



# *209 East Hacienda Bellville, Texas*



*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*





## ***209 East Hacienda in Bellville, Texas***

You can now escape the city and enjoy simple, quiet living, in a peaceful natural setting in Bellville, Texas.



This home has access to IH-10, Hwy 290 and Hwy. 36 and is close to all the necessary stores in the Bellville to Brenham area.

The custom brick home was built in 1985 and was also remodeled in 2008. This home is located in an established neighborhood in Bellville.

This brick home is in excellent condition and is ready for any additional updating and renovating - - ready for your vision and touch!



The home is on a 0.406 acre corner lot and features 3 bedrooms, 2 full baths, 1,977. sq. ft. living area with a large 2-car garage, with a new roof in progress and a large back yard with a great outdoor storage area.



# ***209 East Hacienda Bellville, Texas***

- ❖ 0.406 acre Corner Lot
- ❖ 1,977. Sq. Ft. Liv. Area
- ❖ Levels: One-Story
- ❖ Built: 1985
- ❖ Remodeled: 2008
- ❖ Beds/Bath: 3/2
- ❖ Fireplace & Fire Pit
- ❖ 10. ft. X 20. ft.  
Storage Building
- ❖ City of Bellville













**Bellville:**  
979-865-5969 office  
979-865-5500 fax  
[www.bjre.com](http://www.bjre.com)



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**New Ulm:**  
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## HOME

Address of Home: At Courthouse, take South Holland to Hacienda, (left) East on Hacienda Listing # 147574  
Location of Home: 209 E. Hacienda, Bellville, Tx. 77418 Road Frontage: 278.43 '  
County or Region: Austin County For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: Weige Addition Property Size: 0.406 acres city lot  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Listing Price:** **\$450,000.00**

### 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: **1985 (remodeled 2008)**  
Lead Based Paint Addendum Required if prior to 1978: ☐ YES  
Bedrooms: 3 Bath: 2  
Size of Home (Approx.) 1,977 Living Area  
Home 2,601 Total  
Foundation: ☒ Slab ☐ Pier/Beam ☐ Other  
Roof Type: Composition Year Installed: new - 2024

Exterior Construction: Wood Frame

### Room Measurements: APPROXIMATE SIZE:

	Home Room Sizes
Living Room:	18' X 21' wood floors, painted panel walls
Dining Room:	13' X 13' wood floors, s/r painted walls
Kitchen:	11' X 13' wood floors, s/r painted walls
Breakfast Rm:	11' X 7' wood floors, s/r wainscoat paint walls
Utility:	6' X 12' wood floors, painted panel walls
Mstr. Bath:	8' X 17' tile floors <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower
2nd. Bath:	6' X 8' tile floors <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower
1/2 Bath:	3' X 6' wood floors <input type="checkbox"/> Tub <input type="checkbox"/> Shower
Mast Bdrm #1	13' X 16' wood floors, s/r painted walls
Bedroom #2	11' X 11' wood floors, s/r painted walls
Bedroom #3	11' X 11' wood floors, s/r painted walls
Hallway:	4' X 19' wood floors, s/r painted walls
Hallway:	4' X 8' wood floors, s/r painted walls
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 2 car Size: 624. sq. ft. <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached

### Porches:

Front: Size: 440. sq. ft. patio Covered Front Porch  
Back: Size: 300. sq. ft. back patio 24' X 27'  
porch Size: 126. sq. ft. porch ☒ Covered  
porch Size: 48. sq. ft. porch ☒ Covered  
Fenced Yard: Fenced Back Yard  
Outside Storage: ☒ Yes ☐ No Size: 204. sq. ft. (10 X 20)  
Construction: Wood Frame  
TV Antenna ☐ Dish ☐ Internet ☒

### Home Features

☒ Ceiling Fans No. 6 + 1 garage = 7  
☒ Dishwasher  
☒ Garbage Disposal  
☒ Microwave (Built-In)  
☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric  
☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

