



The Cardiff Ranch

1062 Cardiff Lane/Off Bostik Road~New Ulm Texas





5 Bay Metallic Barn on slab



Tin barn with hay loft, pens and chute



4,133 sq. ft.
Main Home

Private lane leading
into the property



Just under 1 mile of pipe-fence frontage on Bostik Road



The Cardiff Ranch consist of 168.592 gently rolling acres covered with Coastal Bermuda grasses and enhanced by numerous stands of scattered oak trees. The ranch is located approximately one hour west of Houston on the outskirts of the idyllic community of New Ulm.

From the electronic gated entrance on Bostik Road one will travel on Cardiff Lane, an asphalt road, to the main ranch complex near the center of the ranch. The Main Ranch Home, of brick construction consists of approximately 4,133 sq. ft. of living area with 4 bedrooms and 4 ½ baths. The home features a formal living and dining room with a double faced fireplace in between. The family room and spacious island kitchen combine to create an open concept feel. The Master Suite features vaulted ceiling, master bath with Jacuzzi tub and separate glass block walk-in shower as well as generous walk in closets. An adjoining study is found to be very enjoyable and can function as a home office. Additionally, there are three guest bedrooms each with separate baths.

A generous covered patio extends the entire back length of the home and is accessible from the master suite as well as the family room. From the patio area one finds a nice pool house with kitchen, full bath and sitting area overlooking a swimming pool, Koi pond and covered pavilion. Whether entertaining friends or clients or simply enjoying family, the patio and pool area seems to always be the favorite late evening spot to gather. To everyone's enjoyment, as the sun is setting in the west wildlife begins to casually feed within view of all who have nestled into their favorite patio/poolside recliner.

The land is cross fenced and has slightly less than one mile of pipe fencing along Bostik Road. There are four ponds in various pastures. Other improvements include a 5 bay metallic shop/equipment barn with roll-up doors and one bath on a concrete slab, a tin barn with hayloft, equipment storage, cattle pens and 2 water wells round out the improvements.

The Cardiff Ranch has a lot to offer!!

1062 CARDIFF LANE-OFF BOSTIK ROAD-NEW ULM

Location of Property:	FM 1094@109 New Ulm,E on 1094 veer Rt on Skylark;Rt on Bernard (Bostik) 4 mi to prop.		Listing #:	102810	
Address of Property:	1062 Cardiff Lane, New Ulm TX 78950		Road Frontage:	4,919.56 ft.	
County:	Colorado	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None		Lot Size or Dimensions:	168.592 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:	168.5920
Price per Acre (or)	
Total Listing Price:	\$2,550,000.00
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"/> Ann.	
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Number of Years:	

Property Taxes:	Year:	2016
School:		\$8,144.12
County:		\$3,580.62
CountyGCD:		\$80.74
TOTAL:		\$11,805.48

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
School District:	Columbus I.S.D.
Minerals and Royalty:	
Seller believes	0% *Minerals
to own:	0% *Royalty
Seller will	0% Minerals
Convey:	0% Royalty

Leases Affecting Property:	
Oil and Gas Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Lessee's Name:	
Lease Expiration Date:	
Surface Lease: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Lessee's Name:	
Lease Expiration Date:	
Oil or Gas Locations:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Easements Affecting Property:	
Pipeline:	Name(s):
Roadway:	
Electric:	San Bernard Electric Co-Operative Inc.
Telephone:	Industry Telephone
Water:	
Other:	Roadway

Improvements on Property:	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	Pool House
Barns:	4000 sq. ft. Metal Bldg, Cattle barn with pens
Others:	Pump house, covered pavilion
% Wooded:	20%
Type Trees:	Oak
Fencing:	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	Excellent
Cross-Fencing:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	Excellent
Ponds:	Number of Ponds: Four
Sizes:	Various sizes
Creek(s):	Name(s): None
River(s):	Name(s): None

Water Well(s): How Many?	Two
Year Drilled:	1999
Depth:	Unknown
Community Water Available:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Provider:	
Electric Service Provider (Name):	San Bernard Electric Co-Operative, Inc.
Gas Service Provider	Private

