



*2943 Newsom Road*  
*Bellville, Texas*



*Texas is Our Territory*

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

*Since 1970*

- Austin County
- 25.555 Acres
- Ag-Exempt
- Cabin





## 2943 Newsom Road Bellville, Texas

### Country living at its finest!

25.55 beautiful acres located on the northeast side of Austin County in the Buckhorn community. An adorable cabin with a main living/kitchen area, bunkroom, and bathroom will make a great weekend retreat or a cozy place to live while you're building your dream home. A large barn with stalls, improved pastures (Coastal/Jiggs Bermuda grass), and lovely lake complete the picturesque setting. Other amenities include perimeter fencing, septic system, water well, and equipment shed. In addition, seller will convey the stove, refrigerator, microwave, washer, and dryer.



**Come see this amazing country  
property today!**

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:	A090 WM SMEATHERS LEAGUE			Listing #:	131086
Address of Property:	2943 Newsom Road, Bellville, TX 77418			Road Frontage:	Approx. 380 Ft
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	No			Lot Size or Dimensions:	
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:	25.5550		
Price per Acre (or)			
Total Listing Price:	\$485,500.00		
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:			

Property Taxes:	Year:	2020
School:		\$413.45
County:		\$155.43
Hospital:		\$36.42
FM Road:		\$28.52
Rd/Brg:		\$23.51
TOTAL:		\$657.33

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
School District:	Bellville	
Minerals and Royalty:		
Seller believes	Unknown	*Minerals
to own:	Unknown	*Royalty
Seller will	All owned	Minerals
Convey:	All owned	Royalty

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:		
Roadway:		
Electric:		
Telephone:		
Water:		
Other:		

Improvements on Property:	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	
Barns:	40' x 34' with attached lean-to. Lean-to has 3 stalls each approximately 11' x 12'
Others:	Machine Shed - 36' x 13'

% Wooded:	0% - totally open		
Type Trees:	none		
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	Condition:		
	Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	Condition:		

Ponds:	Number of Ponds:	1
Sizes:	Approx. 5 acres	
Creek(s):	Name(s):	
River(s):	Name(s):	

Water Well(s): How Many?	1		
Year Drilled:		Depth:	Unknown
Community Water Available:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Provider:	Austin County Water Supply		
Electric Service Provider (Name):	San Bernard		

Gas Service Provider	N/A
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Septic System(s): How Many:	1 - Conventional		
Year Installed:			
Soil Type:	Sandy Loam		
Grass Type(s)	Coastal/Jiggs bermuda grass		
Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey		

Nearest Town to Property:	Bellville
Distance:	10 Miles
Driving time from Houston	1 hr
Items specifically excluded from the sale:	All owner and tenant personal property

Additional Information:	

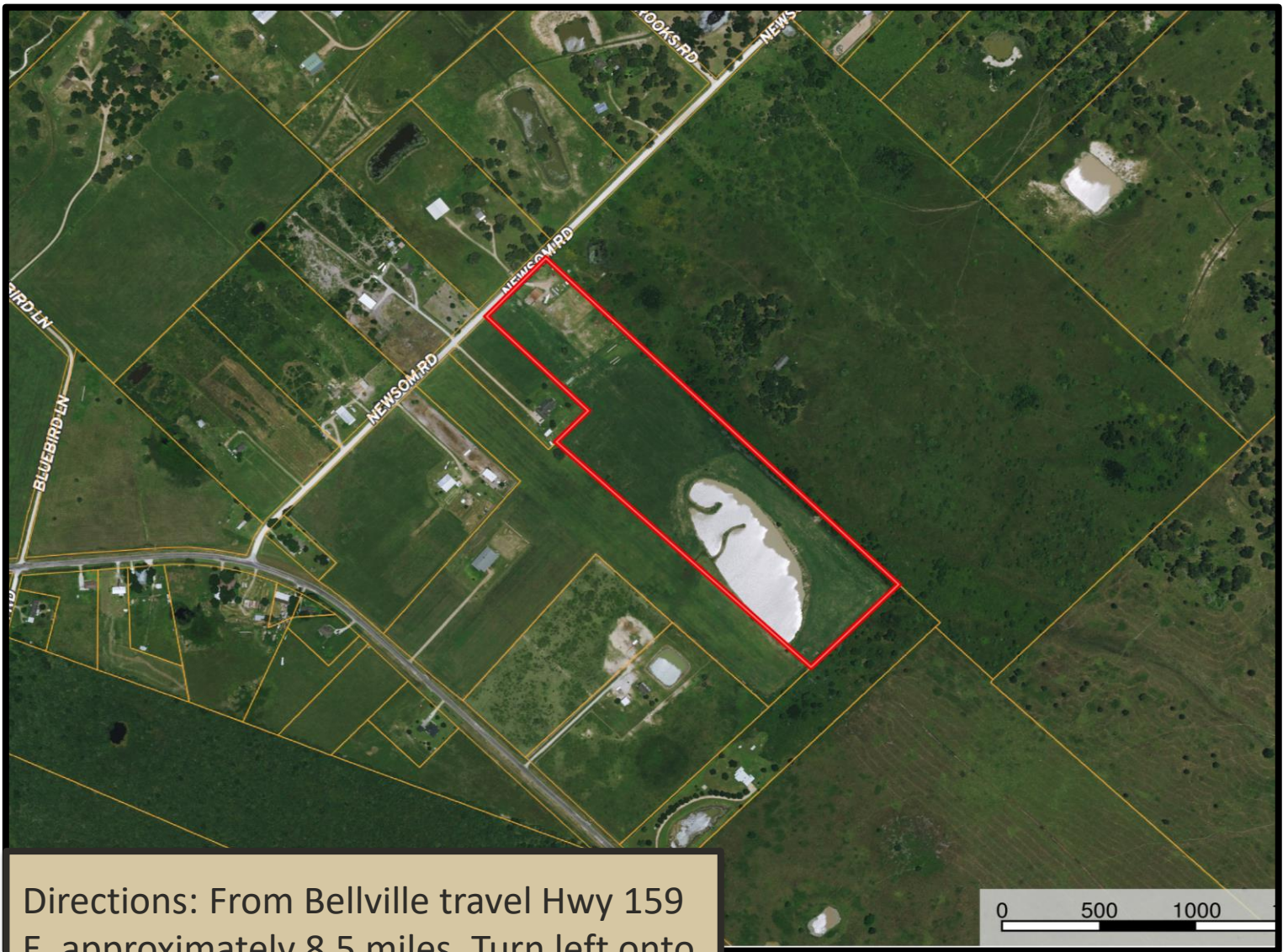
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

