



# WITTE ROAD RANCH



For more information:  
Bill Johnson & Associates Real Estate Company  
420 East Main, Bellville, Texas 77418  
979-865-5969 | 281-463-3791 | 979-992-2636  
[www.bjre.com](http://www.bjre.com)





This 36.7820 acres is conveniently located 7.5 miles east of Bellville and a short drive to Hwy. 290; making Houston about 60 minutes away. Tucked away just off Highway 159 east, this property offers about 28 acres of open pasture with another 8 acres consisting of small barns, pens, and small pond. Good livestock pasture.

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









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*Since 1970*

979-865-5969 • 979-992-2636 • [kzapalac@bjre.com](mailto:kzapalac@bjre.com)  
420 East Main Street, Bellville • 424 Cedar St., New Ulm



Price:	<b>\$250,000</b>
Type:	Acreage
Address:	1834 Witte Rd
City/County:	Bellville, Austin County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~36.78 Acres
ID No.:	106547
Status:	Active

-- PRICE REDUCED ON 2-4-19 TO \$250,000 AT \$6,797 PER ACRE ---

--- PRICED REDUCED ON 1-24-18 TO \$265,000 AT \$7,200. PER ACRE ---

--- RECENT APPRAISAL ON 12-28-17 @\$265,000 AVAILABLE UPON REQUEST---

This 36.7820 acres is conveniently located 7.5 miles East of Bellville and a short drive to Highway 290; making Houston about 60 minutes away. Tucked away just off Highway 159 east, this property offers about 33 acres of open pasture with another 3 acres consisting of small barns, pens, 1990 mobile home of nominal value and a small pond. Good pasture for cattle or other livestock. Call today to schedule a showing.

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Well Septic Barns Pens	Gravel Road Frontage County Road Frontage Agricultural Lease Agricultural Exemption Minerals Conveyed: None Pond Seasonal Creek Mostly Flat Sandy Soil	School District: Bellville ISD Taxes: \$788.24  Cash Conventional Owner
1) From Bellville - Go northeast 6.2 miles on FM 159 from Bellville to Langberg Road. 2) Turn left (west) on Langberg Road and go 0.5 miles to Witte Road. 3) Turn right (north) on Witte Road and go 0.8 miles to property on right (east) side of Witte Road. 1) From Hempstead - Go southwest on FM 159 going to Bellville. 2) Cross Brazos River on FM 159 and go to intersection on FM 1456. 3) Turn right (north) on FM 1456 and go 2.3 miles to Witte Road. 4) Turn left (south) on Witte Road and go 0.8 miles to property on left (east) side of Witte Road. 5) Look for Bill Johnson Real Estate sign.		

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### LOT OR ACREAGE LISTING

Location of Property: 7.5 miles east of Bellville on FM 159 and Witte Road Listing #: 106547  
Address of Property: 1834 Witte Road, Bellville, TX 77418 Road Frontage: 400 feet  
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: Lot Size or Dimensions: 36.782 acres  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 36.7820  
**Price per Acre (or)** \$6,797.00  
**Total Listing Price:** \$250,000.00  
**Terms of Sale:**

Cash: ☒ YES ☐ NO  
Seller-Finance: ☐ YES ☐ NO  
Sell.-Fin. Terms: \_\_\_\_\_  
Down Payment: \_\_\_\_\_  
Note Period: \_\_\_\_\_  
Interest Rate: \_\_\_\_\_  
Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.  
Balloon Note: ☐ YES ☐ NO  
Number of Years: \_\_\_\_\_

**Property Taxes:** Year: 2017  
School: 532.22  
County: \$168.79  
FM Rd: \$62.65  
Hospital: \$24.58  
TOTAL: \$788.23

Agricultural Exemption: ☒ Yes ☐ No  
**School District:** Bellville I.S.D.

