



40055 Garrett Rd



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

- 
- 
- 
- 

VISIT MORE LISTING ONLINE —



Welcome home to your unrestricted, ag exempt, sprawling & meticulously kept retreat, spreading over 39 acres & located within an hour of Houston. This beautifully maintained property offers ample space for a full-time residence, working your animals, hunting or simply providing a break from the work week. The barndo's 1st level offers plenty of parking, an office, full bath, utility room, workshop w/table tops & racks for storage. Hauling heavy items up or unloading groceries? Use the fully functional elevator to get to the 2nd level where you'll find a touch of elegance and tasteful design everywhere you look. No detail was spared, you're sure to relax in this beauty! It's easy on the eyes, boasting beautiful wood & stone accents from floor to ceiling. Prepare your meals in this chef's dream kitchen w/open concept dining & living rooms. Store your essentials in the large walk-in pantry, accessed 2 ways. Owner's retreat offers a spacious bedroom, sitting area, an oversized walk-in closet & a private covered deck. Take your party outside on the back deck or enjoy your morning cup of coffee while watching the beauty of nature and all it has to offer. Irons Creek is located on this property, making deer plentiful which can be viewed year-round. Prepping for guests or need an additional hobby area? Use the additional bedroom up, the loft, or private retreat next door. Seller will install new water well soon. It's fully functional offering a small kitchenette & full bathroom. Call today for your private tour.



[VISIT MORE LISTING ONLINE](#) —

**Bellville:**

979-865-5969 office

979-865-5500 fax

**www.bjre.com***Texas is Our Territory***Bill Johnson & Associates  
Real Estate***Since 1970***New Ulm:**

979-992-3626 office

979-865-5500 fax

**www.bjre.com**

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:	39.75 Acres in the Thomas Alsbury Labor, No 18, A-3		Listing #:	139663
Address of Property:	40055 Garrett Rd, Pattison, TX 77423		Road Frontage:	100'
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			
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	

<b>Number of Acres:</b>	39.75 acres		
<b>Price per Acre (or)</b>			
<b>Total Listing Price:</b>	<b>\$1,500,000.00</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>2022</b>
School:		\$1,285.10
County:		\$517.32
Hospital:		\$52.55
FM Road:		\$25.87
Rd/Brg:		
<b>TOTAL:</b>		<b>\$1,880.84</b>

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>School District:</b>	Royal ISD
<b>Minerals and Royalty:</b>	
Seller believes	unknown
to own:	
Seller will	all owned
Convey:	

<b>Leases Affecting Property:</b>	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	n/a
Lease Expiration Date:	
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lessee's Name:	Vincent Ruiz @ 281-686-7762 cattle
Lease Expiration Date:	written @ 3month interval, exp 3/31/2
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>Easements Affecting Property:</b>	Name(s):
Pipeline:	
Roadway:	
Electric:	San Bernard Electric
Telephone:	
Water:	
Other:	

<b>Improvements on Property:</b>	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	Barndo, She-shed/workshop/guest home
Barns:	Covered barn, hay stack barn
Others:	

% Wooded:	35%
Type Trees:	Pecans, Oaks
<b>Fencing:</b>	
Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	good
Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	needs fence @ NE side
<b>Ponds:</b>	
Number of Ponds:	0
Sizes:	
<b>Creek(s):</b>	Name(s): Irons Creek
<b>River(s):</b>	Name(s):

<b>Water Well(s): How Many?</b>	1
Year Drilled:	2023
Depth:	
<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
<b>Electric Service Provider (Name):</b>	San Bernard
<b>Gas Service Provider</b>	
<b>Septic System(s): How Many:</b>	1
Year Installed:	2012
<b>Soil Type:</b>	clay, sandy soil
<b>Grass Type(s)</b>	native
<b>Flood Hazard Zone:</b>	See Seller's Disclosure or to be determined by survey

<b>Nearest Town to Property:</b>	
Distance:	
Driving time from Houston	
<b>Items specifically excluded from the sale:</b>	personal property, see list of negotiables

<b>Additional Information:</b>	NEW WATER WELL!
See list of Restrictions	

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

**Bellville:**

979-865-5969 office

979-865-5500 fax

[www.bjre.com](http://www.bjre.com)*Texas is Our Territory***Bill Johnson & Associates  
Real Estate***Since 1970***New Ulm:**

979-992-3626 office

979-865-5500 fax

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

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.

**HOME**

Address of Home:	40055 Garrett Rd, Pattison, TX 77423		Listing	139663
Location of Home:	39.75 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:	39.75 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
<b>Listing Price:</b>	<b>\$1,500,000.00</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>Size and Construction:</b>				
Year Home was Built:	<b>Barn 2011, Home finished 2018</b>			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	Bath:			
Size of Home (Approx.)			Living Area	
			Total	
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	metal	Year Installed:	2011	
Exterior Construction:	metal siding			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:	15' x 23' 2nd level			
Dining Room:	9' x 23' 2nd level			
Kitchen:	15' x 10' 2nd level			
Family Room:				
Utility:	11' x 11' 1st level			
Bath:	9' x 13' 2nd level	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:	5' x 11' 1st level	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:	she-shed	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Primary Bdrm:	23' x 20' 2nd level, Master Closet: 17' x 8'			
Bedroom:	11' x 15' 2nd level, WIC: 5' x 8'			
Pantry:	4' x 9' & 1' x 8' 2nd level			
Elevator:	4' 5'			
Other:	9' x 11' 1st level			
Garage: <input checked="" type="checkbox"/>	Carport: <input type="checkbox"/>	No. of Cars:	6-Apr	
Size:	46' x 34'		<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached
<b>Porches:</b>				
Front: Size:	16' x 32' Covered, 2nd level			
Back: Size:	15' x 35' Covered, 2nd level			
Deck: Size:	27' x 51' Partially Covered		<input checked="" type="checkbox"/> Covered	
Deck: Size:	27' x 35' Covered Carport		<input checked="" 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"/>		

**Home Features**

<input checked="" type="checkbox"/>	Ceiling Fans	No.	5
<input checked="" type="checkbox"/>	Dishwasher		
<input 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	negotiable	

**Items Specifically Excluded from The Sale: LIST:**

Personal property, see list of negotiables

**Heat and Air:**

<input checked="" type="checkbox"/>	Central Heat	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	Units: 1
<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>	Units: 1
<input checked="" type="checkbox"/>	Other:	mini split		
<input checked="" type="checkbox"/>	Fireplace(s)	1 electric		
<input type="checkbox"/>	Wood Stove			
<input checked="" type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric		

**Utilities:**

Electricity Provider:	San Bernard
Gas Provider:	Local LP Gas
Sewer Provider:	septic
Water Provider:	well
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:
	Year Drilled: 2023
Average Utility Bill:	Monthly \$400.00

**Taxes:**

	2022	Year
School:		\$1,285.10
County:		\$517.32
Hospital:		\$52.55
FM Road:		\$25.87
Rd/Brg:		
Taxes:		\$1,880.84
School District:	Royal ISD	

**Additional Information:**

NEW WATER WELL!
See list of restrictions.
Entrance is shared w/son but new entrance on son's property will be built asap! No easement needed for either owners.

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





## 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	License No.	Email	Phone
Primary Assumed Business Name			
<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
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)885-8468</b>
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

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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Phone: (979)865-5966 Fax:

IABS