



# *The Kuper Ranch*



## **CO. RD. 446**

Waelder, Gonzales County, TX

268.04 Acres

2500' gravel road frontage

3 Ponds, water well, good fencing

Great Views!!



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

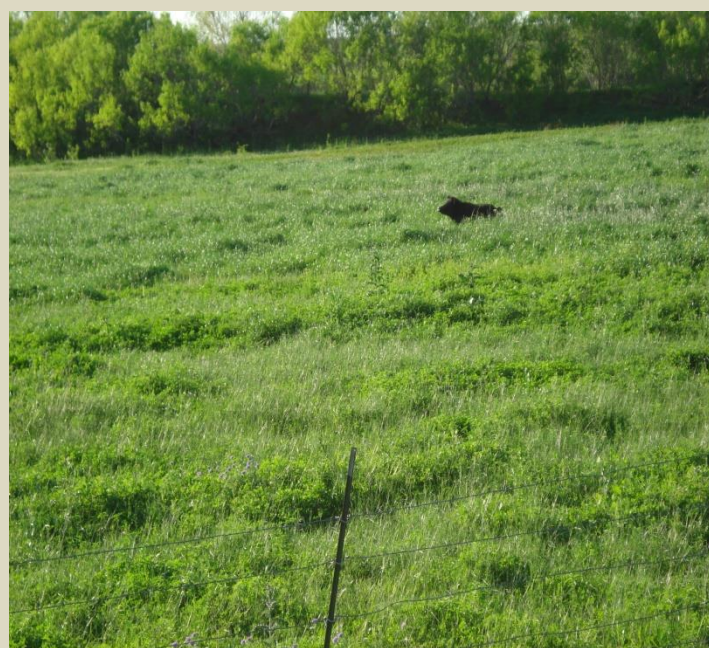
*Since 1970*





This rolling property is located on Co. Rd. 446 approximately 5 miles from Waelder in Gonzales County. It has approximately 2,500' of gravel road frontage, and is rolling with fantastic views. It has 3 ponds, a water well, iron pipe cattle pens, and good fencing!

Bill Johnson and Associates Real Estate Company will Co-Broker if buyer is accompanied by his or her agent at all property showings.



## LOT OR ACREAGE LISTING

Location of Property: SEE ADDITIONAL INFORMATION Listing#: 34175  
Address of Property: COUNTY ROAD 446 Road Frontage CO.RD.446=2,510.60'  
County: GONZALES Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: N/A Lot Size or Dimensions: 268.04 ACRES  
Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 268.0400  
**Price per Acre (or)** \$6,000.00  
**Total Listing Price:** \$1,608,240.00  
**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:** Estimate  
School: \$ 425.00  
County: \$ 125.00  
Co. Water: \$ 5.00  
Hospital: \$ 50.00  
EMS/Fire: \$ 25.00  
TOTAL: \$ 630.00

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

**Minerals and Royalty:**  
Seller believes 100% \*Minerals  
to own: 100% \*Royalty  
Seller will NONE Minerals  
Convey: NONE Royalty

\* Current title commitment to reflect mineral and royalty reservations \*

**Leases Affecting Property:**  
Oil and Gas Lease: ☒ Yes ☐ No  
Lessee's Name: EnerVest Energy  
Lease Expiration Date: 1/14/2017

Surface Lease: ☒ Yes ☐ No  
Lessee's Name: JERRY SIMON 830-857-4073  
Lease Expiration Date:

**Oil or Gas Locations:** ☐ Yes ☒ No

**Easements Affecting Property:** Name(s):  
Pipeline:  
Roadway:  
Electric: GUADALUPE VALLEY ELECTRIC CO-OP  
Telephone:  
Water:  
Other:

**Improvements on Property:**  
Home: ☐ YES ☒ NO See HOME listing if Yes  
Buildings: TIN PUMP HOUSE  
Barns:  
Others: CATTLE PENS (IRON PIPE)