**Minerals and Royalty:**  
Seller believes none \*Minerals  
to own: none \*Royalty  
Seller will none Minerals  
Convey: none Royalty

#### Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No  
Lessee's Name: \_\_\_\_\_  
Lease Expiration Date: \_\_\_\_\_

Surface Lease: ☒ Yes ☐ No  
Lessee's Name: Mickey Ellis 936-419-1540  
Lease Expiration Date: month to month

**Oil or Gas Locations:** ☐ Yes ☒ No

**Easements Affecting Property:** Name(s): \_\_\_\_\_

Pipeline: \_\_\_\_\_  
Roadway: \_\_\_\_\_  
Electric: San Bernard Electric Coop  
Telephone: \_\_\_\_\_  
Water: Austin County Water Supply  
Other: \_\_\_\_\_

#### Improvements on Property:

Home: ☒ YES ☐ NO

Buildings: \_\_\_\_\_

Barns: various small barns and sheds of nominal value

Others: 1990 mobile home 16X 80 of nominal value

% Wooded: none

Type Trees: none

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: \_\_\_\_\_

Cross-Fencing: ☒ YES ☐ NO

Condition: \_\_\_\_\_

**Ponds:** Number of Ponds: 2

Sizes: \_\_\_\_\_

**Creek(s):** Name(s): seasonal

**River(s):** Name(s): \_\_\_\_\_

**Water Well(s): How Many?** 1

Year Drilled: n/a

Depth: n/a

**Community Water Available:** ☒ YES ☐ NO

Provider: water easement on witte road

**Electric Service Provider (Name):** \_\_\_\_\_

San Bernard Electric Cooperative

**Gas Service Provider** None

propane

**Septic System(s): How Many:** 1

Year Installed: n/a

**Soil Type:** sandy clay loam

**Grass Type(s):** native

**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey

**Nearest Town to Property:** Bellville

Distance: 7.5 miles

Driving time from Houston 1 hour

**Items specifically excluded from the sale:** \_\_\_\_\_

all renters personal property in mobile home and barns

#### Additional Information:

Austin County Water Supply runs along Witte Road. The property is not connected to the water supply. Recent Appraisal on 12-28-17 @ \$265,000 available upon request.

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## HOME LISTING

Address of Home:	1834 Witte Road, Bellville, TX 77418	Listing #: 106547
Location of Home:	7.5 miles east of Bellville on FM 159	
County or Region:	Austin	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:		Property Size: 36.782 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>\$250,000.00</b>	
<b>Terms of Sale</b>		
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Seller-Finance:	<input checked="" type="checkbox"/> YES <input 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:	1990	
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	
Bedrooms: 2	Bath: 2	
Size of Home (Approx.):	1216 Living Area	
	<b>Total</b>	
Foundation: <input type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input checked="" type="checkbox"/> Other	mobile home	
Roof Type:	Year Installed: 1990	
Exterior Construction:	30 x 72 canopy	
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>	
Living Room:		
Dining Room:		
Kitchen:		
Family Room:		
Utility:		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Master Bdrm:		
Bedroom:		
Bedroom:		
Bedroom:		
Other:		
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:		
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached	
<b>Porches:</b>		
Front: Size:		
Back: Size:		
Deck: Size:	<input type="checkbox"/> Covered	
Deck: Size:	<input type="checkbox"/> Covered	
Fenced Yard:		
Outside Storage: <input type="checkbox"/> Yes <input type="checkbox"/> No	Size: _____	
Construction:		
TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>		

### Home Features

<input type="checkbox"/>	Ceiling Fans	No.	_____
<input type="checkbox"/>	Dishwasher		
<input type="checkbox"/>	Garbage Disposal		
<input type="checkbox"/>	Microwave (Built-In)		
<input type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	
<input type="checkbox"/>	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

### Heat and Air:

<input type="checkbox"/>	Central Heat	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	# Units: _____
<input type="checkbox"/>	Central Air	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	# Units: _____
<input type="checkbox"/>	Other:		
<input type="checkbox"/>	Fireplace(s)		
<input type="checkbox"/>	Wood Stove		
<input type="checkbox"/>	Water Heater(s):	<input type="checkbox"/> Gas <input type="checkbox"/> Electric	

### Utilities:

Electricity Provider:	San Bernard Electric
Gas Provider:	Propane
Sewer Provider:	Septic
Water Provider:	water well
Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: n/a
	Year Drilled: n/a
Average Utility Bill: Monthly:	n/a

### Taxes:

	<b>2017</b> Year
School:	\$532.22
County:	\$168.79
FM/Rd/Br:	\$62.65
Hospital:	\$24.58
City:	
<b>Taxes:</b>	<b>\$788.23</b>
School District:	Bellville ISD

### Additional Information:

1990 mobile 16x80 mobile home of nominal value.	
various small barns and sheds of nominal value	
Recent appraisal on 12-28-17 at \$265,000 available upon request	

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**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

1834 Witte Road  
ABST A282, N Robinson Survey (36.78 Acres)  
Bellville, Tx 77418

36.782  
ACRES

**FOR:**

Mr. Wayne Kruse  
2518 Berkley Court  
Richmond, Tx 77406

12-28-17

**AS OF:**

December 28, 2017

\$265,000.

