



Windswept Farms

700 Sempronius Road
Chappell Hill, Texas 77426



Texas is Our Territory

Bill Johnson & Associates
Real Estate

Since 1970



700 Sempronius Road Chappell Hill, Texas

Windswept Farms is the perfect Hilltop Homestead. A beautiful 2010 custom built two-story home with 3,669. sq. ft. living area sits on 93 acres and has scenic views of both Austin and Washington County's. This spacious 3 or 4 bedroom, 3 bathroom, white farmhouse has it all: updated kitchen, formal living, formal dining, office (or 4th bedroom), TV room and plenty of room for the whole family. You will appreciate the many extras that make this lovely home unique. The oversized formal living has wood floors & a fireplace along with a glassed/screened in sunroom to enjoy the scenery and backyard views of Chappell Hill Bluebonnet Hill. The master bedroom is located downstairs with a large master bath and custom walk-in closet. Two additional bedrooms with full bath and spacious closets are located upstairs along with an additional family/living room and office.



Together with a 2-acre pond, the property also features two expansive barns. One barn has living quarters in a finished-out apartment. Ag-Exempt, this property offers ample space for any agricultural projects or recreational entertainment.

Whether you are looking for a weekend retreat or the perfect permanent home for you and your family, this could be the country place you desire.



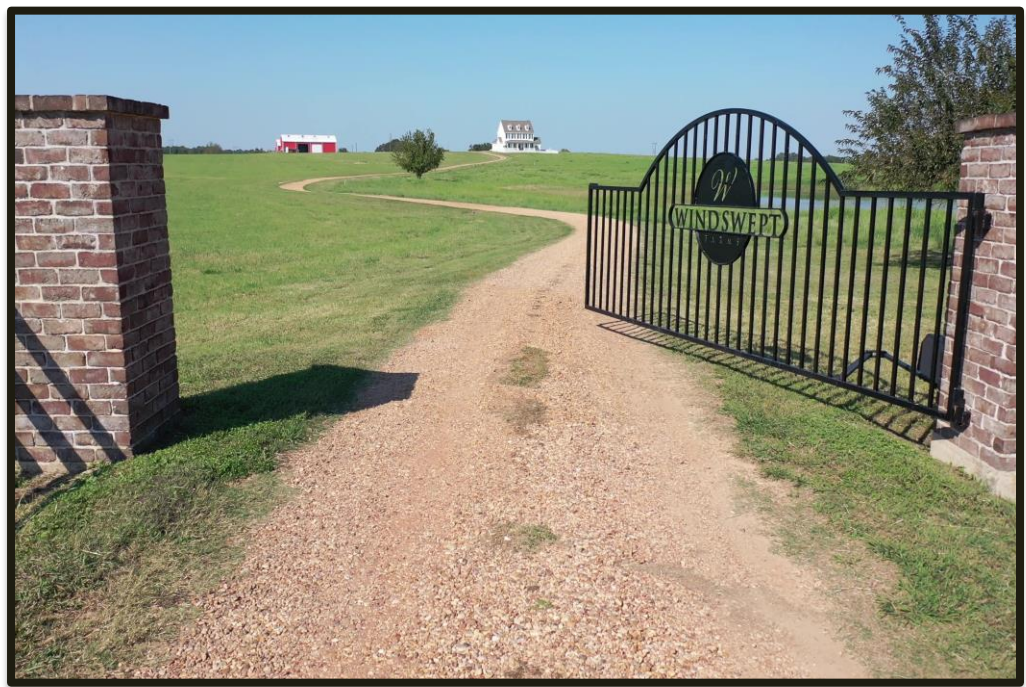
Windswept Farms

- ❖ 92.98 Acres
- ❖ 2-Acre Pond
- ❖ Home: 3,669. Sq. Ft.
- ❖ Levels: Two-Story
- ❖ Built: 2010
- ❖ Beds/Bath: 3/3
- ❖ Office (4th. Bedroom)
- ❖ Fireplace
- ❖ Sun room
- ❖ Patio-Fire Pit and Fountain
- ❖ 3 Water Wells
- ❖ 2 Barns/One with living quarters
- ❖ Bellville ISD









Windswept Farms

Brenham, TX



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.