Septic System(s): How Many:	3
Year Installed:	Unknown
Soil Type:	Sandy
Grass Type(s):	Coastal, Bermuda
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey	
Nearest Town to Property:	New Ulm
Distance:	3.5 miles
Driving time from Houston	1 hour

Items specifically excluded from the sale:	
All of sellers personal property located on said 168.592 Acres	
Additional Information:	

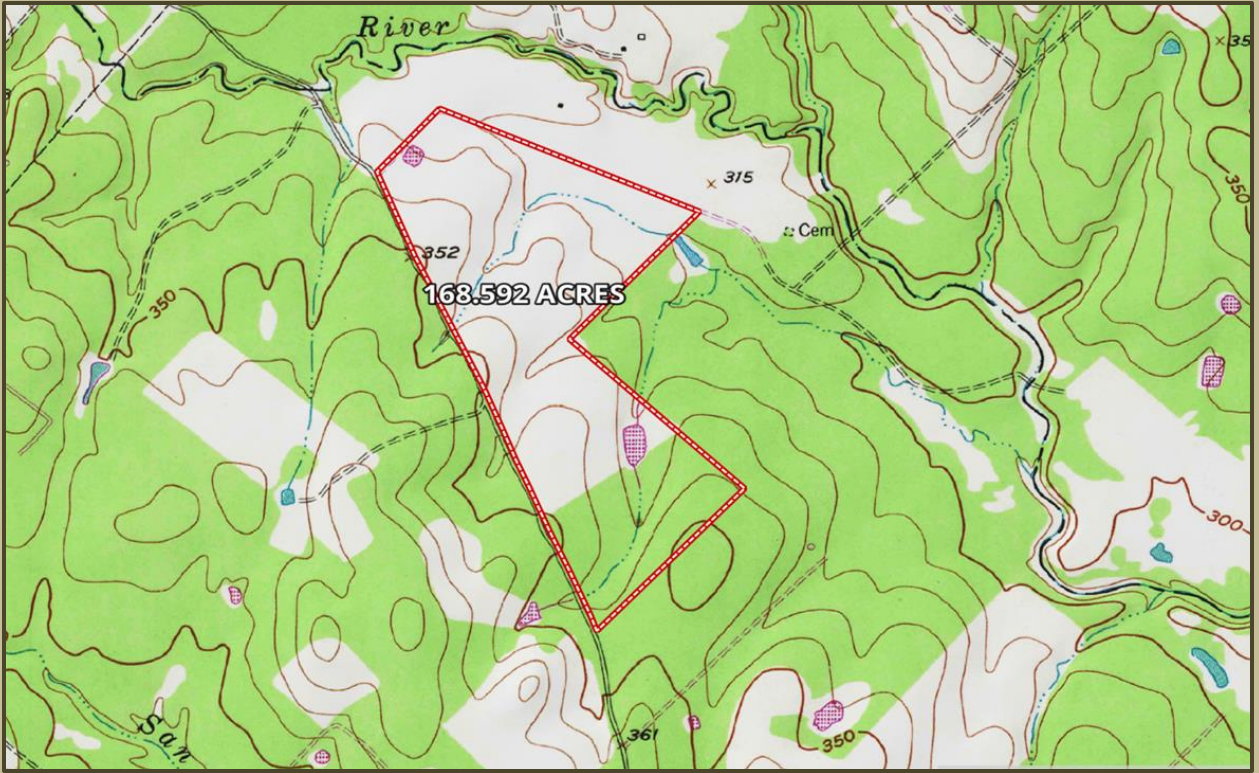
BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