**BY:**

Jerry C. Kovar

COMPLETE COPY OF APPRAISAL  
AVAILABLE UPON REQUEST

Pg. (#1)



# LAND APPRAISAL SUMMARY REPORT

File No.: K2146

Property Address: 1834 Witte Road	City: Bellville	State: Tx	Zip Code: 77418
County: Austin	Legal Description: ABST A282, N Robinson Survey (36.78 Acres)		

Assessor's Parcel #: R63437	Tax Year: 2017	R.E. Taxes: \$ 789 (Ag)	Special Assessments: \$
Market Area Name: 7 Mile Radius Cochran, Texas	Map Reference: 317G	Census Tract: 7605 02	
Current Owner of Record: Kruse Family Trust	Borrower (if applicable): N/A		

Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable	
If Yes, give a brief description: <u>The subject is vacant flat open rural acreage featuring seasonal creek, 2 small stock ponds, numerous scattered barns/sheds/carpports in fair overall condition &amp; manufactured home which has no value in the opinion of the appraiser. The property has scattered debris which needs to be cleaned up to enhance the marketability of the site in the opinion of the appraiser.</u>	
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective	
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
Intended Use: <u>The intended use of this Land Appraisal Report is marketing consideration by the client only.</u>	
Intended User(s) (by name or type): <u>The intended user of this Appraisal Report is the Kruse Family Trust.</u>	
Client: Mr. Wayne Kruse	Address: 2518 Berkley Court, Richmond, Tx 77406
Appraiser: Jerry C. Kovar	Address: 256 Buffalo Creek Court, Bellville, Tx 77418

<b>Characteristics</b> Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built up: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<b>Predominant Occupancy</b> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	<b>One-Unit Housing</b> PRICE (\$000) AGE (yrs) 100K Low New 6M High 6D 300K Pred 40 yrs	<b>Present Land Use</b> One-Unit 15% 2-4 Unit 0% Multi-Unit 0% Comm'l 5% Vacant 80%	<b>Change in Land Use</b> <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:
--	---	--	--	---

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject lies in rural Austin County, approximately 5.5 miles NE of Bellville, Texas, which is 55 miles NW of Houston, Texas. The neighborhood comprises Austin County. Attractive characteristics in Austin County include rolling hills with heavily wooded creek areas & pasture land, fertile soil & reasonable proximity to major metropolitan areas via well maintained roadways. Houston employment is less than 70 minutes away via I-10. Agriculture & oil & gas are major industries/employers in the area. Large tract, rural homes, also referred to as gentleman farms/ranches, are also prevalent in the area, which tend to drive the demand for acreage tracts. Many such properties tend to be second homes or vacation homes for the owners, rather than their primary residences, but brokers reported a growing trend of primary residences in the market area.

Dimensions: Unknown, Survey Not Provided	Site Area: 36.78
Zoning Classification: None	Description: Rural Acreage

Uses allowed under current zoning: N/A, No Zoning

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☐ No Improvements

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ /

Comments:

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: Rural Recreational, Weekend Home, SFR Use as appraised in this report: Rural Recreational, Weekend Home, SFR

Summary of Highest & Best Use: The highest & best use of the subject is new custom SFR or Rural Recreational weekend property.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Average County Road
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Gravel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Flat/Open
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Available Propane	Width				Size	36.78 Acres
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well	Surface				Shape	Irregular
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic	Curb/Gutter	N/A	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate drainage
Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Ditch	Sidewalk	N/A	<input type="checkbox"/>	<input type="checkbox"/>	View	Rural
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	N/A	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	Available	Alley	N/A	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☒ Other (describe) Rural Acreage

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 48015C0100 E FEMA Map Date 09/03/2010

Site Comments: No apparent adverse easements or encroachments were noted with an exception to typical utility easements, however a current survey was not made available to the appraiser.

