



25058 Bernard Rd

New Ulm, Texas



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**Bill Johnson & Associates
Real Estate**

Since 1970

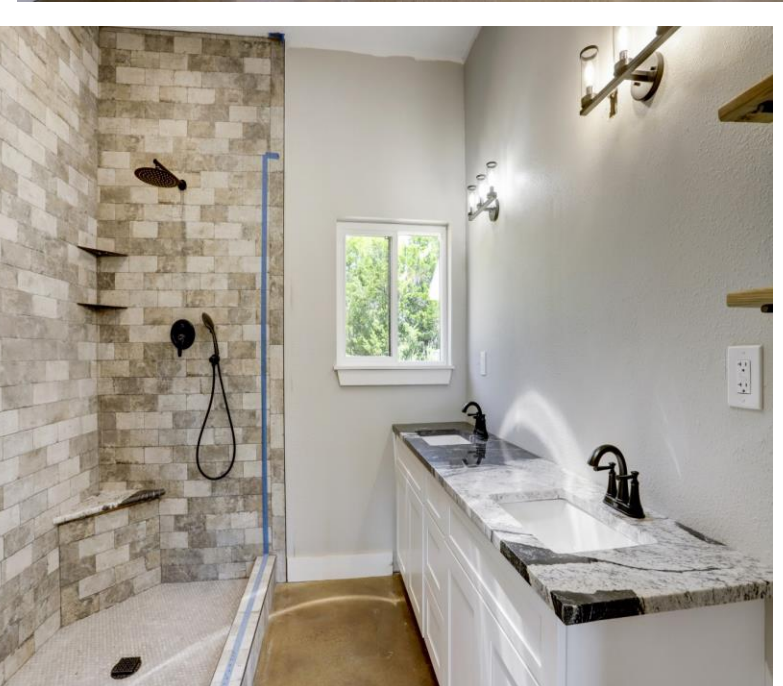
- 2 Bedroom / 1 Bath
- 1200 Sq ft.
- 2 RV Sites
- Seasonal Creek

25058 Bernard Rd

New Ulm, TX

This country listing offers 27.93 acres of sprawling land, perfect for those seeking tranquility and space. Nestled amongst mature oaks, a seasonal creek and a hay field, you'll find a 1200sq ft. 2 bedroom, 1 bath house designed for coziness and great views. Embrace the freedom to finish/customize the interior to make it uniquely yours. There is an additional 384 sq ft building with a/c, water, electric and plumbing. The property also has a completed RV site. The possibilities are endless to create your own dream retreat in the heart of the countryside of New Ulm.





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SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

HOME

Address of Home:	25058 Bernard New Ulm TX 78950		Listing	142891
Location of Home:	25058 Bernard New Ulm TX 78950			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	None	Property Size:	27.93 +/- 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:	\$925,000.00			
Terms of Sale	Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	
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	Personal property		
Number of Years:				
Size and Construction:	Heat and Air:			
Year Home was Built:	2022 NOT completed			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms: 2	Bath: 1	<input checked="" type="checkbox"/> Central Heat	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/> Units: 1
Size of Home (Approx.)		<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/> # Units: 1
	1,200 Total	<input type="checkbox"/> Other:		
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<input type="checkbox"/> Fireplace(s)		
Roof Type: Metal	Year Installed: 2022	<input type="checkbox"/> Wood Stove		
Exterior Construction: Hardiplank		<input checked="" type="checkbox"/> Water Heater(s):	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric
Room Measurements:	Utilities:			
Living Room:	Electricity Provider: Fayette Electric			
Dining Room:	Gas Provider: Propane Tank			
Kitchen:	Sewer Provider:			
Family Room:	Water Provider:			
Utility:	Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 200 ft			
Bath: 9x9	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Year Drilled: 2022		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Average Utility Bill: Monthly		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Taxes:		
Primary Bdrm: 12'x12'x9"	2022 Year			
Bedroom: 12'x9'x6"	School: \$1,498.00			
Bedroom:	County: \$593.45			
Bedroom:	Hospital:			
Other:	FM Road: \$109.98			
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:	Rd/Brg: \$113.33			
Size: <input type="checkbox"/> Attached <input type="checkbox"/> Detached	Taxes: \$2,314.76			
Porches:	School District: Colorado			
Front: Size:	Additional Information:			
Back: Size:				
Deck: Size: 840 sq ft	<input checked="" type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:				
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 384 sq ft				
Construction: electric, water, insulated				
TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input checked="" type="checkbox"/>				

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

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LOT OR ACREAGE LISTING

Location of Property:	25058 Bernard Rd New Ulm Tx 78950		Listing #:	142891
Address of Property:	25058 Bernard Rd New Ulm Tx 78950		Road Frontage:	
County:	Austin	Paved Road:	<input 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:	
Subdivision Restricted:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Number of Acres:	27.9300		Improvements on Property:	
Price per Acre (or)			Home: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Total Listing Price:	\$925,000.00		Buildings: Additional insulated shed with electric & water a/c, shower. 384sq ft	
Terms of Sale:			Barns:	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Others: Two RV sites with electric, water and sewer	
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.			% Wooded:	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Type Trees:	
Number of Years:			Fencing: Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
			Condition: few repairs needed	
			Cross-Fencing: <input type="checkbox"/> YES <input type="checkbox"/> NO	
			Condition:	
Property Taxes: Year: 2022			Ponds: Number of Ponds: 0	
School: \$1,498.00			Sizes:	
County: \$593.45			Creek(s): Name(s): unknown	
Hospital:				
FM Road: \$109.98			River(s): Name(s):	
Rd/Brg: \$113.33				
TOTAL: \$2,314.76				
Agricultural Exemption: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Water Well(s): How Many?	
School District: Colorado			Year Drilled: 2022 Depth: 200	
Minerals and Royalty:			Community Water Available: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Seller believes 0% *Minerals			Provider:	
to own: 0% *Royalty			Electric Service Provider (Name):	
Seller will Minerals			Fayette	
Convey: Royalty			Gas Service Provider	
			Propane	
Leases Affecting Property:			Septic System(s): How Many: 1	
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Year Installed: 2022	
Lessee's Name:			Soil Type:	
Lease Expiration Date:			Grass Type(s)	
			Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Nearest Town to Property: New Ulm	
Lessee's Name:			Distance:	
Lease Expiration Date:			Driving time from Houston	
Oil or Gas Locations: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			Items specifically excluded from the sale:	
Easements Affecting Property: Name(s):				
Pipeline:				
Roadway:				
Electric:				
Telephone: Industry			Additional Information:	
Water:				
Other:				

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