



39799 Garrett Rd.

Pattison, Texas 77423



— *Texas is Our Territory* —
BILL JOHNSON & ASSOCIATES
REAL ESTATE

- 47 Acres
- 1 Bed | 1 Bath
- 598 Sqft.
- Unrestricted

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39799 Garrett Rd | Pattison, Tx 77423



Welcome to your perfect piece of heaven, where the night stars dance across the sky and the beauty of nature awaits you. Come see why this unrestricted, ag exempt tract of land is your next home away from home. 47+ acres provide privacy and peace from the crowded city, boasting a low maintenance and fully furnished, single bedroom cabin. Enjoy the views of wildlife from the front or back porch. Deer are big and plentiful year round. Take a ride to the creek, watch the sun set, ride your horses, raise your animals, host friends and family and so much more. With this much space to roam, you're sure to find exactly what you need when you arrive at your own personal escape in the country.

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Real Estate
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HOME

Address of Home:		39799 Garrett Rd, Pattison, TX 77423		Listing #:	
Location of Home:		47.75 acres in the Thomas Alsbury Labor, No 18, A-3			
County or Region:		Waller		For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		n/a		Property Size: 47.75	
Subdivision Restricted:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Listing Price:		\$1,150,000.00			
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:					
Size and Construction:					
Year Home was Built:		2014			
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES			
Bedrooms: 1		Bath: 1			
Size of Home (Approx.)		598 sq ft		Living Area	
				Total	
Foundation:		<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:		composition		Year Installed: 2014	
Exterior Construction:		Brick and Siding			
Room Measurements:		APPROXIMATE SIZE:			
Living Room:		18'x19'			
Dining Room:					
Kitchen:		13'x9'			
Family Room:					
Utility:					
Bath:		7'x5'		<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:				<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Primary Bdrm:		12'x9'			
Bedroom:					
Bedroom:					
Bedroom:					
Other:					
Garage:		<input type="checkbox"/> Carport: <input checked="" type="checkbox"/>		No. of Cars: 2	
Size:		<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached			
Porches:					
Front: Size:		33'x 9'			
Back: Size:		33'x9'			
Deck: Size:		<input type="checkbox"/> Covered			
Deck: Size:		<input type="checkbox"/> Covered			
Fenced Yard:		yes			
Outside Storage:		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:			
Construction:		metal			
TV Antenna		<input type="checkbox"/> Dish <input type="checkbox"/>		Cable <input type="checkbox"/>	

Home Features

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

Items Specifically Excluded from The Sale: LIST:

Personal property

Heat and Air:

<input type="checkbox"/>	Central Heat	Gas <input type="checkbox"/>	Electric <input type="checkbox"/>	Units:
<input type="checkbox"/>	Central Air	Gas <input type="checkbox"/>	Electric <input type="checkbox"/>	# Units:
<input checked="" type="checkbox"/>	Other:	window units		
<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		
*****	portable butane heater	*****		

Utilities:

Electricity Provider:	San Bernard
Gas Provider:	n/a
Sewer Provider:	septic
Water Provider:	well
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 400'+
	Year Drilled: 2008
Average Utility Bill:	Monthly

Taxes:

	2022	Year
School:		\$1,025.50
County:		\$411.70
Hospital:		\$76.75
FM Road:		\$20.37
Rd/Brg:		
Taxes:		\$1,534.32

School District:

Royal ISD

Additional Information:

Sister, Diane Rhoads is also selling her property & home.
40055 Garrett Rd, 39.75 w/2 level barndo. \$1,500,000.

See list of restrictions.

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LOT OR ACREAGE LISTING

Location of Property:	47.75 acres in the Thomas Alsbury Labor, No 18, A-3		Listing #:	
Address of Property:	39799 Garrett Rd, Pattison, TX 77423		Road Frontage:	773'
County:	Waller	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:	n/a		Lot Size or Dimensions:	47.75 acres
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Number of Acres:	47.75 acres		Improvements on Property:	
Price per Acre (or)			Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Total Listing Price:	\$1,150,000.00		Buildings:	Cabin
Terms of Sale:			Barns:	24'x48'
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Others:	Shop/Storage/Covered RV Parking
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:			% Wooded:	25%
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			Type Trees:	Oak, Pecan
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Number of Years:				Condition: good
				Cross-Fencing: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
				Condition: good
Property Taxes:	Year:	2022	Ponds:	Number of Ponds: 0
School:	\$1,025.50		Sizes:	
County:	\$411.70		Creek(s):	Name(s): Irons Creek
Hospital:	\$76.75			
FM Road:	\$20.37		River(s):	Name(s): 0
Rd/Brg:				
TOTAL:	\$1,534.32		Water Well(s): How Many?	1
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Year Drilled:	2008
School District:	Royal ISD		Depth:	400'+
Minerals and Royalty:			Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Seller believes	unknown	*Minerals	Provider:	
to own:		*Royalty	Electric Service Provider (Name):	San Bernard
Seller will	negotiable	Minerals		
Convey:		Royalty	Gas Service Provider	n/a
Leases Affecting Property:			Septic System(s): How Many:	1
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year Installed:	2014
Lessee's Name:			Soil Type:	clay, sandy loam
Lease Expiration Date:			Grass Type(s)	native
			Flood Hazard Zone:	See Seller's Disclosure or to be determined by survey
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Nearest Town to Property:	Pattison
Lessee's Name:	Vincent Ruiz, cattle		Distance:	3 miles
Lease Expiration Date:	written: every 3 months		Driving time from Houston	1 hour or 45 miles
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Items specifically excluded from the sale:	
Easements Affecting Property:	Name(s):		personal property	
Pipeline:				
Roadway:			Additional Information:	See list of restrictions.
Electric:	San Bernard Electric Co Op			
Telephone:				
Water:				
Other:				

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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	License No.	Email	Phone
Primary Assumed Business Name			
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
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)885-8468
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 Belville TX 77418
Kimberly Zapalac

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