Pg. #2

## LAND APPRAISAL SUMMARY REPORT

File No.: K2146

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
	Data Source(s): ACAD, TaxNetUSA				
	1st Prior Subject Sale/Transfer				
	Date: 5/28/2004 Price: \$98,500 Source(s): TXLS#17468 2nd Prior Subject Sale/Transfer				
SALES COMPARISON APPROACH	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject was listed for sale at \$275,865 with Bill Johnson Real Estate which is near my conclusion of MV.</u>				
	<div style="display: flex; justify-content: space-around;"> <span>#1</span> <span>#2</span> <span>#3</span> </div>				
	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	1834 Witte Road Bellville, Texas	TBD Hwy 159 E Bellville, Texas	659 Raccoon Bend Bellville, Texas	4624 Hwy 159 E Bellville, Texas
	Proximity to Subject		4.20 miles SW	2.22 miles E	3.43 miles SW
	Sale Price	\$	\$ 164,268	\$ 332,400	\$ 315,000
	Price/	\$	\$ 7,822.29	\$ 10,000.00	\$ 8,013.23
	Data Source(s)	Observation	TXLS#89962/281 DOM	TXLS#103212/59 DOM	TXLS#87026/84 DOM
	Verification Source(s)	ACAD			
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION
Sales or Financing		Cash		Cash	
Concessions	N/A	0 Seller Pts.		0 Seller Pts.	
Date of Sale/Time		2/16		7/17	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple	
Location	Austin Cty	Austin Cty		Austin Cty	
Site Area	36.78	21 Acres	+78,900	33.24 Acres	+17,700
Improvements	Open Pasture	Open Pasture		Partial Woods	-33,200
Improvements	Well & Septic	None	+7,500	Well	+2,500
Debris Removal	MH/Misc.	None	-10,000	None	-10,000
Improvements	3,482 SF B/S	None	+3,500	1,200 SF B/S	-8,500
Improvements	2 Ponds/SC	None	+10,000	Pond	+7,500
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	89,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-24,000
Adjusted Sale Price (in \$)		\$	254,168	\$	308,400
Summary of Sales Comparison Approach	See Attachment.				
PROJECT INFORMATION FOR PUDs (if applicable)	<input type="checkbox"/> The Subject is part of a Planned Unit Development.				
	Legal Name of Project:				
PUD	Describe common elements and recreational facilities: N/A				
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 265,000 \$7,200/Acre				
	<p>The appraiser researched similar size open topography tracts within a 5 mile radius of Cochran, Texas. The Sales Comparison Approach is the only applicable approach to value for rural acreage properties in this market.</p> <p>This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: See attached Limiting Conditions for this Land Appraisal. DUE TO LOCKED GATES &amp; PRIVACY ISSUES, THE APPRAISERS WERE NOT ABLE TO OBTAIN PHOTOGRAPHS OF THE COMPARABLE SALES. PHOTO'S WERE UTILIZED FROM THE TEXAS LISTING SERVICE &amp; LOCAL BROKERS.</p> <p>This report is also subject to either Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.</p> <p>Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 265,000 , as of: December 28, 2017 , which is the effective date of this appraisal.</p> <p>If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.</p> <p>A true and complete copy of this report contains 27 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:</p>				
ATTACH	<input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input checked="" type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input checked="" type="checkbox"/> TXLS MLS				
	<p>Client Contact: _____ Client Name: Mr. Wayne Kruse</p> <p>E-Mail: _____ Address: 2518 Berkley Court, Richmond, Tx 77406</p>				
SIGNATURES	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)		
	<p>Appraiser Name: Jerry C. Kovar</p> <p>Company: J.E. Kovar Companies, Inc.</p> <p>Phone: 713-775-4253 Fax: _____</p> <p>E-Mail: jekovar37@gmail.com</p> <p>Date of Report (Signature): January 01, 2018</p> <p>License or Certification #: TX-1327045-R State: Tx</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: 06/30/2018</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: December 28, 2017</p>		<p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p> <p>Date of Inspection: _____</p>		



