



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







11/14/2017 Property Details



979-865-5969 • 979-992-2636 • <u>kzapalac@bjre.com</u> 420 East Main Street, Bellville • 424 Cedar St., New Ulm



Price:	\$250,000
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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See all of our listings at www.bjre.com











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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Bellville:

Other:

979-865-5969 office 979-865-5500 fax www.bjre.com



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: 106547 Listina #: 7.5 miles east of Bellville on FM 159 and Witte Road Address of Property: 1834 Witte Road, Bellville, TX 77418 Road Frontage: 400 feet County: Austin Paved Road: Noor Sale Sign on Property? YES NO 36.782 acres Subdivision: Lot Size or Dimensions: Subdivision Restricted: Mandatory Membership in Property Owners' Assn. YES NO Improvements on Property: **Number of Acres:** 36.7820 \$6,797.00 X YES Price per Acre (or) Home: **Total Listing Price:** \$250,000.00 Buildings: Terms of Sale: various small barns and sheds of nominal value Cash: YES NO Barns: Seller-Finance: YES NO Others: Sell.-Fin. Terms: 1990 mobile home 16X 80 of nominal value Down Payment: Note Period: % Wooded: Interest Rate: none Payment Mode: Type Trees: none Mo. Balloon Note: Fencing: Perimeter YES Number of Years: Condition: Cross-Fencing: NO **Property Taxes:** Year: 2017 Condition: 532.22 School: Number of Ponds: Ponds: Sizes: County: \$168.79 FM Rd: \$62.65 Creek(s): Name(s): seasonal Hospital: \$24.58 River(s): Name(s): TOTAL: \$788.23 Agricultural Exemption: Water Well(s): How Many? No **School District:** Bellville I.S.D. Year Drilled: Depth: n/a Minerals and Royalty: **Community Water Available:** X YES NO *Minerals Provider: water easement on witte road none Seller believes to own: none *Royalty **Electric Service Provider (Name):** Minerals none San Bernard Electric Cooperative Seller will Royalty Gas Service Provider None Convey: none propane **Leases Affecting Property:** Septic System(s): How Many: No. Oil and Gas Lease: Year Installed: n/a Lessee's Name: Soil Type: sandy clay loam Lease Expiration Date: Grass Type(s): native Flood Hazard Zone: See Seller's Disclosure or to be determined by survey Surface Lease: Yes No Mickey Ellis 936-419-1540 Lessee's Name: Nearest Town to Property: Bellville Lease Expiration Date: month to month Distance: 7.5 miles 1 hour Oil or Gas Locations: No Driving time from Houston Yes **Easements Affecting Property:** Name(s): Items specifically excluded from the sale: Pipeline: all renters personal property in mobile home and barns Roadway: Electric: San Bernard Electric Coop Additional Information: Austin County Water Supply runs along Witte Road. The property Telephone: is not connected to the water supply. Recent Appraisal on 12-28-17 **Austin County Water Supply** Water:

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@ \$265,000 available upon request.

