



Oak Creek Ranch

This 204-acre property is located in Colorado County, south of Columbus, Texas. The 204 acres has road frontage on three paved county roads: CR-106, CR-151 and CR-152. The land is covered with large live oak trees as well as other hardwoods. Miller Creek, which meanders completely through the property, certainly provides a touch of character as well as a natural home for an abundance of wildlife. Two nice sized, stocked ponds allow one the opportunity to fish, shoot ducks, swim or simply enjoy the beauty that nature has to offer.

Improvements on the property consist of a brick home, 3 bedroom-2 bath, built in 1986, a metallic barn with approximately 2,128 sq. ft., a small tin barn and corral. The sandy loam pastures are covered with native grasses and are cross-fenced.



1012 CR 152

Columbus, TX

Colorado County

204.474 Acres +/-

Frontage on 3 county roads

3 bedroom, 2 bath brick home

2 Barns , 2 Ponds, Huge Live Oaks

Miller Creek through property

Wildlife Galore!



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970





LOT OR ACREAGE LISTING

Location of Property: See Additional Information below Listing #: 99344
 Address of Property: 1012 CR 152, Columbus TX 78934 Road Frontage: CR106: 1384.19+/-; CR151: 947.4+/-
 County: Colorado Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: None Lot Size or Dimensions: 204.474 Acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 204.474 Acres
Price per Acre (or) \$5995.00 per acre
Total Listing Price: \$1,225,821.63
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 Tax: 1489.96	2015
Collumbus ISD \$	1,489.96
County: \$	753.42
Rice CISD: \$	348.71
Rice Hosp. Dis \$	44.01
GWCD: \$	19.54
TOTAL: \$	2,655.64

Agricultural Exemption: Yes No
School District: Columbus & Rice CISD I.S.D.
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: Tennessee Gas Transmission Co.
 Roadway: None
 Electric: San Bernard Electric Co-op. Inc.
 Telephone: None
 Water: None
 Other: _____

Improvements on Property:
 Home: YES NO See HOME listing if Yes
 Buildings: _____
 Barns: 2 Barns (One old; One Built in 2002)
 Others: _____

Approx. % Wooded: 85% +/-
 Type Trees: Live Oak, Pin Oak, Elm, Yaupon
Fencing: Perimeter YES NO
 Condition: Good
 Cross-Fencing YES NO
 Condition: Good

Ponds: Number of Ponds: Two
 Sizes: 1 Acre and 2 Acre

Creek(s): Name(s): Miller Creek

River(s): Name(s): None

Water Well(s): How Many? One
 Year Drilled: 1986 Approx. Depth 250 Ft.

Community Water Available: YES NO
 Provider: _____

Electric Service Provider (Name):
 San Bernard Electric Cooperative

Gas Service Provider: Private

Septic System(s): How Many: One
 Year Installed: Unknown

Soil Type: Sandy Loam

Grass Type(s): Native

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

Nearest Town to Property: Columbus
 Distance: Approx. 8 miles

Driving time from Houston 1 hour 15 minutes

Items specifically excluded from the sale: All of Seller's personal property located in and on said 204.474 acres.

Additional Information: Columbus: I-10 W, Exit 693, left on FM 2434, left on Struss Lane, stay on Struss at "Y", right on CR 105, right on CR 151, stay on CR 151, watch for Bill Johnson Real Estate signs on property. "Oak Creek Ranch" sign at property corner.