Approx. % Wooded: MOSTLY OPEN  
Type Trees: VARIOUS

**Fencing:** Perimeter ☒ YES ☐ NO  
Condition: GOOD  
Cross-Fencing: ☐ YES ☒ NO  
Condition:

**Ponds:** Number of Ponds: 3  
Sizes:

**Creek(s):** Name(s): NONE

**River(s):** Name(s): NONE

**Water Well(s): How Many?** 1  
Year Drilled: 1986 Depth 460'

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

**Electric Service Provider (Name):** GUADALUPE VALLEY ELECTRIC CO-OP

**Gas Service Provider (Name):** PRIVATE

**Septic System(s): How Many:** ONE  
Year Installed: UNKNOWN

**Soil Type:** DARK LOAM

**Grass Type(s)** NATIVE

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

**Nearest Town to Property:** WAELDER  
Distance: 4.7 MILES

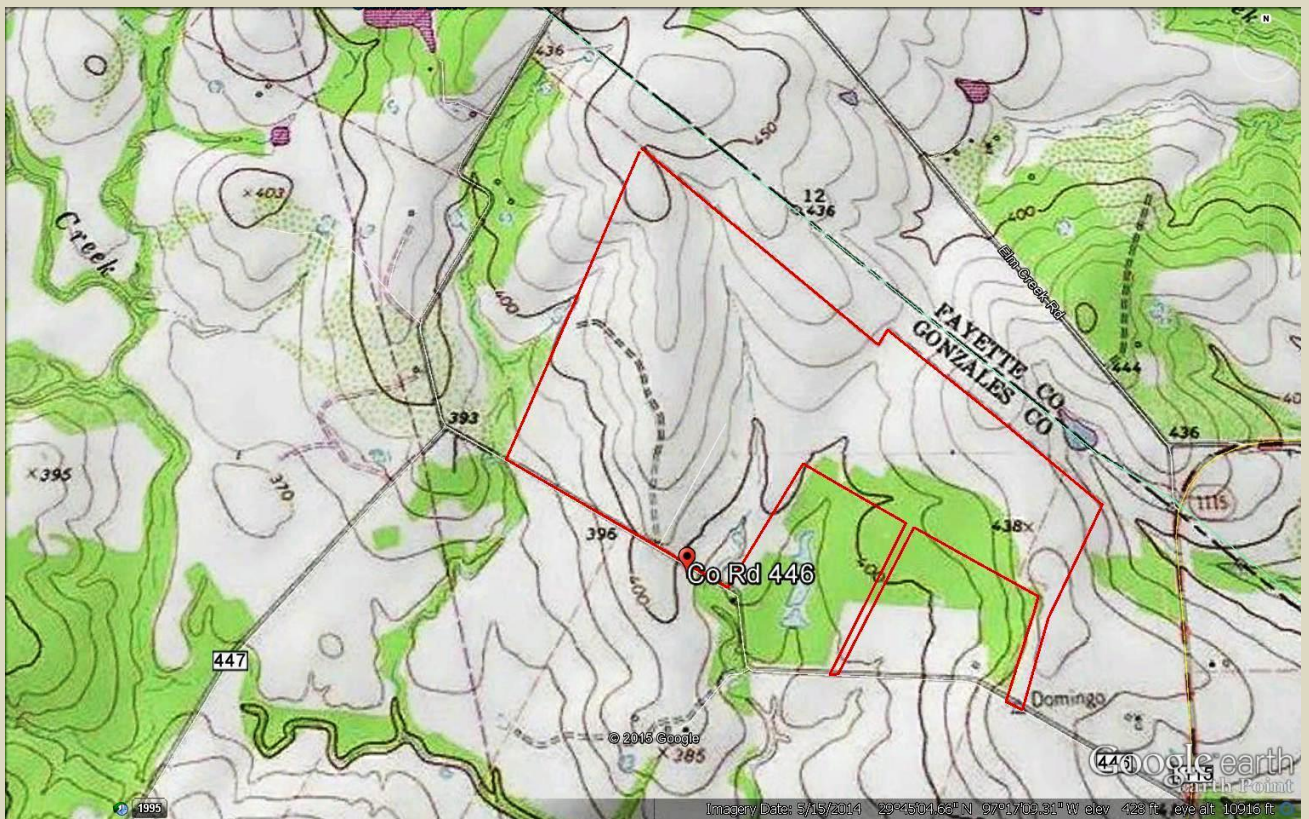
Driving time from Houston=2 HRS AUSTIN=1.5HRS;S.A.=1.5HRS