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HOME LISTING

Address of Home:	1834 Witte Ro	oad, Bellv	ille	, TX 7	7418			Listing #:	106547
Location of Home:	7.5 miles east of	f Bellville or	ı FI	√l 159					
County or Region:	Austin					For Sale Sign	on Property?	YES	NO
Subdivision:						Property Si	ze:	36.782 acres	
Subdivision Restricted:	YES X	NO	Maı	ndatory I	Membership ir	n Property Ow	ners' Assn.	YES	NO NO
Listing Price:	\$250,000.00	_			Home Feat	tures		<u>—</u>	<u> </u>
Terms of Sale	· ,					Ceiling Far	ıs No.		
Cash:	YES	NO				Dishwashe			
Seller-Finance:	YES	NO				Garbage D	isposal		
SellFin. Terms:	<u> </u>					Microwave (Built-In)		
Down Payment:						Kitchen Ran	ge (Built-In)	Gas	Electric
Note Period:						Refrigerato	r		
Interest Rate:					Items Specific	ally Excluded fro	m The Sale: LIS	<u>ST:</u>	
Payment Mode:	Mo. Qt.	S.A.		Ann.					
Balloon Note:	YES	NO							
Number of Years:									
					Heat and A	<u> Air:</u>			
Size and Construction:					І Ц	Central Heat	Ga	Electric	# Units:
Year Home was Built:	1990				l H	Central Air	Ga	Electric	# Units:
Lead Based Paint Addendum Requi	red if prior to 1978:			YES	І Ц	Other:			
Bedrooms: 2	Bath: 2				І Ц	Fireplace(s			
Size of Home (Approx.)				ng Area		Wood Stov			_
		Tot	-			Water Heate	er(s):	Gas	Electric
	Pier/Beam Other			home					-
Roof Type:		nstalled: 19	90		Utilities:				
Exterior Construction:	30 x 72 canopy				Electricity F			San Bernard Elec	tric
					Gas Provid			Propane	
Room Measurements:	_APPROXIMATE S	SIZE:			Sewer Prov			Septic	
Living Room:					Water Prov			water well	
Dining Room:					Water Well:	YES	NO Depth:		
Kitchen:						B.II	Year Drilled:	100	
Family Room:					Average Ut	tility Bill:	Monthly:	n/a	
Utility:	——г	Tb	$\overline{}$	Charren			0047	V	
Bath:		Tub	\dashv	Shower	Taxes:		2017	_ Year	\$532.22
Bath:		Tub	\dashv	Shower	School:				•
Bath:		Tub		Shower	County: FM/Rd/Br:				\$168.79 \$62.65
Master Bdrm:					l I				
Bedroom:					Hospital:				\$24.58
Bedroom:					City:				\$788.23
Bedroom:					Taxes:	-4! -4.		Dallailla ICD	₹700.23
Other:					School Dis	strict:		Bellville ISD	
Garage: Carport: Size:	No. of Cars:	Attached	7	Detached	Additional	Information	n:		
Porches:			_		1990 mg	bile 16x80 m	nobile home o	of nominal value	e.
Front: Size:									
Back: Size:					various	small barns	and sheds of	nominal value	
Deck: Size:			70	overed					
Deck: Size:			С	overed	Recent ap	praisal on 12	2-28-17 at \$20	65,000 availabl	e upon request
Fenced Yard:		•	•						
Outside Storage: Yes	NoSize:								
Construction:	□ —								
TV Antenna	Dish	Cable	: [\neg					
BILL JOHNS	ON AND ASSOC	CIATES RE	Αl	ESTA	TE COMPA	NY WILL C	O-BROKE	R IF BUYER I	S
AC	COMPANIED B	Y HIS OR	HE	R AGE	ENT AT ALI	L PROPER	TY SHOWIN	NGS.	

APPRAISAL OF REAL PROPERTY

LOCATED AT:

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

FOR:

Mr. Wayne Kruse 2518 Berkley Court Richmond, Tx 77406 36.782 ACRES

12-28-17

AS OF:

December 28, 2017

#265,000.

BY:

Jerry C. Kovar

COMPLETE COPY OF APPRAISAL
AVAILABLE UPON REQUEST



_	느	AND APPRAISAL SUMMARY REPORT File No.: K2146					
		Properly Address: 1834 Write Road City: Bellville State: Tx Zip Code: 77418 County: Austin Legal Description: ABST A282, N Robinson Survey (36.78 Acres)					
-	H						
	L	Assessor's Parcel #: R63437 Tay Year 2017 RE Tayor & 700 (Act Second Sec					
Ť	R	Blacket Arms Black					
	SUBJE	Commet Course of December 14 C T T T					
	굻	Project Type (if angicable) PUD De Minimio OUD Other (describe)					
	Ш	Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable					
1	П	If Yes, give a brief description: The subject is vacant flat open rural acreage featuring seasonal creek 2 small stock pounds asserted					
	П	parms/sneds/carports in fair overall condition & manufactured home which has no value in the onlyion of the appraiser. The property has					
		scattered debits which needs to be cleaned up to enhance the marketability of the strength of the appropriate					
9		The purpose of this appraisal is to develop an opinion of: X Market Value (as defined), or other type of value (describe)					
3	ь	This report reflects the following value (if not Current, see comments): Current (the Inspection Date) is the Effective Date) Retrospective Property Rights Appraisod: Fee Simple Leasehold Leasef Fee Other (describe)					
	Ď	Property Rights Appraisad: Fee Simple Leasehold Leased Fee Other (describe) Intended Use: The intended use of this Land Appraisal Report is marketing consideration by the client only.					
-	ž	The interiode use of this Land Appraisal Report is marketing consideration by the client only.					
- 1	ASSIGNMENT	Intended User(s) (by name or type): The Intended user of this Appraisal Report is the Kruse Family Trust.					
-	ş						
-1	П	Client Mr. Wayne Kruse Address: 2518 Berkley Court, Richmond, Tx 77406					
ı	_	Appraiser: Jerry C. Kovar Address: 256 Buffalo Creek Court, Beliville, Tx 77418					
1	П	Characteristics Predominant One-Unit Housing Present Land Use Change in Land Use Location Urban Suburban Rural Occupancy Page AGE One Unit Housing Present Land Use Change in Land Use					
-	П	Rull-un-					
1	Ш	Greath rate: Basid Stable Stab					
ı	П	Property interest Increasing Coatte					
1	Н	Demand/supply: Shortage In Balance Over Supply Vacant (>5%) 6M High 60 Comm'I 5% Demand/supply: Shortage In Balance Over Supply Vacant (>5%) 300K Pred 40 yrs Vacant 80%					
1		Marketing time: Under 3 Mos. 3-6 Mos. Over 6 Mos.					
ı	죗	Factors Affecting Marketability					
ı	Ĕl	Item Good Average Fair Poor N/A Item Good Average Fair Poor N/A					
	힏	Comparing a Salarity					
	Ы	Convenience to Employment					
1	5	Convenience to Employment Convenience to Shopping Protection from Detrimental Conditions Convenience to Schools Police and Fire Protection Schools					
ı	ᆌ	Convenience to Schools					
ı	₹	Recreational Facilities Appeal to Market					
	피	Market Area Comments: The subject lies in rural Austin County, approximately 5.5 miles NE of Bellville, Texas which is 55 miles NW of					
l	MAKKET AREA DESCRIPTION	Houston, Texas. The neighborhood comprises Austin County. Attractive characteristics in Austin County include college billions with beautiful					
ŀ	2	wooded creek areas & pasture land, fertile soil & reasonable proximity to major metropolitan areas via well maintained roadways. Houston					
ı	ı	employment is less than 70 minutes away via IH-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					
ı	ľ	such properties tend to be second homes or vacation homes for the owners, rather than their organizer residences, but brokers reported a					
1	ı	growing trend of primary residences in the market area.					
ı	ľ						
L	I						
ł	ŀ	Dimensions: Unknown, Survey Not Provided Site Area: 36.78					
ı	V	Zoning Classification: None Description: Rural Acreage					
ł	Ť	present Improvements comply with existing zoning requirements?					
Į	I	Jses allowed under current zoning: N/A, No Zoning N/A, No Zoning					
۲	٠						
I	ŀ	Are CC&Rs applicable? Yes X No Unknown Have the documents been reviewed? Yes Mo Ground Rept (if annihisable) \$					
ı		Are CC&Hs applicable? Yes 🗵 No 🗌 Unknown Have the documents been reviewed? 🔲 Yes 🗍 No Ground Rent (if applicable) \$/					
1	ľ	fighest & Best Use as improved: Present use, or Other use (explain)					
I	k	ictual Use as of Effective Date: Rural Recreational, Weekend Home, SER. Use as appraised in this report: Pural Recreational, Weekend Home, SER.					
ı		Actual Use as of Effective Date: Rural Recreational, Weekend Home, SFR Use as appraised in this report: Rural Recreational, Weekend Home, SFR Indicated In this report Indicated In this rep					
SITE DESCONDANCE	5	The second of th					
ĺ	1						
le	탉	Milities Public Other Provider/Description Off-site Improvements Type Public Provider Frontiage Approved Court Court					
15	١.	Average County Road					
ŀ	1	Street Gravel Topography Flat/Open Size 36.78 Acres					
15	1	Vater Well Surface Shape					
П		anitary Sewer Septic Curb/Gutter N/A Drainage Adequate drainage					
П		form Sewer					
H		dephone Available Street Lights N/A					
		fultimedia Available Alley N/A ther site elements: Inside Lot Comer Lot Cul de Sac Underground Utilities X Other (describe) Rural Accesses					
П		CMA CALADO AND ACCESSED ROLL ACCESSED					
۲	FEMA Speci Flood Hazard Area Yes X No FEMA Flood Zone X FEMA Map # 48015CD100 E FEMA Map Date 09/03/2010 Site Comments. No apparent adverse easements or encroachments were noted with an exception to typical unity easements, nowever a current						
		survey was not made available to the appraiser.					
	1	A Lu 3					
	1						
L		12.105					

