Red Bird Road Farm

For more information Contact: Bill Johnson & Associates Real Estate
420 East Main, Bellville, Texas 77418
979-865-5969 | 281-463-3791 | 979-992-2636

This gated 8.437 acre petite horse farm is priced for the serious horse buyer. The 3 bedroom 3 bath two story home is located within walking distance of the 36 x 60 foot horse barn with 6 stalls. The hardi plank barn offers separate feed and tack room and a wash area all on a concrete slab with a metal roof. The storage barn is located behind the horse barn and is 22 x 30 feet with a metal roof and hardi-plank siding. Adjoining the home and barns is nice pipe fencing including 11 pipe pens. Additionally, all the perimeter fencing and pipe fencing have been equipped with net wire to protect the horses. This property is nestled just outside of New Ulm, Texas.

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

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

Price:	**$545,000**
Type:	Residential (Farm-Ranch)
Address:	7076 Red Bird Road
City/County:	New Ulm, Austin County
Bed/Bath:	3 Bed, 3 Bath
Size/Acreage:	~1,674 Sq. Ft., ~8.47 Acres
ID No.:	99741
Status:	Active

Red Bird Road Horse Farm. This gated 8.437 acre horse farm is priced for the serious horse buyer. The 3 bedroom 3 bath two story home is located within walking distance of the 36 x 60 foot horse barn with 6 stalls. The hardi plank barn offers separate feed and tack room and a wash area all on a concrete slab with a metal roof. The storage barn is located behind the horse barn and is 22 x 30 feet with a metal roof and hardi-plank siding. Adjoining the home and barns is nice pipe fencing including 11 pipe pens. Additionally, all the perimeter fencing and pipe fencing have been equipped with net wire to protect the horses. This property is nestled just outside of New Ulm, Texas.

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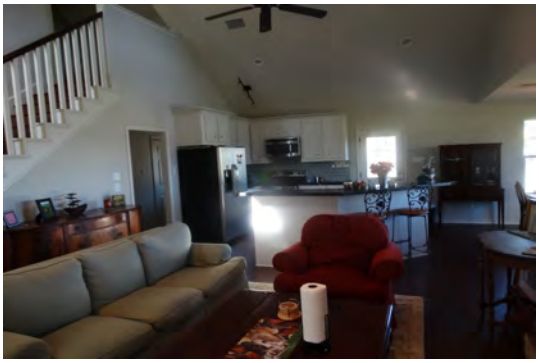

Improvements	Land Features	Other
3 Bedrooms 3 Bathrooms Approx. 1674 Sq F Multi-level Floor Other Exterior Composition Roof Age Range: 0-5 Yrs Well Sewer Septic Formals Fireplace Garage/Carport CHA Barns Pens Horse Stalls	Gravel Road Frontage Minerals Conveyed: Negotiable Partially Wooded Sandy Soil	School District: Bellville ISD Taxes: $5,620.42 **Financing** Cash Conventional

Directions: From New Ulm, go north on FM 109, turn right on Shunka Road and go about 3 miles to Red Bird Road. Turn left onto Red Bird Road andn look for the Bill Johnson Real Estate sign on the right.

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New Ulm:
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LOT OR ACREAGE LISTING

Location of Property: New Ulm 109 N. 1.1 mi., R on Shunka Rd., 3.5 mi. L on Red Bird, 1mi. Listing # 99741
Address of Property: 7076 Red Bird Road, New Ulm, Tx. Road Frontage
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☐ YES ☒ NO
Subdivision: none Lot Size or Dimensions: 8.473 acres
Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 8.4730
Price per Acre (or)
Total Listing Price: $545,000.00
Terms of Sale:
Cash: ☒ YES ☐ NO
Seller-Finance: ☐ YES ☐ NO
Sell.-Fin. Terms:
Down Payment:
Note Period:
Interest Rate:
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
Balloon Note: ☐ YES ☐ NO
Number of Years:

Property Taxes: R00919 & R20457 2015

School:	$	3,791.68
County:	$	1,195.28
FM/Rd/Br.:	$	442.67
Hospital:	$	190.79
City:	$	-
TOTAL:	$	5,620.42

Agricultural Exemption: ☒ Yes ☐ No
School District: Bellville I.S.D.
Minerals and Royalty:
Seller believes 50% believed owned *Minerals
to own: 50% believed owned *Royalty
Seller will Negotiable Minerals
Convey: Negotiable Royalty
*** Current title commitment to reflect mineral and royalty reservations ***
Leases Affecting Property:
Oil and Gas Lease: ☐ Yes ☒ No
Lessee's Name:
Lease Expiration Date:
Surface Lease: ☐ Yes ☒ No
Lessee's Name:
Lease Expiration Date:
Oil or Gas Locations: ☐ Yes ☒ No
Easements Affecting Property: Name(s):
Pipeline: None
Roadway: None
Electric: San Bernard Electric Cooperative, Inc.
Telephone: Industry Telephone Company
Water: None

Improvements on Property:
Home: ☒ YES ☐ NO **See HOME listing if Yes**
Buildings: Barn#1-6stalls, feed room, tack room, wash area, 36X60' concrete slab, metal roof
Barn #2: Storage 22x30', dirt floor, metal roof, hardiplank siding
Mare Sheds: 2 sheds 12x24
11 pipe pens
Approx. % Wooded: 20%
Type Trees: Oak
Fencing: Perimeter: ☒ YES ☐ NO
Condition: Good
Cross-Fencing: ☒ YES ☐ NO
Condition: good- pipe pens
Ponds: Number of Ponds:
Sizes:
Creek(s): Name(s): none
River(s): Name(s): none
Water Well(s): How Many? 1
Year Drilled: Unknown Depth Unknown
Community Water Available: ☐ YES ☒ NO
Provider:
Electric Service Provider (Name):
San Bernard Electric Cooperative, Inc.
Gas Service Provider (Name):
None
Septic System(s): How Many: 2
Year Installed: 2011
Soil Type: Sandy Loam
Grass Type(s): Coastal Bermuda and Native Bermuda
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey.
Nearest Town to Property: New Ulm, Texas
Distance: 5.2 miles
Driving time from Houston 1 hour, 15 minutes
Items specifically excluded from the sale: all of sellers personal property located on said 8.473 acres.

Additional Information: the perimeter fencing and cross fencing is all pipe pens with net wire horse fencing

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MAIN HOME LISTING

Address of Home: 7076 Red Bird Road, New Ulm, Texas 78950 — Listing #: 99741
Location of Home: New Ulm, 109 N 1.1 mi., Rt. on Shunka Rd, 3.5 mi. Lt. on Red Bird, .6 mile to property on Right
County or Region: Austin — For Sale Sign on Property? ☐ YES ☒ NO
Subdivision: none — Property Size: 8.473 acres
Subdivision Restricted: ☒ YES ☒ NO — Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Listing Price: **$545,000.00**

Terms of Sale

Cash:	☒ YES	☐ NO
Seller-Finance:	☐ YES	☐ NO

Sell.-Fin. Terms:
Down Payment:
Note Period:
Interest Rate:
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
Balloon Note: ☐ YES ☐ NO
Number of Years:

Size and Construction:
Year Home was Built: **2012**
Lead Based Paint Addendum Required if prior to 1978: ☐ YES
Bedrooms: 3 Bath: 3
Size of Home (Approx.) **1,674** **sq.ft. Liv. Area**
3,228 **sq.ft. Total**
Foundation: ☒ Slab ☐ Pier/Beam ☐ Other
Roof Type: composition Year Installed: 2012
Exterior Construction: hardi plank

Room Measurements: **APPROXIMATE SIZE:**

Living Room:	16x16 wood floor		
Dining Room	11 x 8 wood floor		
kitchen	11 x 15 (includes breakfast area)		
Family Room:			
Utility Room:	3x5 washer & dryer		
Bath:	5 x 8 tile	☒ Tub	☒ Shower
Bath:	6x8 tile	☐ Tub	☒ Shower
Mster Bath:up	5x9 tile	☒ Tub	☒ Shower
Mstr Bdrm:up	12 x 14 carpet		
Bedroom:	12 x 15 wood floor		
Bedroom:	12 x 15 wood floor		
Bedroom:			
Other:	Hall: 3 x 24 hall		

