



# 413 & 437 N. Mechanic

## *Bellville, Texas*

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*Texas is Our Territory*

**Bill Johnson & Associates**  
**Real Estate**

*Since 1970*





## 413 & 437 N. Mechanic Bellville, Texas

Unique opportunity to own 2 tracts of land totaling 2 acres in a quiet Bellville neighborhood. Located on the .0512 acre tract is a quaint 2-bedroom 1 bath home with a large flex space that would be perfect for crafting or utilizing as a playroom, home office, or exercise area. A metal tin roof adds to its perfect charm. Behind this home is a large metal shop, raised garden beds, chicken coop, and mature pecan, plum, and fig trees. Located on the adjacent 1.50 acre tract is the remnants of the 1895 homestead of a German immigrant family. Directly behind this home is a small tin garage and rustic wooden barn. All structures are being sold as is. These tracts are located near town with easy access to Highway 36 and 159 as well as FM 529.



Enjoy this property as is, build your dream home on the oversized corner lot, or take advantage of the road frontage on three sides and develop this acreage into individual lots for homes. Must purchase both tracts; owner will not divide.

## HOME

Address of Home:	413 & 437 N. Mechanic, Bellville, TX 77418		Listing #:	
Location of Home:	413 & 437 N. Mechanic, Bellville, TX 77418			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	2.01 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	
<b>Listing Price:</b>	<b>\$450,000.00</b>		<b>Home Features</b>	
<b>Terms of Sale</b>				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	3
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Dishwasher		
Sell.-Fin. Terms:		<input type="checkbox"/> Garbage Disposal		
Down Payment:		<input type="checkbox"/> Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Interest Rate:		<input checked="" type="checkbox"/> Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	Any personal items		
Number of Years:				
<b>Size and Construction:</b>			<b>Heat and Air:</b>	
Year Home was Built:	1946			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES			
Bedrooms: 2	Bath: 1	<input checked="" type="checkbox"/> Central Heat	Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Units:	
Size of Home (Approx.)		<input type="checkbox"/> Central Air	Gas <input type="checkbox"/> Electric <input type="checkbox"/> # Units:	
		<input checked="" type="checkbox"/> Other:	3 Window Units	
Foundation: <input checked="" type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		<input type="checkbox"/> Fireplace(s)		
Roof Type: Tin	Year Installed: Unknown	<input checked="" type="checkbox"/> Wood Stove		
Exterior Construction: Siding		<input checked="" type="checkbox"/> Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>		<b>Utilities:</b>	
Living Room:	See Floorplan with measurements		Electricity Provider: City of Bellville	
Dining Room:			Gas Provider: City of Bellville	
Kitchen:			Sewer Provider: City of Bellville	
Family Room:			Water Provider: City of Bellville	
Utility:			Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Depth:	
Bath: 6' x 7'	<input checked="" type="checkbox"/> Tub <input type="checkbox"/> Shower	Year Drilled:		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Average Utility Bill: Monthly		
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:			<b>Taxes:</b>	
Bedroom:			2023 Year	
Bedroom:			School: \$2.17	
Bedroom:			County: \$315.80	
Other:			Hospital: \$78.92	
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:			FM Road: \$65.57	
Size: <input type="checkbox"/> Attached <input type="checkbox"/> Detached			Rd/Brg: \$67.33	
<b>Porches:</b>			City: \$343.00	
Front: Size: 4'8" x 11'9"			<b>Taxes:</b> \$872.79	
Back: Size:			<b>School District:</b> Bellville	
Deck: Size: <input type="checkbox"/> Covered			<b>Additional Information:</b>	
Deck: Size: <input type="checkbox"/> Covered			Remnants of an 751 sq. ft. 1895 home.	
Fenced Yard:			7'7" x 20'4" shed	
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 21' x 24'			12' x 20" wooden barn	
Construction: metal			All structures are being sold as is.	
TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>			Refrigerator and range will convey.	

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





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.

<b>BJRE HOLDINGS, LLC</b>	<b>9004851</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
Designated Broker of Firm	License No.	Email	Phone
<b>KIMBERLY KIDWELL ZAPALAC</b>	<b>621522</b>	<b>KZAPALAC@BJRE.COM</b>	<b>(979)865-5969</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date