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

HOME LISTING

Address of Home: 1012 CR 152, COLUMBUS TX 78934 Listing #: 99344
 Location of Home: *See Additional Information
 County or Region: Colorado County For Sale Sign on Property? YES NO
 Subdivision: None Property Size: 204.474 acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$1,225,821.63
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: 1986
 Lead Based Paint Addendum Required if prior to 1978: YES
 Bedrooms: 3 Bath: 2
 Size of Home (Approx.) 1,498 Living Area
 2,086 Total
 Foundation: Slab Pier/Beam Other
 Roof Type: Composition Year Installed: 1986
 Exterior Construction: Brick

Room Measurements: APPROXIMATE SIZE:
 Living Room: 13'6" x 15'
 Kitchen/Dining 19'6" x 12'4"
 Family Room: 21' x 34'6"
 Utility: Washer and Dryer in Garage
 Bath: 7 x 11 Tub Shower
 Bath: Tub Shower
 Master Bath: 5 x 11 Tub Shower
 Master Bdrm: 25' x 13'
 Bedroom: 8'10" x 12'
 Bedroom: 11'6" x 11'8"
 Bedroom: _____
 Other: _____
 Garage: Carport No. of Cars: 2
 Size: Attached Detached

Porches:
 Front: Size: _____
 Back: Size: _____
 Deck: Size: None Covered
 Deck: Size: None Covered
 Fenced Yard: No
 Outside Storage: Yes No Size: barns
 Construction: _____
 TV Antenna Dish Cable

Home Features
 Ceiling Fans No. 7
 Dishwasher
 Garbage Disposal
 Microwave (Built-In)
 Kitchen Range (Built-In) Gas Electric
 Refrigerator

Items Specifically Excluded from The Sale: LIST:
 All of the packed boxes in the house excluded from sale. Some furniture and other items will be included in the sale.

Heat and Air:
 Central Heat Gas Electric 1
 Central Air Gas Electric 1
 Other: _____
 Fireplace(s) _____
 Wood Stove _____
 Water Heater(s): Gas Electric

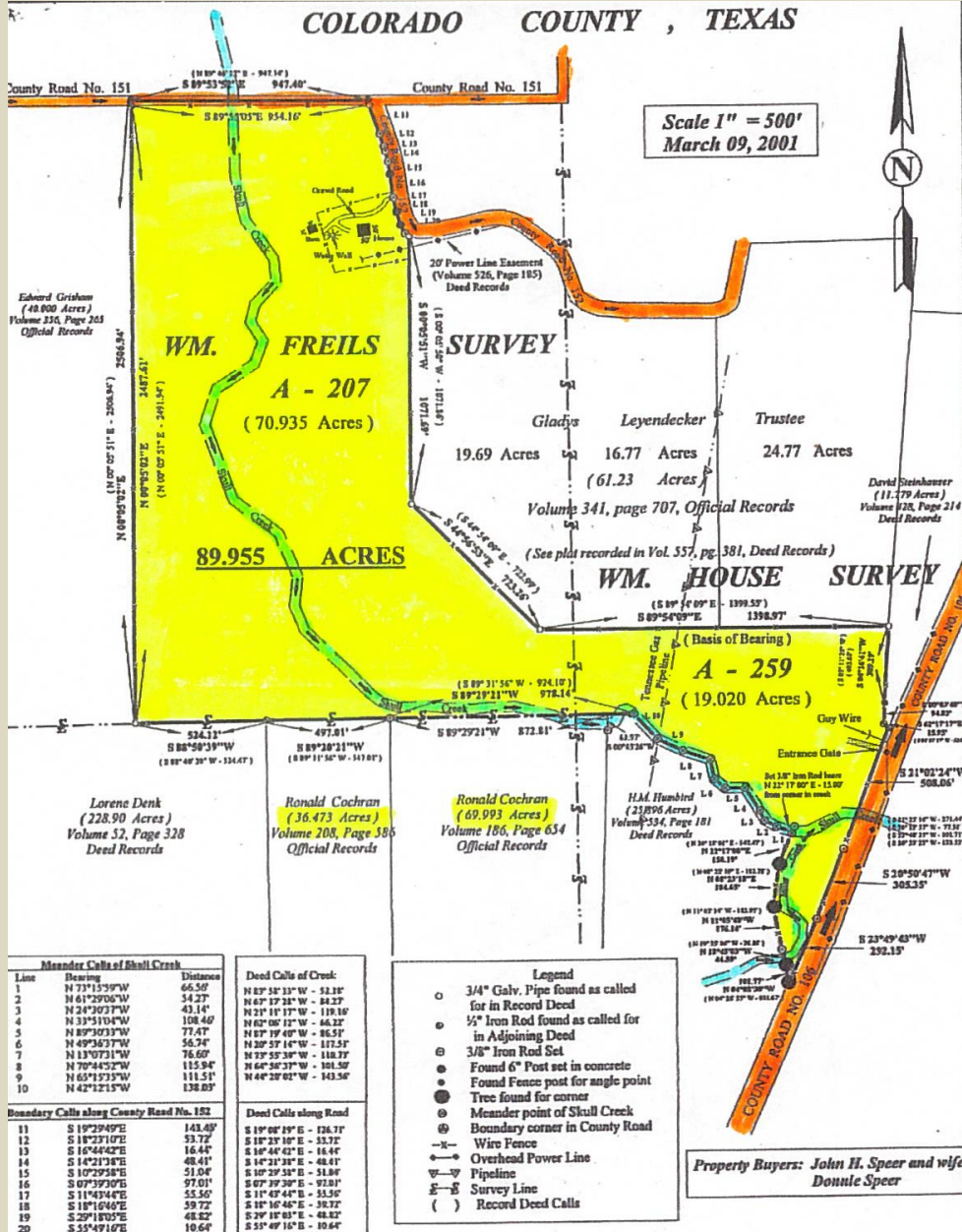
Utilities:
 Electricity Provider: San Bernard Electric Co-Op.
 Gas Provider: Private Propane
 Sewer Provider: Septic
 Water Provider: Water Well
 Water Well: YES NO Depth: Approx. 250'
 Year Drilled: 1986
 Average Utility Bill: Monthly: Unkknown