Garage: ☒ Carport: ☐ No. of Cars: 2
Size: 22 x22 ☐ Attached ☒ Detached

Porches:
Front: Size: 7'6' x 5'"
Side porch 7' x 15.6" (2 porches)
Patio: Size: back porch: 9.9" x 26' ☒ Covered
Deck: Size: ☐ Covered
Fenced Yard:
Outside Storage: ☒ Yes ☐ No Size:
Construction: hardi plank
TV Antenna ☐ Dish ☒ Cable ☐

Home Featues

☒	Ceiling Fans	No.	4
☒	Dishwasher		
☐	Garbage Disposal		
☒	Microwave (Built-In)		
☒	Kitchen Range (Built-In)	☐ Gas	☒ Electric
☐	Other		

Items Specifically Excluded from The Sale: LIST:
All of Seller's personal property located in and on said property

Heat and Air:

☒	Central Heat	Gas	☐	Electric ☒
☒	Central Air	Gas	☐	Electric ☒
☒	Other:			
☒	Fireplace(s)	Stone		
☐	Wood Stove			
☒	Water Heater(s):	☐ Gas	☒ Electric	

Utilities:
Electricity Provider: San Bernard Electric
Gas Provider: None
Sewer Provider: Septic System
Water Provider: Water Well
Water Well: ☒ YES ☐ NO Depth: unknown
Year Drilled: unknown
Average Utility Bill: Monthly:

Taxes: **R46856** Year 2015

School:	$3,791.68
County:	$1,195.28
FM/Rd/Br:	$442.67
Hospital:	$190.79
City:	$0.00
Taxes:	$5,620.42

School District: Bellville ISD

Additional Information:

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

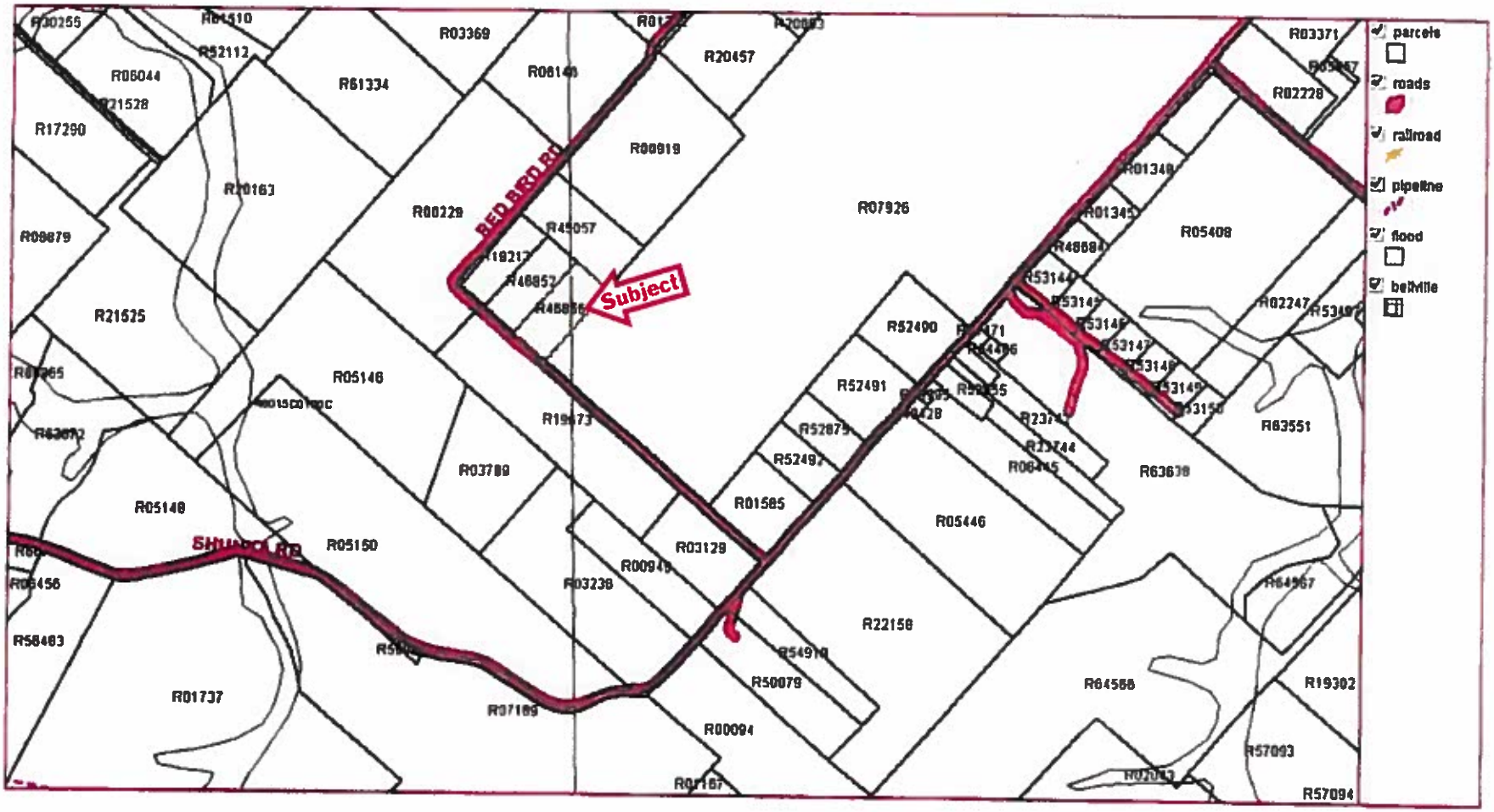
Byatt - Cost of All Improvements,
7076 Red Bird Road, New Ulm, Texas

9/28/2016 #2 Byatt Itemized List of Improvements 09-28-16 #2

Item #	Date	Cost	Total Cost of All Improvements
#1	2011	$100,000	Clearing of property, entrance, perimeter fencing and construction of road
#2	2011	$6,000	Water Well and Structure
#3	2011	$287,500	Construction of House and 6 stall Horse Barn
#4	2011	$20,000	Landscaping and Lighting at home and barn
#5			
#6			
#7			
#8			
#9			
#10			
#11			
#12			
#13			
#14			
#15			
#16			
#17			
#18			
#19			
#20			
#21			
#22			
#23			
TOTAL		**$413,500**	**Byatt - Total Cost of All Improvements to date on 8.473 acres, 7076 Red Bird Road, New Ulm, Texas**

N
Red Bird Rd
7076 Red Bird Rd
© 2016 Google
Google Earth
1996
Imagery Date: 11/21/2015 29°55'49.52" N 96°26'47.71" W elev 318 ft eye alt 1491 ft

RED BIRD ROAD
RED BIRD RD
R00229
R18213
R00919
R46057
R46852
371.93'
984.55'
8.473 AC.
R46856
983.28'
R07926
378.61'
R19673
R05146
R03789
RED BIRD ROAD
wallis
stream
sealy
sanfelipe
roads
railroad
pipeline
parcels
industry
flood
city of brazos cou
bellville



