



BIG DOG RANCH

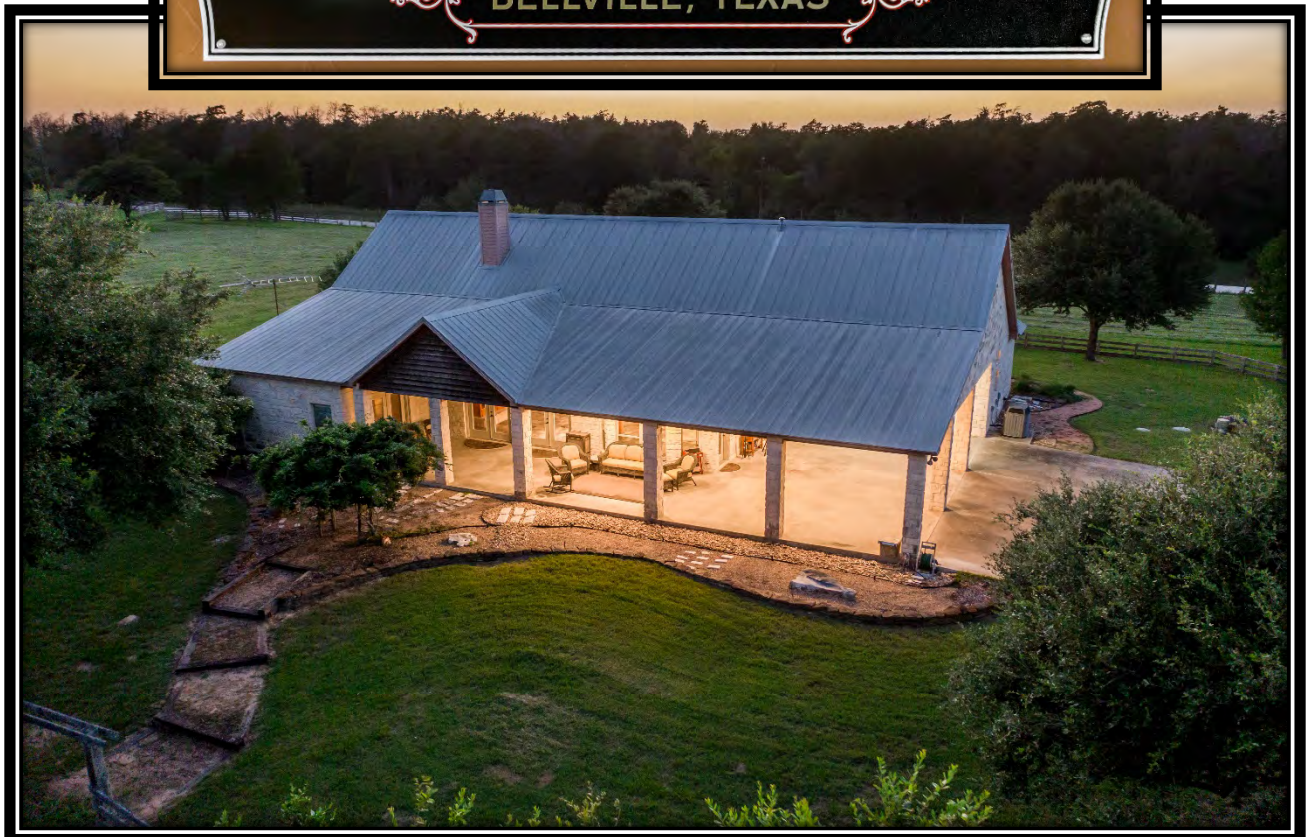
*606 Sycamore Crossing Road,
Bellville, Texas 77418*



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



BIG DOG RANCH
606 SYCAMORE CROSSING ROAD,
BELLVILLE, TEXAS 77418

Listed by Bill Johnson & Associates Real Estate

420 East Main Street, Bellville, Tx. 77418 & 424 Cedar Street, New Ulm, Tx. 78950
www.bjre.com Office 979-865-5969, Fax 979-865-5500, New Ulm Off. 979-992-2636

Located about 6 miles west of Bellville down Sycamore Crossing Road is the pristine Big Dog Ranch. Each aspect of this property was hand shaped into a magnificent showplace. Situated on 13.336 acres, is the stunning Austin Stone Custom home built in 2004 with a metal roof and 3,252 square feet of living area. Upon entering the home you learn that no detail was left out. The great room offers cypress wood walls and a 16 foot cypress wood cathedral ceiling. Exposed cedar beams with hand cut metal plates add to the perfectly understated charm of the home. There is a large Austin Stone wood burning fireplace that complements the room. Slate tile is throughout the home, with carpet in the 4 bedrooms and office. The master bedroom is large in size with a coffered ceiling for a more open feeling. Enter the master bath and enter your own spa right at home. It offers his and her sinks, a large Jacuzzi tub and separate shower. The closet in the master bathroom was designed with functionality in mind complete with lots of storage.