**Items specifically excluded from the sale:** ALL OF SELLER AND LESSEE'S PERSONAL PROPERTY LOCATED ON SAID 268.04 ACRES

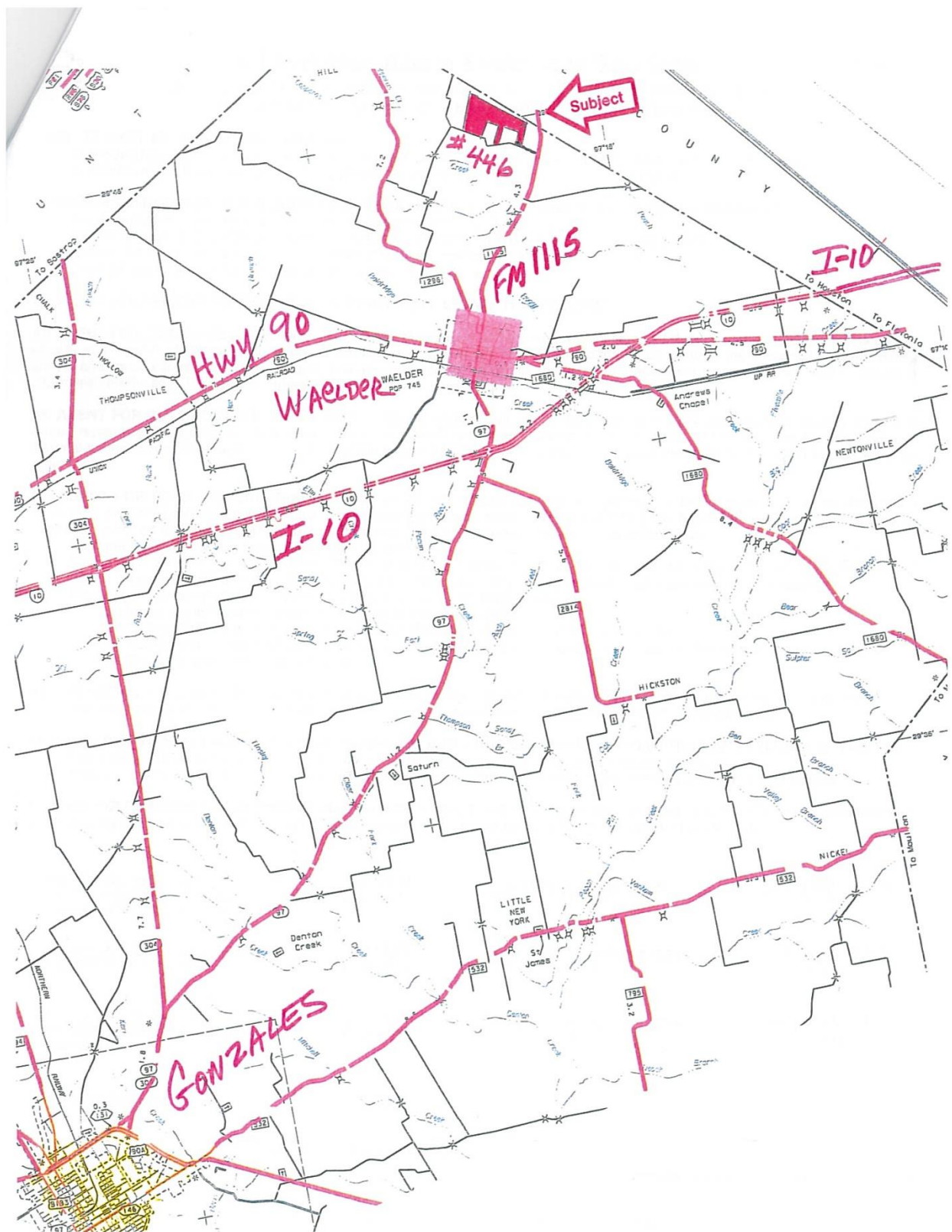
**Additional Information:** IH10 WEST TO WAELDER  
EXIT-N. HWY 90 TO WAELDER (RED LIGHT), RT ON FM  
1115 FOR 3.7 MI.-LT ON CO. RD. 446-1 MI. TO MAIN  
ENTRANCE ON RT.-BJRE SIGN

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









**Deed Restrictions, Covenants and Conditions  
Related to the J. Golden Properties, Inc. and  
the Dr. William L. Sammis Ranch**

The restrictions, covenants and conditions set forth apply on the following described property, which shall be named the J. Golden Properties, Inc. and the Dr. William L. Sammis Ranch for the purpose of this document.