# **ADDITIONAL COMPARABLE SALES**

File No.: K2146

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	1834 Witte Road Bellville, Texas	TBD Langberg Road Bellville, Texas		
Proximity to Subject		2.40 miles SW		
Sale Price	\$	\$ 252,000	\$	\$
Price/	\$	\$ 7,200.00	\$	\$
Data Source(s)	Observation			
Verification Source(s)	ACAD	TXLS#83134/144 DOM		
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing				
Concessions	N/A	Conventional		
Date of Sale/Time		0 Seller Pts.		
Rights Appraised	Fee Simple	Fee Simple		
Location	Austin Cty	Bellville Area		
Site Area	36.78	35 Acres		
Improvements	Open Pasture	Open Pasture		
Improvements	Well & Septic	None		
Debris Removal	MH/Misc.	None		
Improvements	3,482 SF B/S	None		
Improvements	2 Ponds/SC	None		
Net Adjustment (Total, in \$)		\$ 19,900	\$	\$
Adjusted Sale Price (in \$)		\$ 271,900	\$	\$
Summary of Sales Comparison Approach	See Attachment.			

SALES COMPARISON APPROACH

Pg. #4



**Supplemental Addendum**

File No. K2146

Borrower/Client	N/A			
Property Address	1834 Witte Road			
City	Bellville	County	Austin	State Tx Zip Code 77418
Lender	Mr. Wayne Kruse			

## 8214 Witte Road (36.78 Acres) Bellville, Texas 77418

**Comments on the Sales Comparison Analysis**

The four sales presented are recent closed sales from the subject neighborhood. The following are comments regarding the adjustments made to the comparable sales.

**SIZE/TOPOGRAPHY/WELL& SEPTIC/DEBRIS REMOVAL/POND/BARN/SHEDS:** Differences in acreage was adjusted at \$5,000 per acre. The subject is flat open topography. Sale No. 2 is a superior partially wooded site, therefore a -10% of sales price adjustment was applied due to superior partially treed sites. Water well was adjusted at \$5K. Existing small septic system was adjusted at \$2,500. Subject is in need of scattered debris/manufactured home removal which the appraiser estimates a cleanup cost of \$10K. Small stock ponds were adjusted at \$2,500 each. Seasonal Creek was adjusted at \$5K. Subject's metal barn/sheds in fair condition were combined and adjusted at \$1 PSF. Metal barn/sheds in good overall condition were adjusted at \$10 PSF.

**Sales Comparison Correlation**

The four sales presented represent recent closed sales in the subject market area and are considered to provide a reasonable range of value for the subject property. The closed sales indicate values that range from \$254,168 to \$308,400 with an indicated mean of \$283,042 and a median of \$284,800.

In estimating the Market Value of the subject property, most weight was given to the lower range of value due to the subject's fair overall improvements & necessary debris removal. Sale No.'s 1 & 4 were also given credence due to similar topography and lowest net and gross adjustments. Sale No. 2 was not given any credence. Thus, I have concluded an "AS IS" Market Value for the subject property of \$265,000 or \$7,200 per acre (R), as of December 28, 2017, subject to a current site survey & the Extraordinary Assumptions in the Scope of Work below. The estimated exposure time, based on recent sales and listings, was considered to be 3 to 6 months.

**SCOPE OF WORK:**

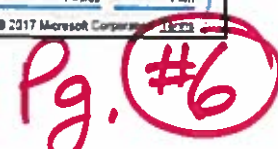
THE APPRAISER IS NOT A REAL ESTATE INSPECTOR NOR ENGINEER. THE APPRAISER VIEWED THE SUBJECT ACREAGE FROM THE ROAD ONLY, THEREFORE THE APPRAISER IS NOT QUALIFIED TO COMMENT ON ANY ENVIRONMENTAL ISSUES WHICH MAY OR MAY NOT AFFECT THE SUBJECT ACREAGE. THE APPRAISER IS MAKING THE EXTRAORDINARY ASSUMPTION THE SUBJECT ACREAGE IS FREE FROM ANY ENVIRONMENTAL ISSUES WHICH MAY AFFECT THE MV. THE APPRAISER DID DRIVE BY ALL THE COMPARABLES. LOT SIZE WAS TAKEN FROM THE ACAD & TAXNETUSA. DATA SOURCES INCLUDED THE MLS NETWORK, TXLS, INTERFLOOD, TAXNETUSA, AUSTIN COUNTY APPRAISAL DISTRICT, & APPRAISERS' FILES. THE INTENDED USE OF THIS LAND APPRAISAL REPORT IS FOR MARKETING CONSIDERATION BY THE CLIENT ONLY. THE APPRAISER DID NOT RESEARCH ANY SOCIAL MEDIA SITES FOR DATA, NOR COURTHOUSE RECORDS.