AND APPR My research did				error toma bina W U	oncourt use UI	and ohly cases	
Data Source(s): ACA	AD, TaxNetUSA	No. of Concession, Name of Street, or other Designation, or other		And the second second	The Party of the P	the contract of the same of th	-
1st Prior Subject				ent agreement of sale/listi		ject was listed for	sale at
Date: 5/28/2004 Price: \$98,500	-	5275,865 with Bill J	ohnson Real Esta	te which is near my	conclusion of N	AV.	
Source(s): TXLS#174	468						
2nd Prior Subjec				-		-	
Date:		A.					
Price:		and the		97		74	- 5
Source(s): FEATURE	SUBJECT PROPERT	/ L COMPAN	101510.4	0010010101			
Address 1834 Witte		TBD Hwy 159 E	ABLE NO. 1	COMPARABLE NO. 2		COMPARABLE NO. 3	
Bellville, Te		Beliville, Texas		Bellville, Texas		Bellville, Texas	
Proximity to Subject		4.20 miles SW		2.22 miles E		3.43 miles SW	_
Sale Price	S		\$ 164,268	\$	332,400		\$ 315,000
Price/	\$	\$ 7,822.29		\$ 10,000 00		\$ 8,013.23	
Data Source(s) Verification Source(s)	Observation ACAD	TVI 04000000	4.000				
VALUE ADJUSTMENT	DESCRIPTION	TXLS#89962/28 DESCRIPTION		TXLS#103212/59 E		TXLS#87025/84	The second secon
Sales or Financing	DECOMM NON	Cash	+(-) \$ Adjust	Cash	+(-) \$ Adjust	DESCRIPTION Cash	+(-) \$ Adjust
Concessions	N/A	0 Seller Pts.		0 Seller Points		0 Seller Pts.	
Date of Sale/Time		2/16		7/17		2/15	
lights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
ocation	Austin Cty	Austin Cty		Austin Cty		Austin Cty	
Site Area	36.78	21 Acres	+78,900	33.24 Acres		39.31 Acres	-12 600
mprovements mprovements	Open Pasture	Open Pasture	(9.800	Partial Woods		Open Pasture	24 24 25
mprovements Debris Removal	Well & Septic	None	+7,500	-	+2,500		+7,500
mprovements	3.482 SF B/S	None	-10,000 +3,500	1 200 SF B/S	-10,000 -8,500	None 1,320 SF B/S	-10,000
mprovements	2 Ponds/SC	None	+10,000		+7,500		-9,700 +7,500
let Adjustment (Total, in	1 \$)	⊠+ □-	\$ 89,900	The same of the sa	-24,000		
Table - Assert Course	5			DESILE OF		DVP) = I=0	,500
djusted Sale Price (in \$ urnmary of Sales Corry			\$ 254,168	\$	308,400		\$ 297,700
		See Attachment.	-		**		
Legal Name of Project		able) The Sub	ect is part of a Plann	ed Unit Development.			
PROJECT INFORMATIO Legal Name of Project Describe common eleme		able) The Sut	oject is part of a Plann	ed Unit Development.			
Legal Name of Project:		able) The Sub	oject is part of a Plann	ed Unit Development.			
Legal Name of Project Describe common eleme Indicated Value by: Sa	ents and recreational faci	able) The Sut	\$7,	200/Acre			
Legal Name of Project Describe common eleme Indicated Value by: Sa	ents and recreational facilities les Comparison Appro	able) The Subines: N/A ach \$ 265,000	\$7,	200/Acre	idius of Cochra	in, Texas. The Se	ales
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egal Name of Project lescribe common elema adicated Value by: Sal Far Necureator Comparison Appro- his appraisal is made	les Comparison Appro	able) The Sut ities: N/A ach \$ 265,000 hed similar see op cable approach to bject to the following co	\$7, en repography tra value for rural acri nditions: See a	200/Acre	is market.	Land Angraisal D	IIIE TO
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agal Name of Project Describe common eleme andicated Value by: Salina Necoccasion in Comparison Appro- his appraisal is made in LOCKED GATES SALES. PHOTO'S SALES. PHOTO'S	les Comparison Appro les Comparison Appro le appraiser researa ach is the only appli (a) "as is", or S. B. PRIVACY ISSE B. WERE UTILIZED	able) The Sut dies: N/A ach \$ 265,000 hed similar \$25 op cable approach to violect to the following co \$, THE APPRAISE FROM THE TEXA	en topography travalue for rural acrumditions: See at RS WERE NOT SERV Frizontinan Assum	200/Acre 23 Within a 5 mile re page properties in the ttached Limiting Con ABLE TO OBTAIN INCE & LOCAL BRO	is market, iditions for this PHOTOGRAP PKERS, ie attached adden	Land Appraisal, D HS OF THE COM	DUE TO