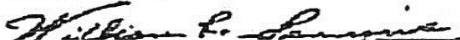
The J Golden Properties, Inc. is described as follows: Abstract 224 Freeman George League Survey, 516.131 acres, located at the corner of FM 1115 and County Road 446, Wadley, TX in Gonzales County. *As fully Discussed in Vol 873 Pages 549 thru 549 in Gonzales County Tx.*

The Dr. William Sammis Ranch is described as follows: Abstract 197 George Freeman Survey, 212.00 acres, located in Fayette County, Texas. Located at 2835 Bar Ranch Road, Wadley, TX 78959. Also, Abstract 224 George Freeman Survey, 87.78 acres located in Gonzales County, Texas. Located at 2835 Bar Ranch Road, Wadley, TX 78959. *As fully Discussed in Vol 827 Pages 312 thru 318 in Fayette County Tx. And Vol 381 Pages 449 thru 455 in Gonzales County Tx.*

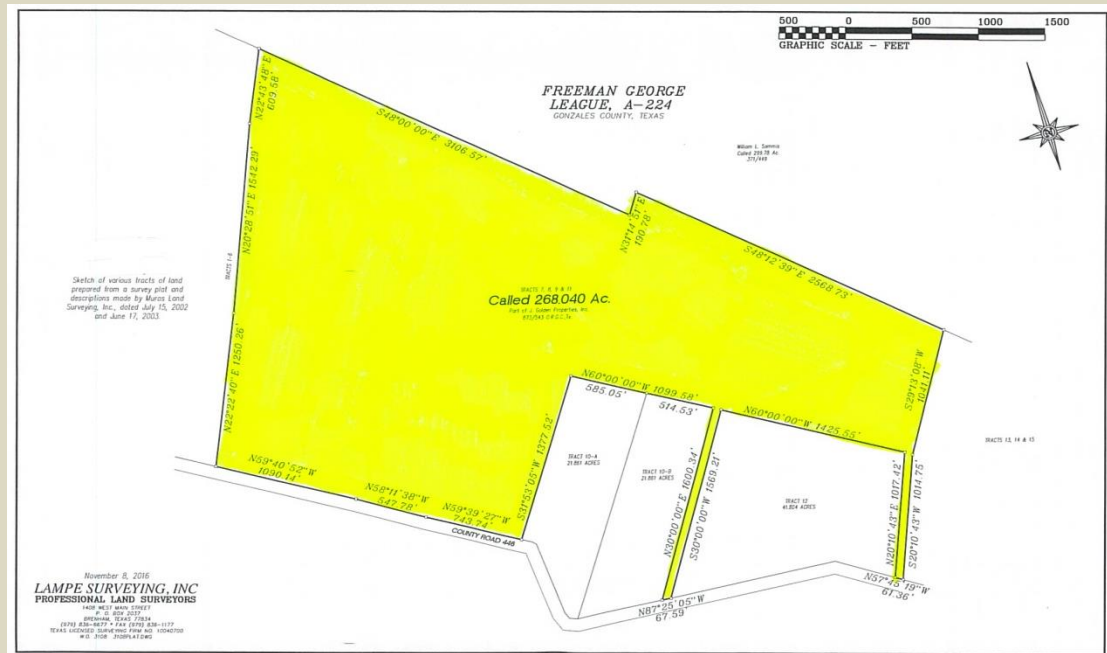
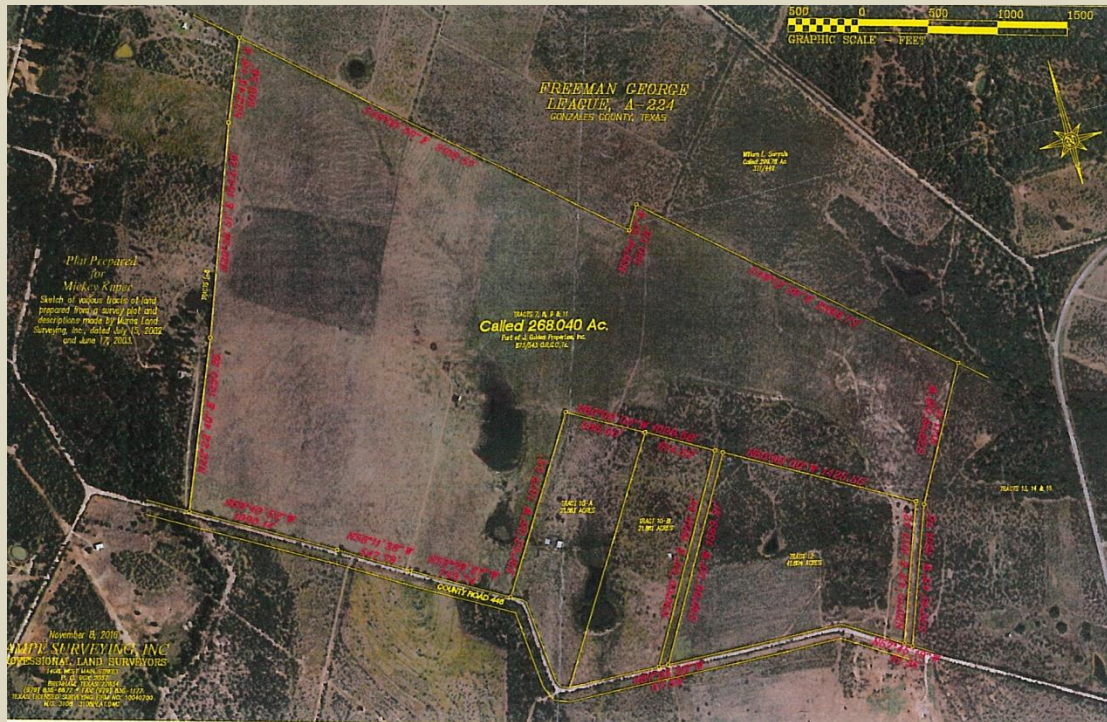
The following Deed Restrictions, Covenants and Conditions as to the above described properties apply as follows:

1. **Livestock and Poultry:** It shall not be permissible for any poultry or swine to be bred or kept on any acreage or tracts described in this document, for the purpose of resale or commercial farming.
2. **Junk Yards and Garbage Dumping:** Acreage or tracts described in this document shall not be used to maintain a dumping ground or storage place for garbage, junk or abandoned automobiles or any type of waste materials.
3. **Subdividing of acreage or tracts:** The subdividing of any acreage or tracts described in this document shall be no less than 10 acres in total sum per individual ownership. All said acreage and tracts will be subject to each and every restriction, covenant and condition set forth herein.
4. Such restrictions, covenants and conditions shall by proper instrument duly executed and recorded in the Deed Records of Gonzales and/or Fayette Counties, Texas, be declared to be covenants running with the land, and shall be fully binding upon all persons acquiring said acreage or tracts or any portion thereof, in the J Golden Properties, Inc. and the Dr. William Sammis Ranch as described in this document or any interest therein, whether by descent, devise, gift, purchase, sale, or otherwise.
5. Such restrictions, covenants and conditions shall provide that if any person or persons violate or attempt to violate any of such restrictions, covenants and conditions it shall be lawful for any person or persons then owning the surface of any said acreage or tracts as described in this document, or any part thereof, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions covenants or conditions, either to prevent him or them from so doing or to correct such violations or to recover damages or other relief for such violation; and in any such proceedings filed in any court having jurisdiction of the same, the person or persons who are authorized to file and prosecute such proceedings shall, if successful in such proceedings be entitled to recover reasonable attorney's fees and court cost incurred in such proceedings from the person or persons violating or attempting to violate any such restrictions, covenants and conditions described in this document.
6. **Exclusions:** Such restrictions, covenants and conditions apply to the acreage and tracts described in this document with the exception and exclusion of acreage and tracts described as follows: Tract #3, 18.25 acres and tract #10 A and #10 B, 44.008 acres of the J. Golden Properties, Inc. As described in Abstract 224 Freeman George League Survey, on County Road 446, Wadley Texas in Gonzales County.

  
J. Golden Properties, Inc. - John M. Golden, President / recorded owner

  
William L. Sammis





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