LOT OR ACREAGE LISTING

Location of Property:	Corner of Sempronius Rd & Phillipsburg Church Road, Kenney, Tx.		TXLS Listing #133543	
Address of Property:	700 Sempronius Rd, Chappell Hill, Tx 77426		Paved Road Frontage 4,069 feet	
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:	none		Lot Size or Dimensions: 92.98 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	
Number of Acres: 92.9800				
Price per Acre (or)				
Total Listing Price: \$2,495,000.00				
Terms of Sale:				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES <input 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: R001150				
		2020	2021	
School:		\$ 5,385	\$ 5,393	
County:		\$ 2,199	\$ 2,190	
Hospital:		\$ 445	\$ 477	
FM Road:		\$ 739	\$ 741	
Rd/Brg:				
TOTAL:		\$ 8,768	\$ 8,801	
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
School District:	Bellville ISD			
Minerals and Royalty:				
Seller believes	50% (Convey all owned)		*Minerals	
to own:	50% (Convey all owned)		*Royalty	
Seller will	all owned - 100% surface control on 92.98 ac		Minerals	
Convey:	Exec. Leasing Rights on Tr. #1 30.988 acres		Royalty	
and Exec. Leasing Rights on Tr. #2. 30.969 acres				
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:	AMP Intrastate Pipeline, LLC			
Roadway:	Sempronius & Phillipsburg Church Road ROW			
Electric:	Bluebonnet & LCRA Electric Transmission Line			
Telephone:	ATT Easement			
Water:				
Other:				
Improvements on Property:				
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Buildings:	Water Well Pump House at the Oaks			
Barns:	60 x 80' Metal Frame Barn - Implement Barn with 4,800. total sq. ft. in barn			
Barns:	40 x 80' Metal Frame Barn - 3,428. total sq. ft. with 2,410. in barn & 1,018 sq. ft. liv. area in barndominium with 2 bedrooms, bath, kitchen, dining in living quarters			
% Wooded:	10%			
Type Trees:	oak/ pecan			
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:	1		
Sizes:	2 ac,			
Creek(s):	Name(s):			
River(s):	Name(s):	no		
Water Well(s): How Many? 3 2 Home - 1 Irrigation 2009				
Year Drilled:	2007-2008-2009		Depth:	580' Irrigation
See Attached Info. on Irrigation Well for Hay & Vineyard				
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Electric Service Provider (Name):				
Bluebonnett Electric				
Gas Service Provider				
private				
Septic System(s): How Many: 2 - home and barndominium				
Year Installed:	2006 barndominium and 2009 home			
Soil Type:	sandy			
Grass Type(s)	Coastal, Jiggs, Native, St. Augustin			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey				
Nearest Town to Property: Brenham 5 miles				
Distance:	Bellville 12 miles			
Driving time from Houston	75 minutes			
Items specifically excluded from the sale:				
The owner will sell the following items by a separate bill of sale:				
1. List of home furnishings and farm equipment				
2. List of hay and other items				
HAR MLS ID# 94781979				
Lands of Texas ID# 12570517				

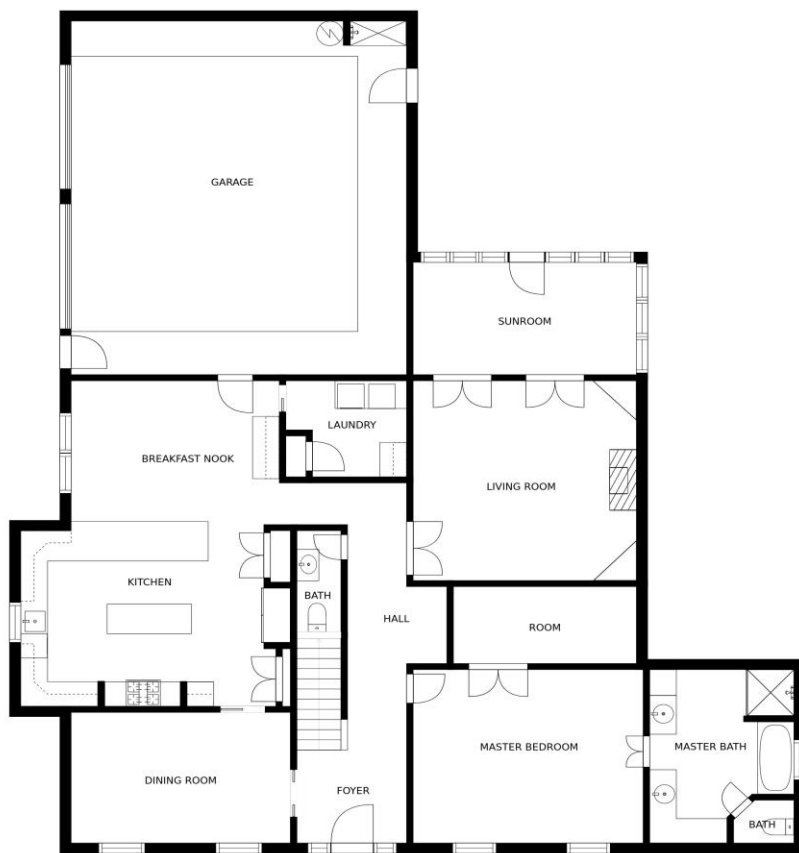
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