## CABIN

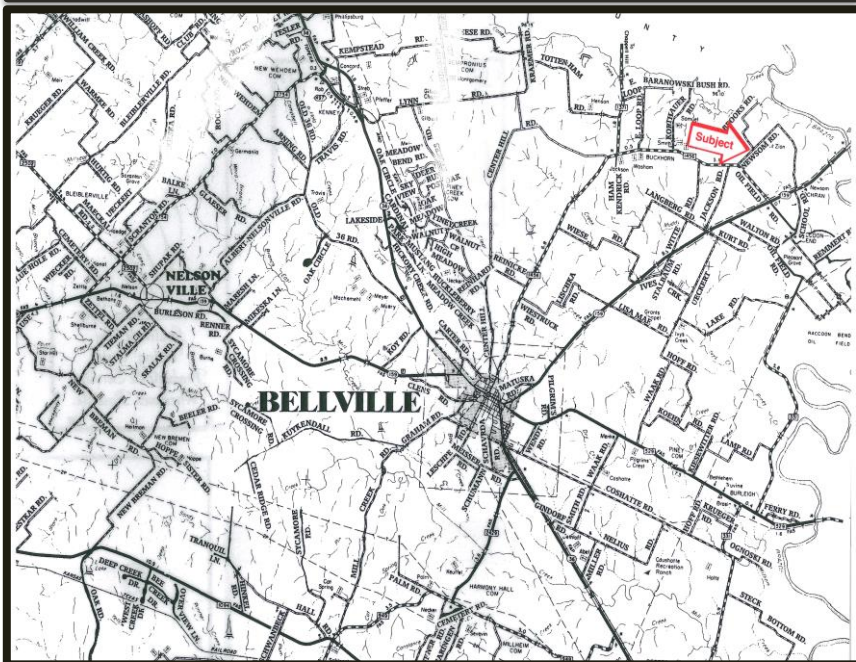
Address of Home:		2943 Newsom Road, Bellville, TX		Listing	131086
Location of Home:		A090 WM SMEATHERS LEAGUE			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		N/A	Property Size: 25.555 acres		
Subdivision Restricted:		<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>\$485,500.00</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.	1
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		
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.	Items Specifically Excluded from The Sale: LIST:			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Personal property			
Number of Years:					
<b>Size and Construction:</b>		<b>Heat and Air:</b>			
Year Home was Built:	1999	<input type="checkbox"/>	Central Heat	Gas <input type="checkbox"/>	Electric <input type="checkbox"/> Units: _____
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input type="checkbox"/>	Central Air	Gas <input type="checkbox"/>	Electric <input type="checkbox"/> # Units: _____
Bunkroom:	1	<input checked="" type="checkbox"/>	Other:	2 A/C window units	
Bath:	1	<input type="checkbox"/>	Fireplace(s)		
Size of Home (Approx.)		<input type="checkbox"/>	Wood Stove		
		<input type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	<b>Utilities:</b>			
Roof Type:	Composition	Year Installed:		5-10 years	
Exterior Construction:	Hardy plank	Electricity Provider:		San Bernard	
		Gas Provider:			
		Sewer Provider:		Septic	
		Water Provider:		Austin County Water Supply	
		Water Well:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: Unknown
				Year Drilled: _____	
		Average Utility Bill:		Monthly	
<b>Room Measurements:</b>		<b>Taxes:</b>		<b>2020</b> Year	
APPROXIMATE SIZE:		School:		\$413.45	
Living/Kitchen	20' x 16'	County:		\$155.43	
Dining Room:		Hospital:		\$36.42	
Kitchen:		FM Road:		\$28.52	
Family Room:		Rd/Brg:		\$23.51	
Utility:		<b>Taxes:</b>		\$657.33	
Bath:	10' x 6'	School District:		Bellville	
Bath:					
Bath:					
Bunkroom:	14' x 7' 4"				
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>		<b>Additional Information:</b>			
Front: Size:		Refrigerator, microwave, washer and dryer included in sale.			
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 Hwy 159 E. approximately 8.5 miles. Turn left onto FM-1456. In 1.2 miles turn right onto Newsom Road. Property will be on the left. Look for BJRE signs.



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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](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