The kitchen and dining area are perfect for entertaining. The kitchen offers a large working island with a 5 burner cook top. There is beautiful tan granite throughout with hand made pine cabinets. In addition, a few of the custom cabinets have glass fronts in order to display your treasures. Featured throughout the house are transoms above the front door and a few of the windows. It allows for more light and gives uniqueness to a regular window.

Looking out the back windows and off the large covered porch you'll find a beautiful 1 acre pond. This neatly designed area is perfect for relaxing complete with a pier with a dining area on the end. Across the back of the property is a large metal barn with three overhead doors and second story storage area.

Big Dog Ranch has so many amenities to offer you must see it to grasp the beauty of this well thought, well planned place. Please schedule an appointment today.

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

Bellville:
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New Ulm:
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LOT OR ACREAGE LISTING

Location of Property: approximately 6.5 miles from Bellville off Hwy 159 East - HAR# Txls Listing: #117957
Address of Property: 606 Sycamore Crossing Road, Bellville, TX 77418 Road Front: 829 ft. Lands Texas: #7323427
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: Lot Size or Dimensions: 13.336
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 13.3360
Price per Acre (or)
Total Listing Price: \$975,000.00
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: **R62031 2019**
School: \$6,313.35
County: \$2,233.10
FM Rd: \$796.22
Hospital: \$280.15
TOTAL: \$9,622.82

Agricultural Exemption: ☒ Yes ☐ No
School District: Bellville I.S.D.
Minerals and Royalty:
Seller believes none *Minerals
to own: none *Royalty
Seller will All owned Minerals
Convey: All owned Royalty

Leases Affecting Property:
Oil and Gas Lease: ☐ Yes ☒ No
Lessee's Name:
Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No
Lessee's Name: Dwyane Burger
Lease Expiration Date: 1 year renewable

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):
Pipeline: Tennessee Gas Pipeline
Roadway: Sycamore Crossing Road
Electric: San Bernard Electric Coop
Telephone: SW Bell Telephone
Water:
Other:

Improvements on Property:
Home: ☒ YES ☐ NO
Buildings:
Barns: 1500 square foot barn (30x50)
Others: 720 square foot shed (18 x 40)

% Wooded: 15%
Type Trees: oak, hardwood, cedar

Fencing: Perimeter ☒ YES ☐ NO
Condition: great
Cross-Fencing: ☒ YES ☐ NO
Condition:

Ponds: Number of Ponds: 3
Sizes: 1/2 acre behind home, 1-2 acre ponds

Creek(s): Name(s): seasonal

River(s): Name(s):

Water Well(s): How Many? 1
Year Drilled: 4/29/2003 Depth: 145'

Community Water Available: ☐ YES ☒ NO
Provider:

Electric Service Provider (Name):
San Bernard Electric Coop.

Gas Service Provider
Brenham LP

Septic System(s): How Many? 1
Year Installed: 9/9/2004

Soil Type: sandy loam

Grass Type(s): native - bahia/coastal

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey

Nearest Town to Property: Bellville
Distance: 5-7 miles

Driving time from Houston 1 hour

Items specifically excluded from the sale:

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.**



Nestled behind the Custom home in the heart of the 13.336 acres is the 1 acre pond. The pond is surrounded by mature cypress trees and the view can be enjoyed from various locations in the home. You can also enjoy the serenity of the retreat from the covered back porch or you can relax at the end of the pier and enjoy the beautiful sunsets.



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The majestic yet cozy living room has a 16 foot cathedral ceiling and cypress wood walls. It also offers an Austin Stone fireplace, built in book shelves and entertainment center. Bringing the room together are the large cedar beams with hand forged bracing that really set this custom home apart from other homes.

Entertaining is made simple in this state of the art kitchen, with slate tile floors, granite countertops and custom pine cabinets. In addition there is a beautiful copper vent hood. This stunning kitchen becomes the meeting area of the home. The formal dining area is centralized between the living room and kitchen. The perfect space for family and guests to gather.



