



# 4410 Star Hill Road

*New Ulm, Texas*



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*





## 4410 Star Hill Road New Ulm, Texas

The views from these 42+ acres in New Ulm are simply breathtaking. The driveway splits the property, between a grazing pasture and a lush hay meadow. Situated near the middle of the tract is the current homesite, with various improvements, barns, and out-buildings. However, the beauty of this property is quite simply the land, and all it has to offer: elevation, rolling terrain, mature trees, Sandy Creek tributary at the back of the property, and most importantly, privacy. Located just off FM 109, between New Ulm and Industry, in the rolling hills of the west end of Austin County....it's where everyone wants to be....



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:	From Bellville 159W, L on FM 109 in Industry, L on Star Hill Rd, on R		Listing #:	133544
Address of Property:	4410 Star Hill Road New Ulm		Road Frontage:	660'
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:	42.487 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>Number of Acres:</b>	<b>42.4870</b>		<b>Improvements on Property:</b>	
<b>Price per Acre (or)</b>			Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>Total Listing Price:</b>	<b>\$899,000.00</b>		Buildings:	Barn converted to an apartment Metal storage shed
<b>Terms of Sale:</b>			Barns:	
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Others:	Older out buildings/sheds
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:			% Wooded:	20%
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			Type Trees:	Oaks, Pecans
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Number of Years:			Condition:	Fair
			Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
			Condition:	Fair
<b>Property Taxes:</b>	Year:	<b>2021</b>	<b>Ponds:</b>	Number of Ponds: None
School:		\$2,419.71	Sizes:	
County:		\$1,002.61	<b>Creek(s):</b>	Name(s): Sandy Creek tributary
Hospital:		\$205.99		
FM Road:		\$184.96	<b>River(s):</b>	Name(s): None
Rd/Brg:		\$152.44		
TOTAL:		\$3,965.71	<b>Water Well(s): How Many?</b>	One
Ag Exempt	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Year Drilled:	Unknown
<b>School District:</b>	Bellville ISD		Depth:	Unknown
<b>Minerals and Royalty:</b>			<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Seller believes	None	*Minerals	Provider:	
to own:	None	*Royalty	<b>Electric Service Provider (Name):</b>	
Seller will		Minerals	Fayette Electric Cooperative	
Convey:		Royalty	<b>Gas Service Provider</b>	
			Fayetteville Propane - have propane tank, but do not use	
<b>Leases Affecting Property:</b>			<b>Septic System(s): How Many:</b>	One
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Year Installed:	Unknown
Lessee's Name:			<b>Soil Type:</b>	Sandy
Lease Expiration Date:			<b>Grass Type(s)</b>	Native
			<b>Flood Hazard Zone:</b>	See Seller's Disclosure or to be determined by survey
Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>Nearest Town to Property:</b>	New Ulm
Lessee's Name:	Delphine Merkel cuts hay, verbal agr		Distance:	3 miles
Lease Expiration Date:			Driving time from Houston	1 hour 15 minutes
<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>Items specifically excluded from the sale:</b>	
<b>Easements Affecting Property:</b>	Name(s):			
Pipeline:			<b>Additional Information:</b>	
Roadway:			Selling As-Is	
Electric:	Fayette Electric Cooperative		Probate not yet completed	
Telephone:				
Water:				
Other:				

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## HOME

Address of Home:		4410 Star Hill Road New Ulm		Listing	133544
Location of Home:		159W, L on FM 109 in Industry, L on Star Hill Rd, property on the right			
County or Region:		Austin	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		None	Property Size:	42.487 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>\$899,000.00</b>			
<b>Terms of Sale</b>		<b>Home Features</b>			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> Ceiling Fans		No.	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input 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 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	All seller's personal property on said 42.487 acres.			
Number of Years:					
<b>Size and Construction:</b>		<b>Heat and Air:</b>			
Year Home was Built:	1967 Per AustinCAD	<input checked="" type="checkbox"/> Central Heat		Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> Central Air		Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
Bedrooms: 3	Bath: 3	<input type="checkbox"/> Other:			
Size of Home (Approx.)		<input type="checkbox"/> Fireplace(s)			
	<b>Per ACAD 2,745 Total</b>	<input type="checkbox"/> Wood Stove			
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Water Heater(s):		<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Roof Type:	Composition	Year Installed:		20+ yrs old	
Exterior Construction:	Stone and Vinyl Siding	<b>Utilities:</b>			
<b>Room Measurements:</b>		<b>APPROXIMATE SIZE:</b>		Electricity Provider: Fayette Electric Cooperative	
Living Room:				Gas Provider: None	
Dining Room:				Sewer Provider: None	
Kitchen:				Water Provider: None	
Family Room:				Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Unknown	
Utility:				Year Drilled: Unknown	
Bath: Master	<input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower			Average Utility Bill: Monthly	
Bath:	<input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			<b>Taxes:</b> 2021 Year	
Bath:	<input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower			School: \$2,419.71	
Master Bdrm:				County: \$1,002.61	
Bedroom:				Hospital: \$205.99	
Bedroom:				FM Road: \$184.96	
Bedroom:				Rd/Brg: \$152.44	
Entry:				<b>Taxes:</b> \$3,965.71	
Garage: <input type="checkbox"/> Carport: <input checked="" type="checkbox"/>	No. of Cars: 2			<b>School District:</b> Bellville ISD	
Size: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		<b>Additional Information:</b>			
<b>Porches:</b>		Selling As-Is Probate not yet completed			
Front: Size:		Barn converted into apartment with full bathroom with central heat and air			
Back: Size:					
Deck: Size:	<input type="checkbox"/> Covered				
Deck: Size:	<input type="checkbox"/> Covered				
Fenced Yard:					
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:				
Construction: Metal					
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>					

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Directions: From Bellville travel Hwy 159W, left on FM 109 in Industry, left on Star Hill Road, the property entrance is on the right.



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**Bill Johnson & Associates  
Real Estate**

*Since 1970*

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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.

<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