HOME

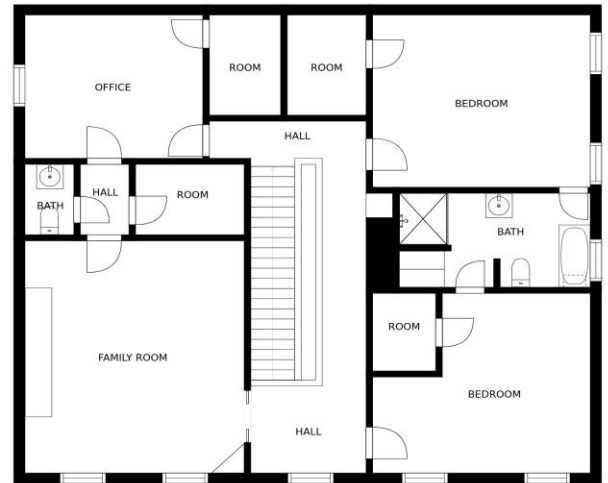
Address of Home:	700 Sempronius Rd., Chappell Hill, Tx. 77426		TXLS Listing #133543
Location of Home:	Corner of Sempronius Rd & Phillipsburg Church Road, Kenney, Tx.		
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None	Property Size:	92.98 acres
Subdivision Restricted:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Listing Price:	\$2,495,000.00		
Terms of Sale			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES <input 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:	2010		
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES		
Bedrooms: 3 (or 4 or 5)	Bath:	3 1/2	
Size of Home (Approx.)	Liv. Area	3,669	Total
Garage 805' + Porches 948' =	1,753	5,422	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		
Roof Type:	Composition	Year Installed:	2010
Exterior Construction:	Hardiplank and Brick		
Room Measurements:	APPROXIMATE SIZE:		
Living Room:	16.4 ' X 16.4 ' Hardwood Floors		
Dining Room:	16.2 ' X 11.2 ' Hardwood Floors		
Kitchen:	16.2 ' X 26.7 ' Tile Floors Kitchen/Breakfast		
Family Room:	16.3 ' X 18.3 ' TV Room (or Bedroom #4)		
Utility:	9.3 ' X 8.3 '		
Mast #1 Bath:	14.4 ' X 10.8 ' Down <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		
Bath #2 Up:	14.3 ' X 7.8 ' Upstairs <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower		
2 Pow der Rm:	4.0 ' X 6.0 ' Upstairs and Downstairs		
Master Bdrm:	16.6 ' X 14.4 ' Located Downstairs		
Bedroom #2:	14.6 ' X 16.1 ' Located Upstairs		
Bedroom #3:	13.1 ' X 16.1 ' Located Upstairs		
Bdrm #4 TV:	16.3 ' X 18.9 ' Located Upstairs		
Office:	13.4 ' X 11.8 ' Office (or Bedroom #4)		
Garage: <input checked="" type="checkbox"/>	Carport: <input type="checkbox"/>	No. of Cars:	2 Car Oversized Gar.
Size:	24.8 ' X 28.6 ' <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		
Porches:			
Front: Size:	10.0 ' X 44.3 ' Covered Front Porch		
Back: Size:	9.3 ' X 17.3 ' Covered Glass/Screen Porch		
Deck: Size:	17.3 ' X 30.0 ' Open Back Brick Patio		
Deck: Size:	<input type="checkbox"/> Covered		
	10.0' X 12.0' Firepit in Fenced Back Yard		
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size: See Acreage Info.		
Construction:	2 Metal Barns (8,000. sq.ft.)		
TV Antenna <input type="checkbox"/>	Dish <input checked="" type="checkbox"/>	Cable <input type="checkbox"/>	

Home Features	
<input checked="" type="checkbox"/>	Ceiling Fans No. 5
<input checked="" type="checkbox"/>	Dishwasher
<input checked="" type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Microwave (Built-In)
<input checked="" type="checkbox"/>	Kitchen Range (Built-In) <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
<input checked="" type="checkbox"/>	Refrigerator
Items Specifically Excluded from The Sale: LIST:	
Heat and Air:	
<input checked="" type="checkbox"/>	Central Heat Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/>
<input checked="" type="checkbox"/>	Central Air Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
<input type="checkbox"/>	Other:
<input checked="" 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
Utilities:	
Electricity Provider:	Bluebonnett
Gas Provider:	Propane Tank Brenham LP
Sewer Provider:	private
Water Provider:	w ell
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:
	Year Drilled: 2007 and 2009
Average Utility Bill: Monthly:	\$250.- \$300. Home
Taxes:	R01150 Year 2021
School:	\$5,393.22
County:	\$2,190.27
Hospital:	\$477.46
FM Road:	\$740.48
Rd/Brg:	\$0.00
Taxes:	\$8,801.43
School District:	Bellville ISD
Additional Information:	
The owner will sell the following items by a separate bill of sale:	
1. List of home furnishings	
2. List of farm equipment and tractors	
3. List of hay and vineyard irrigation items.	
(lists of all items are available)	
HAR MLS ID# 94781979	
Lands of Texas ID# 12570517	

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



FLOOR 1



FLOOR 2



DEANS IMAGING
Aerial - Ground - 3D

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Directions to 700 Sempronius Road:
From Brenham – (south) 5.5 mi. on Hwy. 36 and left (east) on Sempronius Rd. 0.5 mi. to property on left (north) side.
From Bellville – (north) 11.5 mi. on Hwy. 36 and right (east) on Sempronius Rd. 0.5 mi. to property on left (north) side.



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



Google Earth

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:

IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com