years:		Creek(s): None	
		River(s): Name(s): None	
Property Taxes: Year: 2021		Water Well(s): How Many? None	
School: \$2,236.73		Year Drilled:	
County: \$652.44		Depth:	
CumminsCr: \$44.03		Community Water Available: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
FCGWCD: \$21.26		Provider: West End Water Supply	
Rd/Brg: \$344.05		Electric Service Provider (Name):	
TOTAL: \$3,298.50		Fayette Electric Cooperative	
Agricultural Exemption: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Gas Service Provider	
School District: Round Top-Carmine ISD		Fayetteville Propane	
Minerals and Royalty:		Septic System(s): How Many: 2	
Seller believes None *Minerals		Year Installed: 2012	
to own: None *Royalty		Soil Type: Sandy Loam	
Seller will Minerals		Grass Type(s) Coastal	
Convey: Royalty		Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	
Leases Affecting Property:		Nearest Town to Property: Shelby	
Oil and Gas Lease: <input type="checkbox"/> Yes <input type="checkbox"/> No		Distance: 2.5 miles	
Lessee's Name:		Driving time from Houston 1.5 Hour	
Lease Expiration Date:		Items specifically excluded from the sale:	
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		All of Seller's personal property on the subject property	
Lessee's Name: Neighbor cuts hay, no written lease			
Lease Expiration Date: and will continue to cut if wanted			
Oil or Gas Locations: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Additional Information: Road Frontage:	
Easements Affecting Property: Name(s):		485' Goebel Road	
Pipeline:		924' Wunderlich Road	
Roadway:		496' FM 389	
Electric: Fayette Electric Cooperative			
Telephone:			
Water: West End Water Supply			
Other: Fayette Cty Grdwtr Conserv/Cummins Creek Wat			

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HOME

Address of Home:	8417 Goebel Road Fayetteville		Listing	132789
Location of Home:	From Bellville, Hwy 159W, R on FM 1457, L FM 389, L Goebel Rd, prop on the right			
County or Region:	Fayette	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	None	Property Size:	11.741 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:	\$925,000.00		Home Features	
Terms of Sale				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Ceiling Fans No. 7	
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 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	
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 Seller's personal property on said 11.741 acres		
Number of Years:				
Size and Construction:			Heat and Air:	
Year Home was Built:	2011 per FayetteCAD		<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 type="checkbox"/> YES		<input checked="" type="checkbox"/> Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Bedrooms:	3	Baths:	1 1/2	<input type="checkbox"/> Other:
Size of Home (Approx.)	1,694		Living Area	<input type="checkbox"/> Fireplace(s)
			Total	<input type="checkbox"/> Wood Stove
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Roof Type:	Metal	Year Installed:	2011/2012	
Exterior Construction:	Hardie Siding		Utilities:	
Room Measurements:	APPROXIMATE SIZE:		Electricity Provider: Fayette Electric Cooperative	
Living Room:	18'x16'		Gas Provider: Fayetteville Propane Co	
Dining/Kitchen:	20'x18'		Sewer Provider: Private	
Kitchen:			Water Provider: West End Water Supply	
Family Room:			Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth:	
Utility:			Year Drilled:	
Bath:	12'9x11'	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Average Utility Bill: Monthly	
Bath/Laundry:	14'x13'	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Taxes: 2021 Year	
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	School: \$2,236.73	
Master Bdrm:	16'x13'		County: \$652.44	
Bedroom:	13'6x10'		Cummins \$44.03	
Bedroom:	12'9x12'6		FCGWCD \$21.26	
Entry:			SpRd/Brg: \$344.05	
Other:			Taxes: \$3,298.50	
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2	School District: Round Top-Carmine ISD		
Size:	25'x24'	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	Additional Information:	
Porches:			10' Ceilings	
Sun Porch:			Zinc Countertops	
Front: Size:	Covered: 19'x8'		Open Kitchen/Dining/Living Room	
Back: Size:	Covered: 19'x14' <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: 20'x12'			
Construction:	Wood w / metal roof			
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

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Guest House

Address of Home:	8417 Goebel Road Fayetteville		Listing #	132789
Location of Home:	From Bellville, Hwy 159W, R on FM 1457, L on FM 389, L on Goebel Road, prop on the right			
County or Region:	Fayette	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	None	Property Size:	11.741 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:	\$925,000.00		Home Features:	
Terms of Sale:			<input checked="" type="checkbox"/>	Ceiling Fans No. 1
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/>	Dishwasher
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/>	Garbage Disposal
Sell.-Fin. Terms:			<input type="checkbox"/>	Microwave (Built-In)
Down Payment:			<input checked="" type="checkbox"/>	Kitchen Range (Built-In) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
Note Period:			<input type="checkbox"/>	Other
Interest Rate:			Items Specifically Excluded from The Sale: LIST:	
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	All of Seller's personal property on said 11.741 acres		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Number of Years:				
Size and Construction:			Heat and Air:	
Year Home was Built:	2002 per FayetteCAD		<input type="checkbox"/>	Central Heat <input type="checkbox"/> Gas <input type="checkbox"/> Electric
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES		<input type="checkbox"/>	Central Air <input type="checkbox"/> Gas <input type="checkbox"/> Electric
Bedrooms:	1	Baths:	1	<input checked="" type="checkbox"/> Other: Mini Split
Size of Home (Approx.)	372 Living Area		<input type="checkbox"/>	Fireplace(s)
	Total		<input type="checkbox"/>	Wood Stove
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	<input checked="" type="checkbox"/>		Water Heater(s): <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Roof Type:	Metal	Year Installed:	2004	Utilities:
Exterior Construction	Hardie Siding	Electricity Provider:	Fayette Electric Cooperative	
		Gas Provider:	Fayetteville Propane Co	
Room Measurements:	APPROXIMATE SIZE:		Sewer Provider:	Private
Living Room:			Water Provider:	West End Water Supply
Brfst Nook	7'x5'4		Water Well:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth:
Kitchen:	9'x7'		Year Drilled:	
Family Room:			Average Utility Bill: Monthly:	
Utility Room:				
Bath:	7'4x6'2	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Taxes:	2021 Year
Bath:		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	School:	\$2,236.73
Bath:Master		<input type="checkbox"/> Tub <input type="checkbox"/> Shower	County:	\$652.44
Bedroom:	13'2x13'6		CumminsC	\$44.03
Bedroom:			FCGWCD	\$21.26
Bedroom:			Rd/Brg:	\$344.05
Bedroom:			Taxes:	\$3,298.50
Other:			School District:	Round Top-Carmine ISD
Garage: <input type="checkbox"/> Carport: <input checked="" type="checkbox"/>	No. of Cars:	One	Additional Information:	
Size:	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	Guest Cottage has own septic system		
Porches:				
Front: Size:	Covered: 14'x8'			
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 type="checkbox"/>	Cable <input type="checkbox"/>		

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Directions: From Bellville travel west on Highway 159 through Industry, right on FM 1457, left on FM 389, left on Goebel Road, property will be on the right.



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**Bill Johnson & Associates
Real Estate**

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



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

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

Phone: (979)865-5966 Fax:

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