



6316 Miller Road

New Ulm, Texas

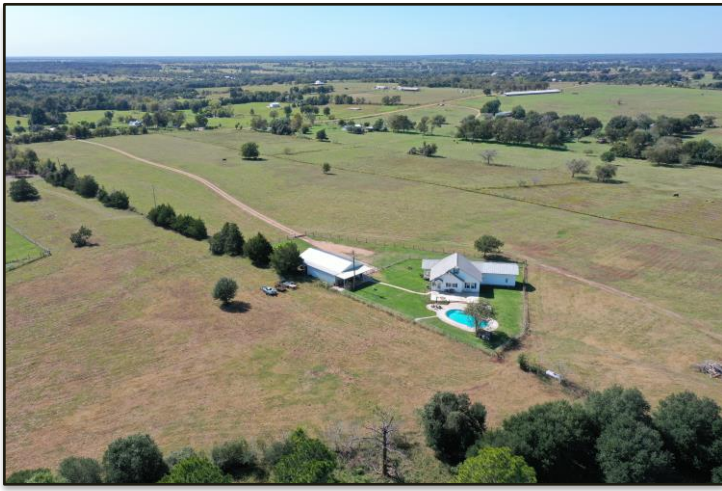


Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

- Austin County
- 23.73 Acres
- Ag-Exempt
- 1929 Farmhouse



**6316 Miller Road
New Ulm, Texas**

Austin County, High and Dry

Ideally located a short drive from New Ulm, Fayetteville and Industry, and only 20 minutes from Round Top. The 23.73 acres has a 1929 farmhouse, detached Garage, Swimming Pool just behind the farmhouse, 80 X 40 Steel Metal Building with concrete and electricity, a ½ acre Pond. The country home features a panoramic view off the front porch that's over 400' in elevation. The pasture has an Ag Exempt Status featuring large ranches around you. The terrain is rolling with a haven for wildlife.



If you're looking for your Ponderosa you better come and see this one, great views, high elevation, a long driveway to the farmhouse, this property has endless potential.

Amenities

- 1929 Farmhouse Remodeled
- Size: 2,100 Sq.Ft.
- Levels: Multi-level
- Beds: 2
- Baths: 2
- Formals
- Great Room on 2nd floor
- Exterior: Wood/Vinyl
- Roof: Metal
- Wood Stove
- Central Heat & Air
- Detached Garage
- Swimming Pool
- Metal Workshop/Storage Building
- Well/Septic