agal Name of Project escribe common elema adicated Value by: Sal Parket Basel In Comparison Appro- his appraisal is made OCKED GATES as SALES. PHOTO'S ALES. PHOTO'S ASSES Upon an inspec	les Comparison Appro les Comparison Appro les Expiration Treseare ach is the only appli (a) "as is", or	able) The Sut ities: N/A ach \$ 265,006 thed similar size op cable approach to violect to the following co 5, THE APPRAISE FROM THE TEXA: tical Conditions and markety defined Score	en ropography tra- value for rural acru- nditions: See at RS WERE NOT S LISTING SERV Fritandinay Assum	200/Acre Los within a 5 mile ra eage properties in the ttached Limiting Con ABLE TO OBTAIN ICE & LOCAL BRO plies a specified in the	is market, Iditions for this PHOTOGRAP IKERS, Ite attached adden	Land Appraisal, D HS OF THE COM	PARABLE
agal Name of Project escribe common elema adicated Value by: Sal an Accuration In Comparison Appro- his appraisal is made [.OCKED GATES a SALES. PHOTO'S The most is also assed upon an inspec	les Comparison Appro les Comparison Appro les appraiser researra ach is the only appli (a) "as is", or	able) The Sut ities: N/A ach \$ 265,000 hed similar size up cable approach to bject to the following co bject to the following co S, THE APPRAISE FROM THE TEXA: call Conditions and/or roperty, defined Scop r other specified var	en topography tra value for rural acru nditions: See a RS WERE NOT S LISTING SERV Ertandinay Assum be of Work, Statem ue type), as defin	200/Acre Los within a 5 mile re page properties in the stached Limiting Con ABLE TO OBTAIN ICE & LOCAL BRO plines as specified in the ent of Assumptions are of herein, of the rea	is market ditions for this PHOTOGRAP KERS, le attached adden L Umiting Cond	Land Appraisal, D HS OF THE COM da itions, and Appraisa	PARABLE er's Certifications,
agal Name of Project lescribe common eleme adicated Value by: Salina recurrence in the Comparison Appropriate payable in the Comparison Appropriate in the C	les Comparison Appro les Comparisor resear ach is the only appli is 'as is', or s. B. PRIVACY ISSUE b. WERE UTILIZED think is the thout ction of the subject p the Market Value (o	able) The Sut ities: N/A ach \$ 265,000 hed similar see op cable approach to v bject to the following co \$, THE APPRAISE FROM THE TEXA: cal Conditions and/or roperty, defined Scop r other specified val , as of: subject to Hypothetic;	en topography traduc for rural acmoditions: See at RS WERE NOT S LISTING SERV Franciscay Assume of Work, Statemate type), as defin December 2 al Conditions and/o	200/Acre Los within a 5 mile reseage properties in the ttached Limiting Con ABLE TO OBTAIN 10/10/20 LOCAL BROUTERS as second in the real second to	is market, Iditions for this PHOTOGRAP IKERS, Ie attached adden In Umiting Cond I property that I, which is I and included i	Land Appraisal. D HS OF THE COM da itions, and Appraise is the subject of the effective date in this report. See a	PARABLE er's Certifications, this report is: of this appraisal.
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Main File No. K2146 Page #5 ADDITIONAL COMPARABLE SALES File No.: K2146