MAIN HOME LISTING

Address of Home:		1062 Cardiff Lane, New Ulm TX 78950			Listing	102810
Location of Home:		FM 1094@109 New Ulm,E on 1094 veer Rt on Skylark;Rt on Bernard (Bostik) 4 mi to prop.				
County or Region:		Colorado	For Sale Sign on Property?		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:		None	Property Size:		168.592 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:		\$2,550,000.00			Home Features	
Terms of Sale				<input checked="" type="checkbox"/>	Ceiling Fans	No.
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			<input checked="" type="checkbox"/>	Dishwasher	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			<input type="checkbox"/>	Garbage Disposal	
Sell.-Fin. Terms:				<input type="checkbox"/>	Microwave (Built-In)	
Down Payment:				<input checked="" type="checkbox"/>	Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Note Period:				<input type="checkbox"/>	Other	
Interest Rate:				Items Specifically Excluded from The Sale: LIST:		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	All of sellers personal property located on said 168.592 ac.				
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO					
Number of Years:						
Size and Construction:				Heat and Air:		
Year Home was Built:	1993			<input checked="" type="checkbox"/>	Central Heat	Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/>
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			<input checked="" type="checkbox"/>	Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>
Bedrooms:	4	Bath:	4 1/2	<input type="checkbox"/>	Other:	
Size of Home (Approx.)			4,133	<input checked="" type="checkbox"/>	Fireplace(s)	
			5,241	<input type="checkbox"/>	Wood Stove	
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			<input checked="" type="checkbox"/>	Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric
Roof Type:	Composition	Year Installed:	1993	Utilities:		
Exterior Construction:	Brick			Electricity Provider:		San Bernard Electric
Room Measurements:		APPROXIMATE SIZE:		Gas Provider:		Private
Living Room:				Sewer Provider:		Septic
Dining Room:	20' x 35'5"			Water Provider:		Well
Kitchen:	21'4" x 12'7" (pantry, double oven)			Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: Unknown
Family Room:	26' x 16'9" (built-ins)			Year Drilled:		1993
Utility:	14'7" x 13'6" (built-in desk, sink, pantry)			Average Utility Bill:		Monthly:
Bath:	9'5" x 9'10"	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	Taxes:		
Bath:	13' x 12'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	2016		Year
Mstr Bath:	11'3" x 21'4"	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	School:	\$8,144.12	
Master Bdrm:	15'7" x 22'			County:	\$3,580.62	
Bedroom:	13'4" x 13'X"			CountyGCD	\$80.74	
Bedroom:	12'8" x 27'2"			Taxes:		
Bedroom:	22'6" x 16'9"			2016		\$11,805.48
Other:				School District:		Columbus ISD
Garage: <input checked="" type="checkbox"/>	Carport: <input type="checkbox"/>	No. of Cars:	4-Oversized (1,107 sq.ft.)	Additional Information:		
Size:	49'2" x 27'	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached			
Porches:						
Front Size:						
Back Patio:	15'11" x 70'			<input checked="" type="checkbox"/>	Covered	
Deck Size:				<input type="checkbox"/>	Covered	
Deck Size:				<input type="checkbox"/>	Covered	
Fenced Yard:	No					
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	4000 sq. ft. bldg.			
Construction:	Metal					
TV Antenna <input type="checkbox"/>	Dish <input type="checkbox"/>	Cable <input type="checkbox"/>				

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Phoenix Metalworks LP

Texas Sma

The Cardiff Ranch

1062 Cardiff Lane~New Ulm Texas



Bellville Office
420 E Main
Bellville, Tx. 77418
979-865-5969



Texas is Our Territory
Bill Johnson & Associates
Real Estate

Since 1970

New Ulm Office
424 Cedar St.
New Ulm, Tx. 78950
979-992-2636

WWW.BJRE.COM



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.

<u>BJRE Holdings L.L.C.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004851</u> License No.	<u>kzapalac@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
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<u>William R. Johnson, Jr.</u> Designated Broker of Firm	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
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<u>William R. Johnson, Jr.</u> Licensed Supervisor of Sales Agent/ Associate	<u>127410</u> License No.	<u>billjohnson@bjre.com</u> Email	<u>(979) 865-5969</u> Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Bill Johnson, P O Box 294 Bellville TX 77418
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

IABS Forms (New)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com