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

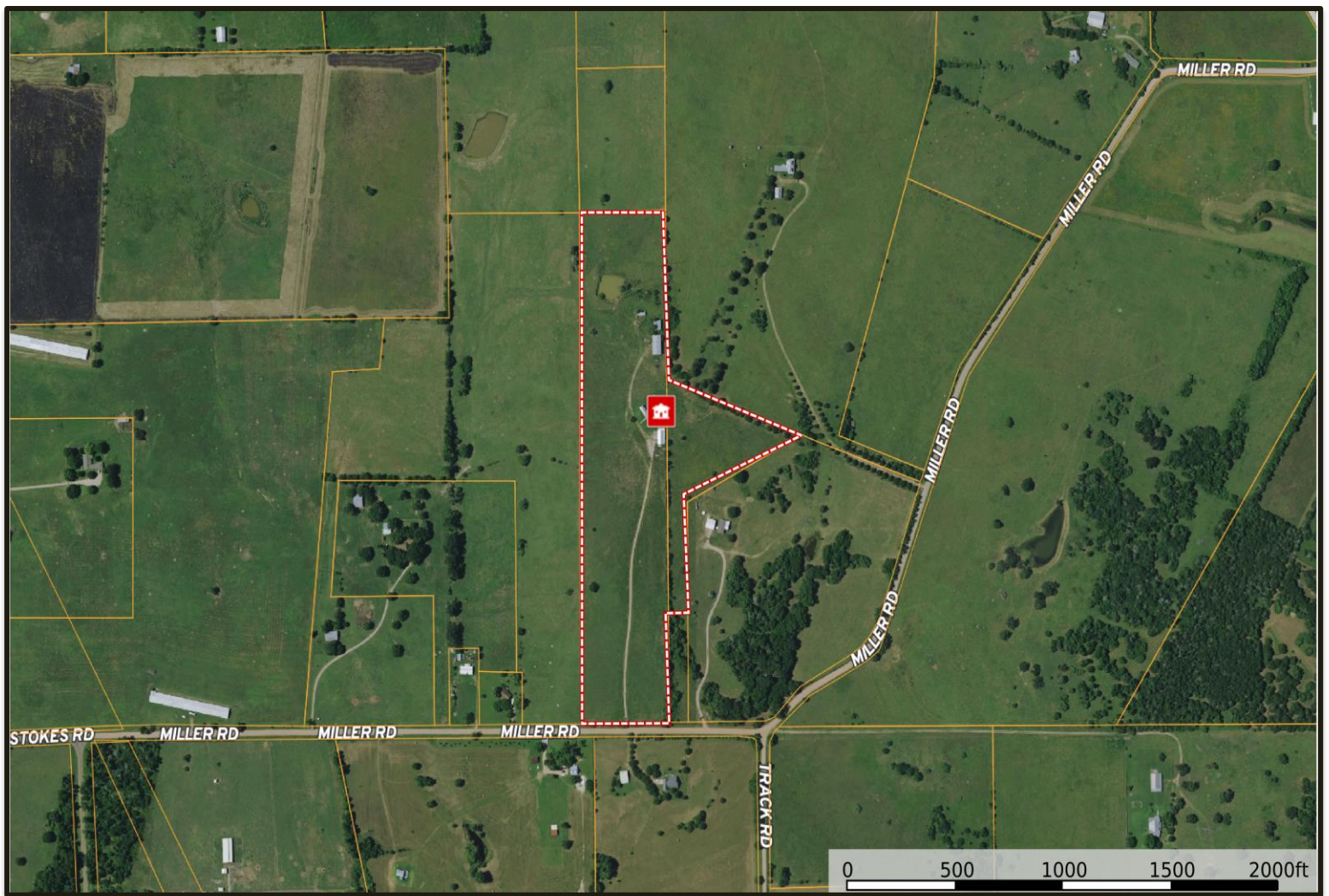
Location of Property:	Corner of Track Rd & Miller Rd. New Ulm, TX 78950			Listing #:	130946
Address of Property:	6316 Miller Rd., New Ulm, TX 78950			Road Frontage:	Approx. 420 ft.
County:	Austin	Paved Road:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None			Lot Size or Dimensions: 23.73 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		
Number of Acres: 23.7300					
Price per Acre (or)					
Total Listing Price: \$997,000.00					
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:					
Property Taxes: 2020 *SHOWN ON 19+ AC					
School:	\$2,129.00				
County:	\$849.00				
Hospital:	\$90.00				
FM Road:	\$165.00				
Rd/Brg:	\$137.00				
TOTAL:	\$3,370.00				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
School District:	Bellville ISD				
Minerals and Royalty:					
Seller believes	50%-19.37 AC/ 1/6% - 4.36 AC		*Minerals		
to own:	50%-19.37 AC/ 1/6% - 4.36 AC		*Royalty		
Seller will	NONE		Minerals		
Convey:	NONE		Royalty		
Leases Affecting Property:					
Oil and Gas Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Lessee's Name:	Chesapeake Operating Inc.				
Lease Expiration Date:					
Surface Lease:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Lessee's Name:	2 H Cattle Company - Cattle				
Lease Expiration Date:	Annual Terminate at Sale of Property				
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Easements Affecting Property: Name(s):					
Pipeline:	NONE				
Roadway:	Gravel				
Electric:	Bluebonnet				
Telephone:	Industry I-net Available				
Water:	Water Well				
Other:	NONE				
Improvements on Property:					
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Buildings:	Metal Workshop Storage Building 40X80 2 Overhead Doors / Electric				
Barns:					
Others:	Detached Garage with Storage 31X36				
% Wooded:	5%				
Type Trees:	Native Shade on Property Lines				
Fencing:	Perimeter	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
	Condition:	Good 3 Sides			
	Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
	Condition:	Good			
Ponds:	Number of Ponds:	1 Large Pond			
Sizes:	One Acre				
Creek(s):	NONE				
River(s):	NONE				
Water Well(s): How Many? 1					
Year Drilled:	1995	Depth:	135'		
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Provider:					
Electric Service Provider (Name):					
Bluebonnet					
Gas Service Provider					
Fayetteville Propane					
Septic System(s): How Many: 2 each 250 Gallon Tanks					
Year Installed:	1995				
Soil Type:	Sandy Loam/ Clayish/ Blackland				
Grass Type(s)	Native				
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey					
Nearest Town to Property: Industry					
Distance:	5 Miles				
Driving time from Houston					
Items specifically excluded from the sale:					
Sellers Personal Property					
Surface Lease - 2H Cattle, Equip. & Livestock					
Personal Property in 40X80 Bldg					
Cannon in Front Yard					
W-11 Case Loader Near Shop					
Massey Tractor & Implements					