COMPARABLE NO.6 SUBJECT PROPERTY COMPARABLE NO. 4 COMPARABLE NO.5 Address 1834 Witte Road TBD Langberg Road Bellville, Texas Bellville, Texas Proximity to Subject 2.40 miles SW Sale Price 252,000 Price/ 7,200.00 Data Source(s) Observation Verification Source(s) TXLS#83134/144 DOM
DESCRIPTION + VALUE ADJUSTMENT DESCRIPTION DESCRIPTION +(-) \$ Adjust DESCRIPTION +(-) \$ Adjust Sales or Financing Conventional Concessions 0 Seller Pts. Date of Sale/Time 7/14 Rights Appraised Fee Simple Fee Simple Location Austin Cty Bellville Area Site Area 36.78 35 Acres +8,900 Open Pasture Improvements Open Pasture Improvements Well & Septic None +7,500 Debris Removal MH/Misc. None -10,000 Improvements 3,482 5F B/S None +3,500 interovements 2 Ponds/SC None +10,000 Net Adjustment (Total, in \$) \boxtimes + 19,900 - 5 - S Adjusted Sale Price (in \$) 271,900 Summary of Sales Comparison Approach See Attachment SALES COMPARISON APPROACH



Supplemental Addendum

_			rie No. K2146
Borrower/Client	N/A		
Property Address	1834 Witte Road		
City	Bellville	County Austin	State Tx Zip Code 77418
Lender	Mr. Wavne 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 bam/sheds in fair condition were combined and adjusted at \$1 PSF. Metal bam/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:

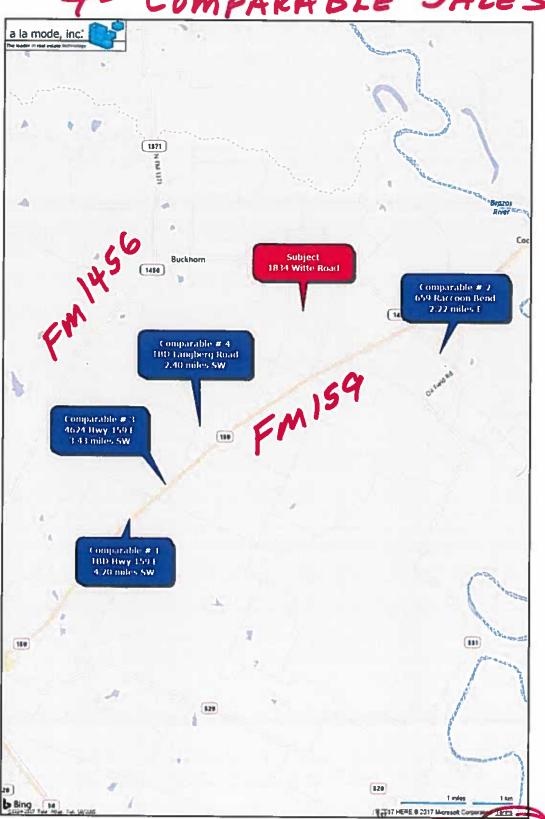
THE APPRAISER HAS NOT PROVIDED ANY SERVICES ON THE SUBJECT PROPERTY IN THE PAST THREE YEARS, PRIOR TO THE ACCEPTANCE OF THIS ASSIGNMENT.