CUSTOM HOME

- Size: 3,252 Sq. Ft. Living
- Size: 5,046. Sq. Ft. Total
- Levels: Single-level
- 4 Bedrooms & 3 Baths
- Separate Mother In-Law Bedroom with Bath
- Extra Office Area or Bar
- Exterior: Austin Stone
- Year Built: 2004
- Metal Roof: 2004
- Wood-Burning Fireplace
- Heat and A/C: 2004
- Electric and Propane Gas
- Large Pantry and Large Laundry Room
- Tile and Carpet Flooring
- 3 Car Carport
- Large Covered Back Patio

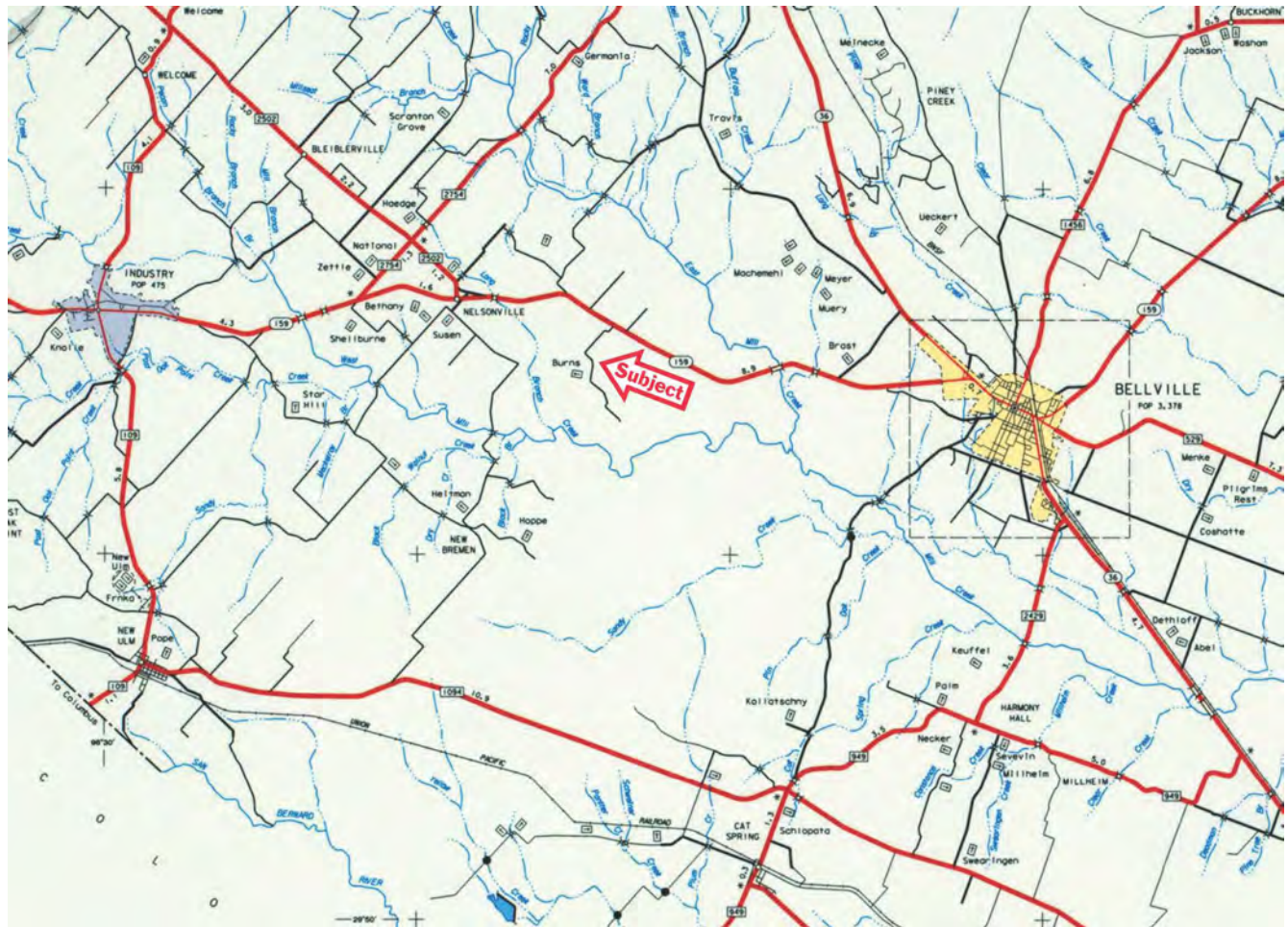




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#1. From Houston go West on IH-10 to Sealy and then go North on Hwy. 36 to Bellville.

#2. From Bellville go West on Hwy. 159 for 6.5 miles to Sycamore Crossing Road.

#3. Then turn left (South) on Sycamore Crossing Road and go 0.5 mile to property on left (East) Side of road.

Look for the Bill Johnson Real Estate For Sale Sign at entrance on Sycamore Crossing Road.



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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date