**USPAP DISCLOSURE:**

THE APPRAISER HAS NOT PROVIDED ANY SERVICES ON THE SUBJECT PROPERTY IN THE PAST THREE YEARS, PRIOR TO THE ACCEPTANCE OF THIS ASSIGNMENT.

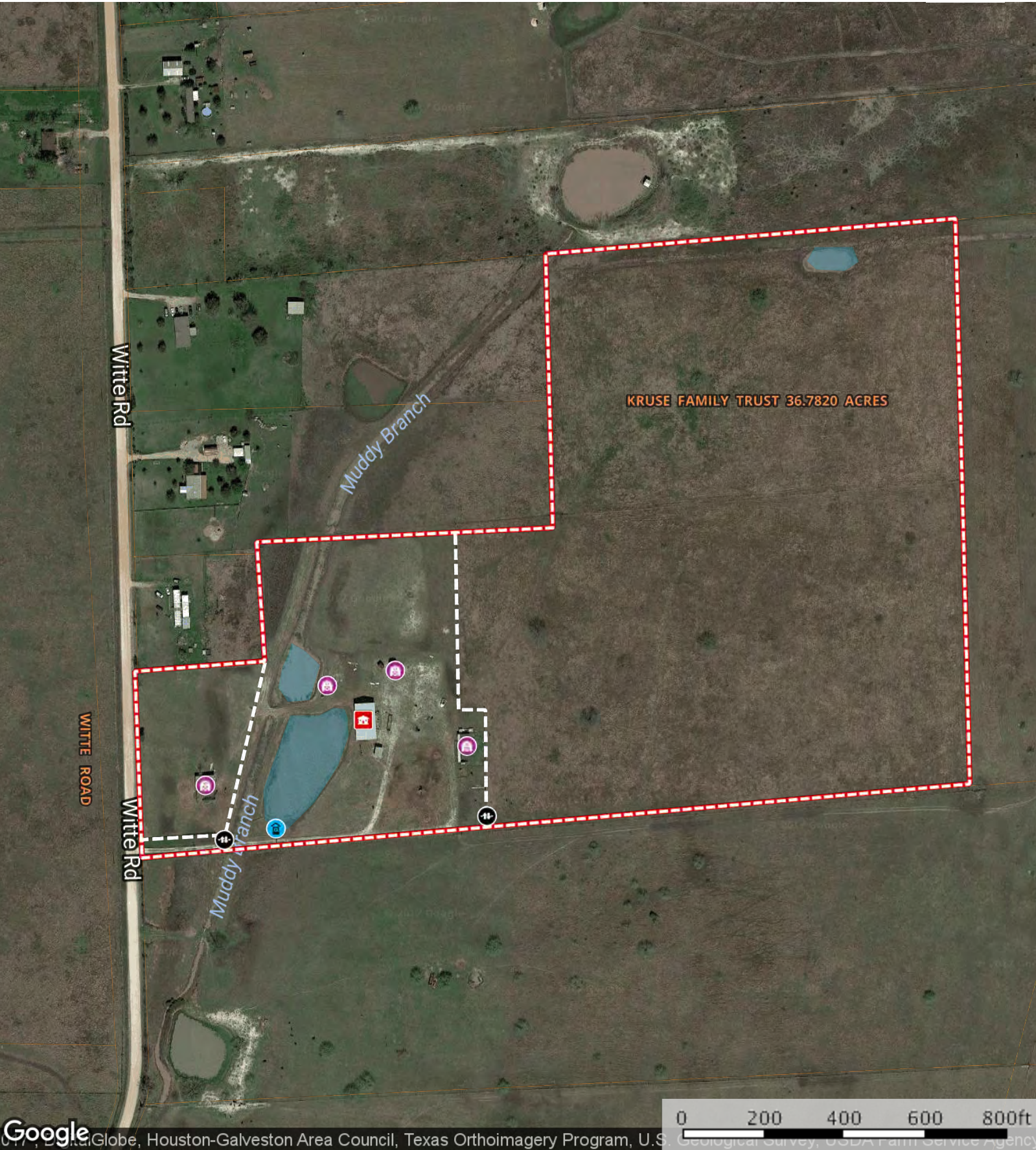
Pg. #5

#### 4- COMPARABLE SALES





Kruse Family Trust  