Location Map

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

4- COMPARABLE SALES



Kruse Family Trust

Austin County, Texas, 36.782 AC +/-

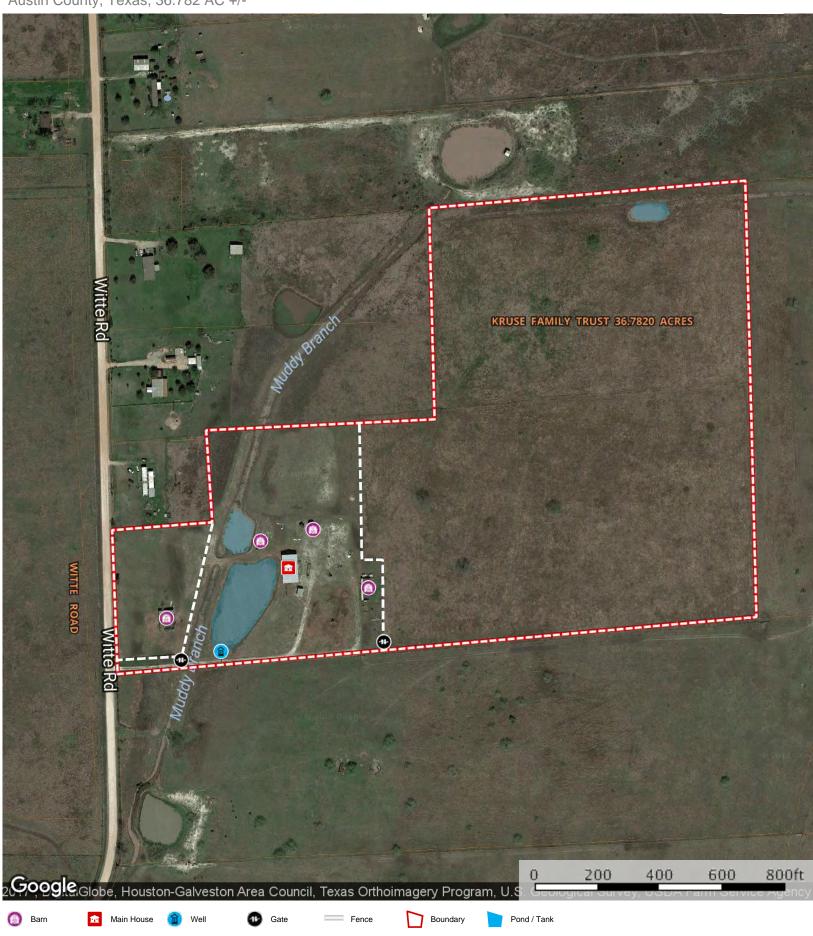
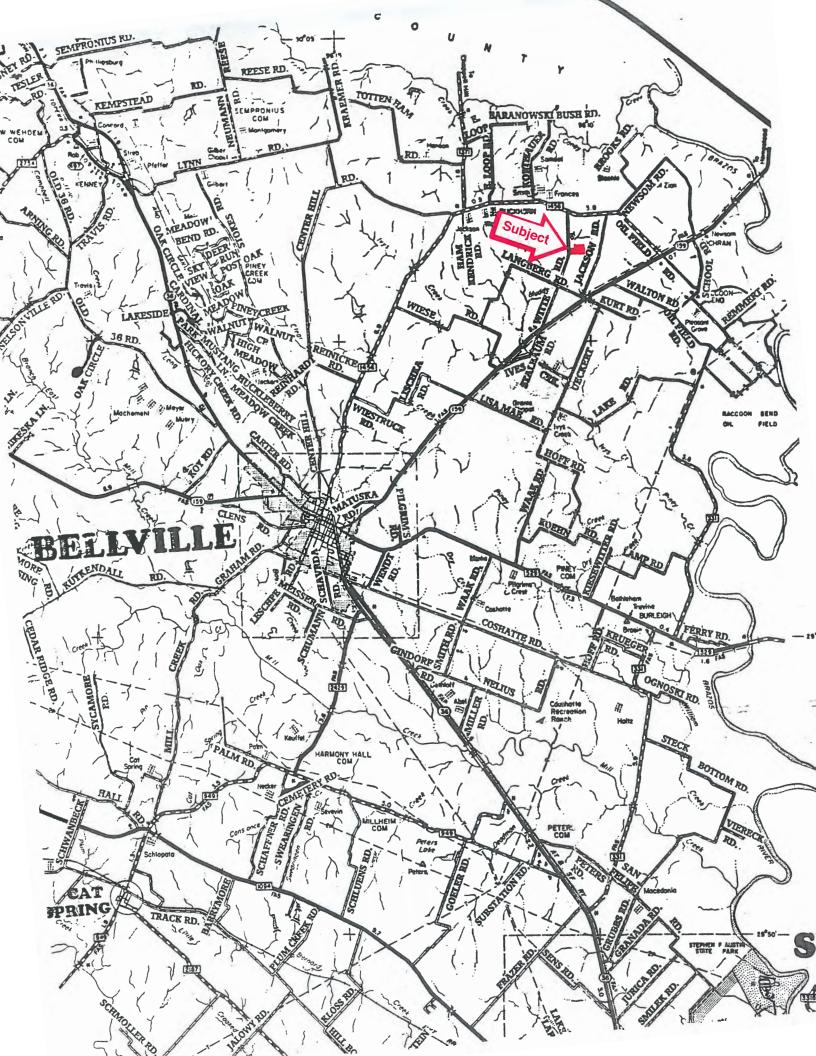


EXHIBIT "A" PAGE TWO OF TWO PAGES APPROXIMATELY 36.782 ACRES 881.29 N 86°30'00" E 881.29' N 86°30'00" E 1,602,211 Sq. Feet 36.782 Acres ROAD 1,781.29 36.782 ACRES





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.

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Designated Broker of Firm	License No.	Email	Phone
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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