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

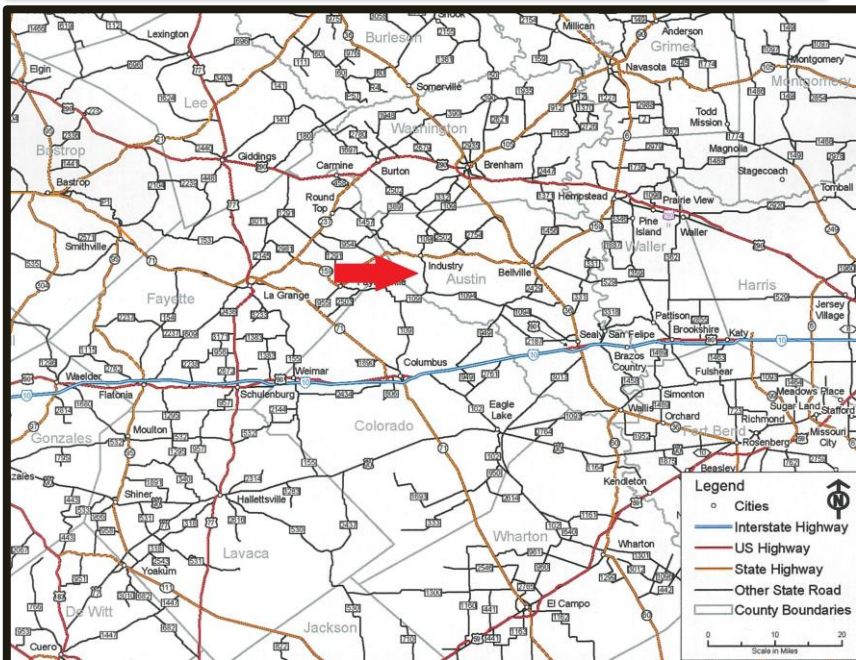
HOME

Address of Home:		Corner of Track Rd & Miller Rd. New Ulm, TX		Listing	130946
Location of Home:		6316 Miller Rd. 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:	23.73 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
Listing Price:		\$997,000.00			
Terms of Sale		Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/>	Ceiling Fans	No.	6
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 checked="" 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	Refrigerator, Personal Items			
Number of Years:					
Size and Construction:		Heat and Air:			
Year Home was Built:	1929 - Remodeled	<input checked="" type="checkbox"/>	Central Heat	Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Units: _____	
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"/> # Units: _____	
Bedrooms: 2	Bath: 2	<input type="checkbox"/>	Other:		
Size of Home (Approx.)	2,100	<input type="checkbox"/>	Fireplace(s)		
	2,100	<input checked="" type="checkbox"/>	Wood Stove	Gas	
Foundation: <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<input type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
Roof Type: Metal	Year Installed:			Demand , 1 Each	
Exterior Construction:	Wood & Vinyl	Utilities:			
		Electricity Provider:		Bluebonnet	
		Gas Provider:		Fayetteville Propane	
		Sewer Provider:		Septic	
		Water Provider:		Well	
		Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Depth:	135 feet
				Year Drilled:	1995
		Average Utility Bill:		Monthly:	\$350.00
Room Measurements:		APPROXIMATE SIZE:			
Living Room:	14X13	Taxes:		SHOWN ON 19+ AC	Year 2020
Dining Room:	14X13	School:		\$2,129.00	
Kitchen:	15X18	County:		\$848.00	
Great Room	Upstairs - 29X15	Hospital:		\$90.00	
Utility:	5X7	FM Road:		\$165.00	
Bath:	7X12 <input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower	Rd/Brg:		\$137.00	
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Taxes:		\$3,370.00	
Master Bath:	14X15 <input type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School District:		Bellville ISD	
Master Bdrm:	15X22	Additional Information:			
Bedroom:	14X14	Texas Disposal System Service			
Bedroom:		Industry I-Net Fax Line			
Storage in Ga:		Elevation of Residence 410' according to TOPO lines			
Other:	Storage: in the Rear of the Garage 8X36 (Finished)	Gunite Swimming Pool in the Rear of the Residence			
Garage: <input checked="" type="checkbox"/>	Carport: <input checked="" type="checkbox"/> No. of Cars: 3				
Size: 24X36	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached				
Porches:					
Front: Size:	30X6 Covered				
Back: Size:	36X19 Concrete Patio				
Deck: Size:	Concrete Deck Around Pool <input type="checkbox"/>				
Deck: Size:	<input type="checkbox"/>				
Fenced Yard:	Around Residence				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 40X80				
Construction:	Metal Building - 2 OH Doors				
TV Antenna <input type="checkbox"/>	Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>				

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Directions: From Frelsburg drive north on McElroy Road. Turn right onto Miller Road. Property (6316 Miller Rd) will be on the left. Look for BJRE signs.



Texas is Our Territory

**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



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.

BJRE HOLDINGS, LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
 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 Bellville TX 77418
Kimberly Zapalac

Phone: (979)865-5966 Fax:

IABS

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