Austin County, Texas, 36.782 AC +/-

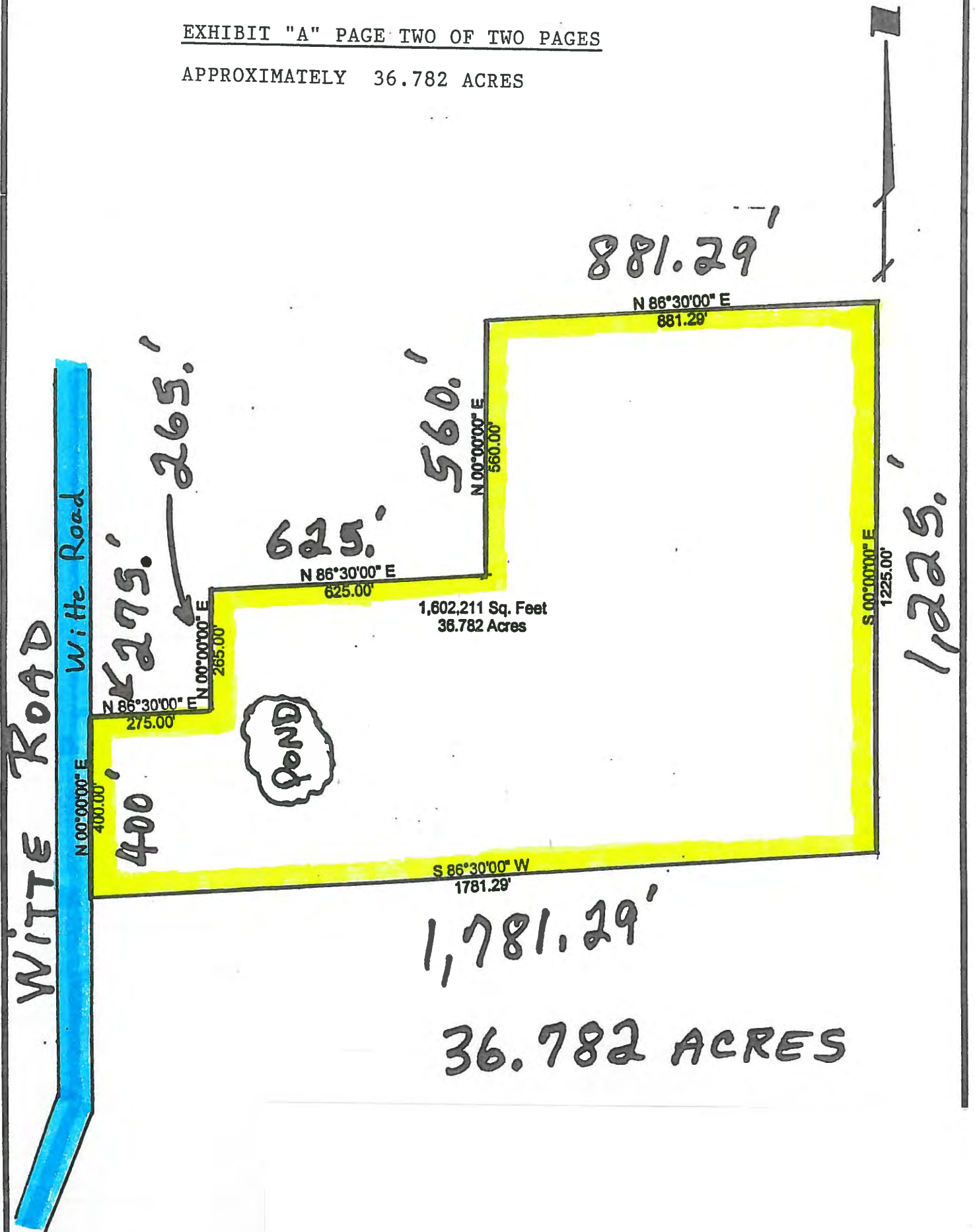


- Barn
- Main House
- Well
- Gate
- Fence
- Boundary
- Pond / Tank

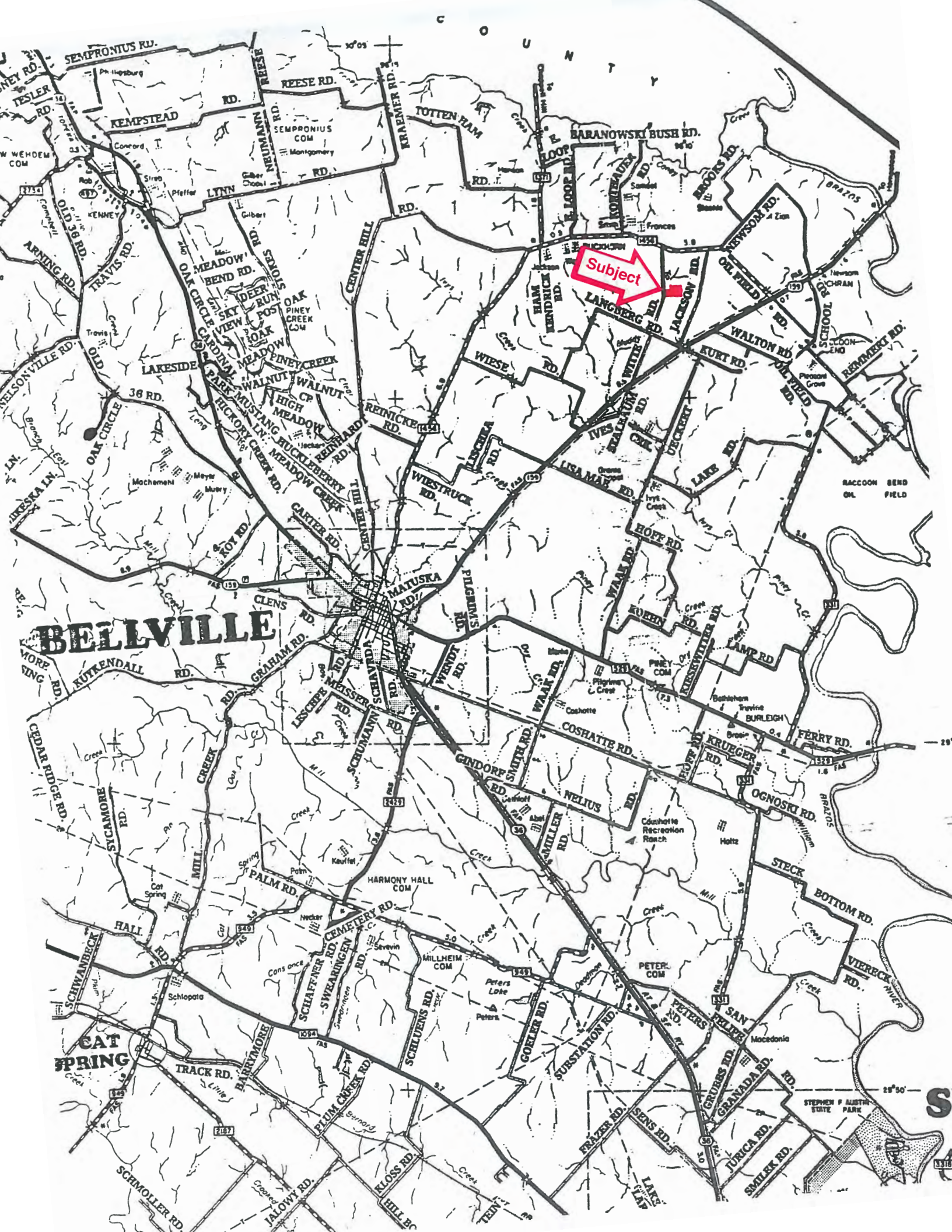


EXHIBIT "A" PAGE TWO OF TWO PAGES

APPROXIMATELY 36.782 ACRES









## 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 L.L.C.</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/	License No.	Email	Phone
Associate			
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