All Personal Property

### Heat and Air:

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

### Utilities:

Electricity Provider: City of Bellville  
Gas Provider: City of Bellville  
Sewer Provider: City of Bellville  
Water Provider: City of Bellville  
Water Well: ☐ YES ☐ NO Depth:  
Year Drilled:  
Average Utility Bill: Monthly: \$320./Mo. Ave. 2024  
2024 Elec. \$231. Water \$88. 2 yr. Printout Available  
Taxes: R#8660 Year 2023  
School: \$1,151.31  
County: \$781.57  
Hospital: \$198.23  
FM Road: \$326.58  
City Bell: \$834.95  
Taxes: \$3,292.64  
School District: Bellville ISD

### Additional Information:

**Copy of Appraisal on 05-07-24 for \$435,000.**  
**is Available for Buyer upon request.**

Dog Pens and Garden Area in Back Yard  
Toro Grass Sprinkler System.

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



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**LOT OR ACREAGE LISTING**

Location of Property: At Courthouse, take South Holland to Hacienda and (left) East on Hacienda Listing #: **147574**  
 Address of Property: 209 E. Hacienda St., Bellville, Tx. 77418 Road Frontage: 278.43'  
 County: Austin County Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: Weige Addition Lot Size or Dimensions: 0.406 acres city lot  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 0.406 acre lot**Price per Acre (or)****Total Listing Price:** **\$450,000.00****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:**

Year: R#8660 2023

School: \$1,151.31  
 County: \$781.57  
 Hospital: \$198.23  
 FM Road: \$326.58  
 City Bell: \$834.95  
 TOTAL: \$3,292.64

Agricultural Exemption: ☐ Yes ☒ No**School District:** Bellville ISD**Minerals and Royalty:**

Seller believes: none \*Minerals  
 to own: none \*Royalty  
 Seller will: none Minerals  
 Convey: none Royalty

**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:

Roadway:

Electric: City of Bellville

Telephone: SW Bell

Water:

Other:

**Improvements on Property:**Home: ☒ YES ☐ NOBuildings: Backyard Storage Building - 2009  
size 10' X 20'

Barns:

Others: Dog Pens and Garden Area in Back Yard.  
Toro Grass Sprinkler System

% Wooded:

Type Trees: oak/

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☐ NO

Condition: Good

**Ponds:** Number of Ponds:

Sizes:

**Creek(s):** Name(s):**River(s):** Name(s):**Water Well(s): How Many?**

Year Drilled: Depth:

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

Provider:

**Electric Service Provider (Name):**

City of Bellville

**Gas Service Provider**

City of Bellville

**Septic System(s): How Many:**

City of Bellville

Year Installed:

**Soil Type:** Sandy Clay Loam

Grass Type(s):

**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey

**Nearest Town to Property:**

Inside Bellville city limits

Distance:

Driving time from Houston 45-50 minutes

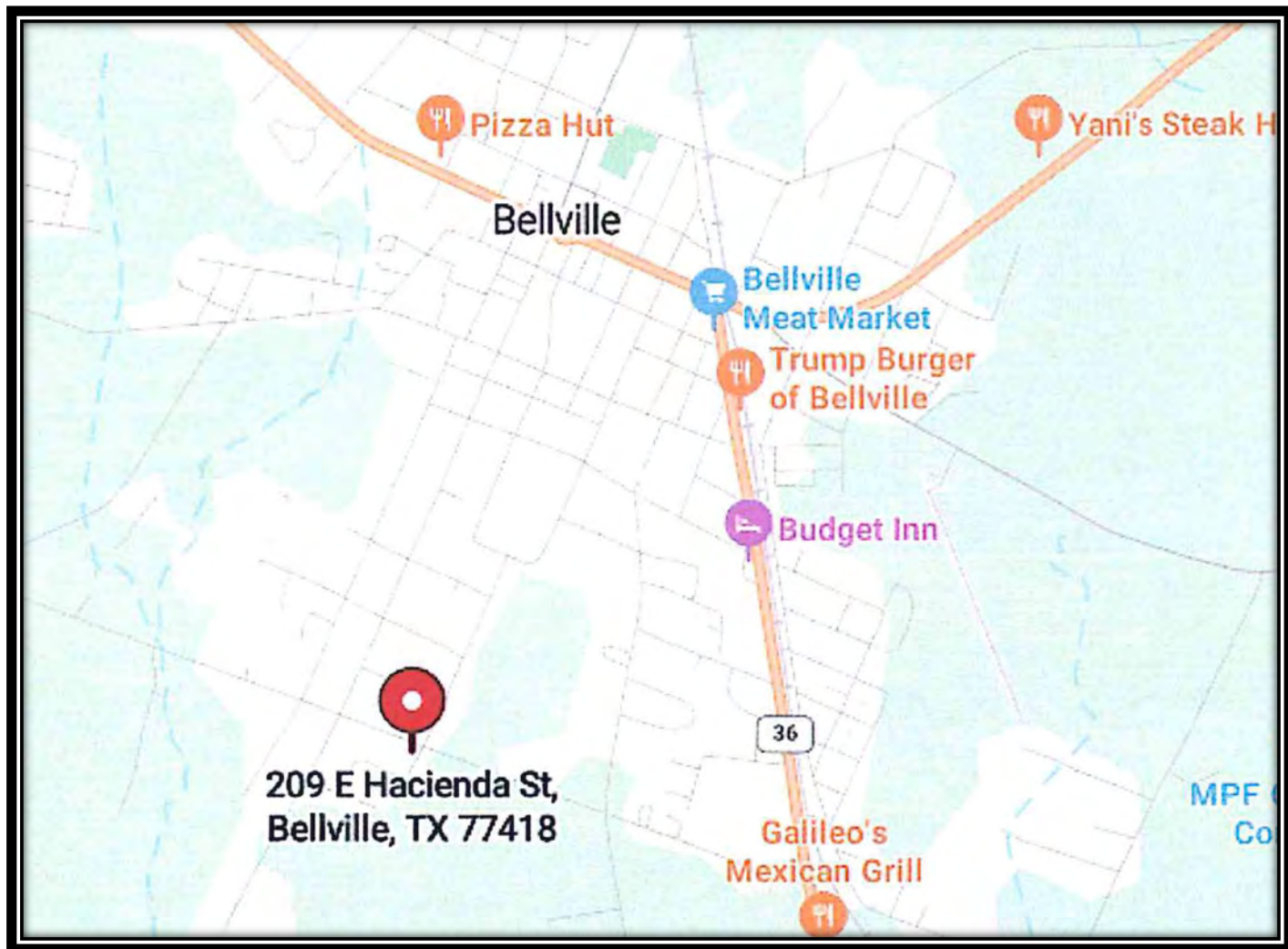
**Items specifically excluded from the sale:**

All Personal Property

**Additional Information:****Copy of Appraisal on 05-07-24 for \$435,000.**

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## 209 East Hacienda St., Bellville, Texas

### Directions –

- #1.) From Houston, go to Bellville and to the square in Bellville. Turn south (left) at the square, on South Holland Street.
- #2.) Proceed south on South Holland and turn left on Hacienda Street.
- #3.) The home is located on the right hand side of Hacienda at 209 East Hacienda.
- #4.) The home is at the corner of Hacienda street and Lee Lane.



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Bellville, Texas 77418-0294  
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## 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 L.L.C.</b>	<b>9004851</b>	<b>kzapalac@bjre.com</b>	<b>(979)865-5969</b>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<b>Kimberly Kidwell Zapalac</b>	<b>0127410</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>0127410</b>	<b>kzapalac@bjre.com</b>	<b>(979)865-5969</b>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<b>Clifton Mahon, Agent</b>	<b>449894</b>	<b>cmahon3@industryinet.com</b>	<b>(979)885-8577</b>
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)

TXR-2501

IABS 1-0 Date

Bill Johnson, P.O. Box 165 Belville TX 77418  
Ernest Mahon

Phone: 9798858577

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**FOR SHOWING PROPERTY - PLEASE CALL**

**CLIFTON MAHON, AGENT**

**CELL 979-885-8577**

**@ BILL JOHNSON & ASSOCIATES REAL ESTATE**

**EMAIL : [cmahon3@industryinet.com](mailto:cmahon3@industryinet.com)**



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