parcels
roads
railroad
pipeline
flood
bellville
Subject
BED BIRD RD
SHUNDA RD
R03369
R20457
R61334
R17290
R21525
R05146
R05148
R05150
R03789
R01585
R03129
R07926
R05408
R52490
R52491
R05446
R22158
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R00094
R01737
R63638
R63551
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R57093
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R02247
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R03371
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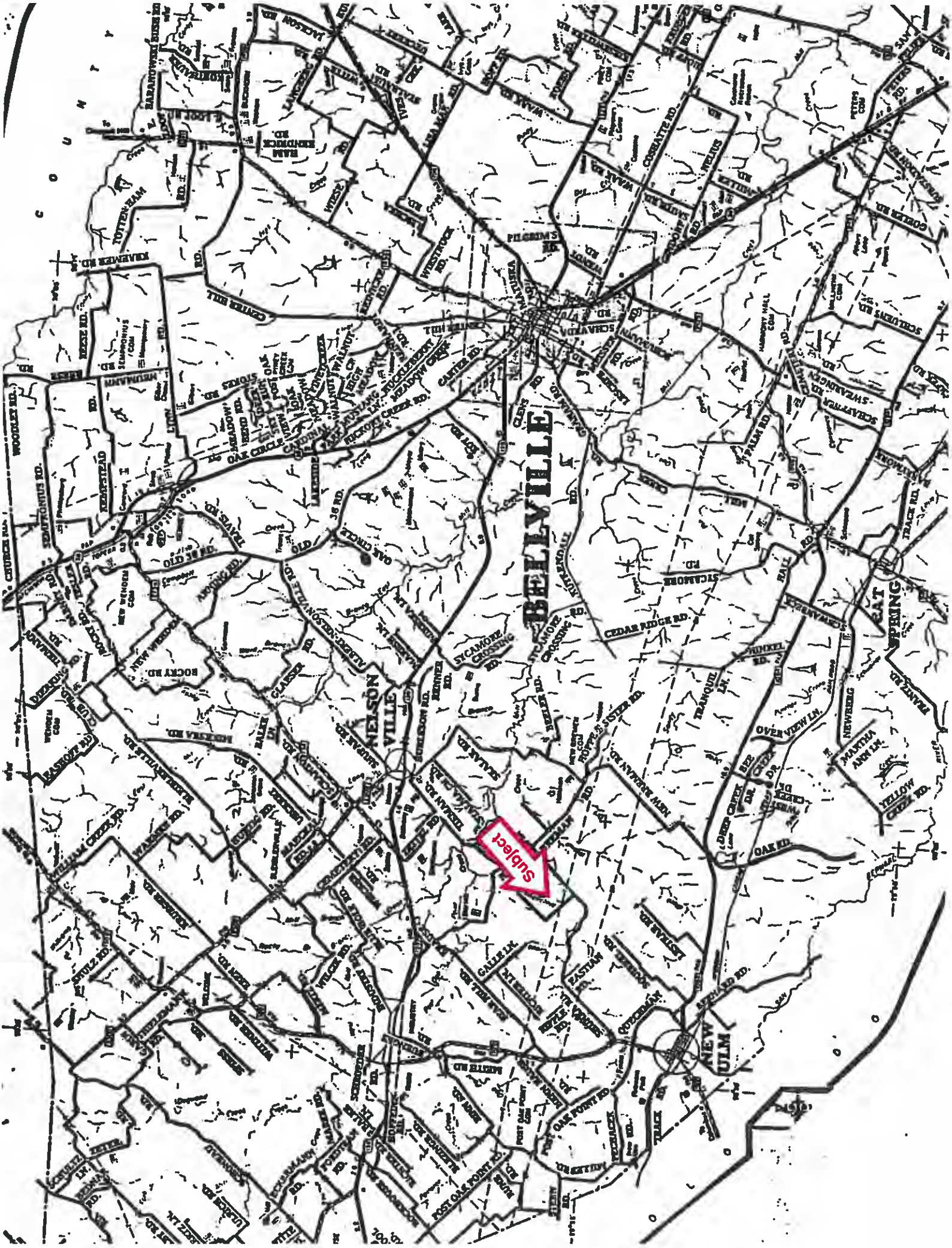
BELVILLE
NELSONVILLE
NEW ULM
Subject

Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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 L.L.C.	9004851	kzapalac@bjre.com	(979)865-5969
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William R. Johnson, Jr.	0127410	billjohnson@bjre.com	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
William R. Johnson, Jr.	0127410	billjohnson@bjre.com	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clifton Mahon	0449894	cmahon3@industryinet.com	(979)885-8577
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**