Taxes: 2015 Year
 Columbus ISD \$ 1,489.96
 County: \$ 753.42
 Rice CISD: \$ 348.71
 GWCD: \$ 44.01
 Rice Hosp. Dist. \$ 19.54
Taxes: \$ 2,655.64
School District: Columbus I. S. D. (House)

Additional Information:
Additional Information: Columbus: I-10 W, Exit 693, left on FM 2434, left on Struss Lane, stay on Struss at "Y", right on CR 105, right on CR 151, stay on CR 151, watch for Bill Johnson Real Estate signs on property. "Oak Creek Ranch" sign at property corner.

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COLORADO COUNTY, TEXAS



Edward Grisham
(40,000 Acres)
Volume 236, Page 263
Official Records

Lorene Denk
(228.90 Acres)
Volume 52, Page 328
Deed Records

Ronald Cochran
(36.473 Acres)
Volume 208, Page 536
Official Records

Ronald Cochran
(69.993 Acres)
Volume 186, Page 654
Official Records

Gladys Leyendecker Trustee
19.69 Acres
16.77 Acres
24.77 Acres
(61.23 Acres)
Volume 341, page 707, Official Records
(See plat recorded in Vol. 557, pg. 381, Deed Records)

David Steinhauer
(11.79 Acres)
Volume 226, Page 214
Deed Records

WM. HOUSE SURVEY
A - 259
(19.020 Acres)
(Basis of Bearing)
Volume 334, Page 181
Deed Records

Meander Calls of Skull Creek		
Line	Bearing	Distance
1	N 73°15'59"W	66.50'
2	N 61°29'06"W	54.27'
3	N 24°30'27"W	43.14'
4	N 33°51'04"W	108.40'
5	N 89°30'33"W	77.47'
6	N 49°36'37"W	56.74'
7	N 13°07'21"W	76.60'
8	N 70°44'52"W	115.94'
9	N 65°12'37"W	111.51'
10	N 42°12'15"W	138.09'

Boundary Calls along County Road No. 151		
Line	Bearing	Distance
11	S 19°29'49"E	143.49'
12	S 18°23'10"E	73.72'
13	S 16°44'42"E	16.44'
14	S 14°21'36"E	48.41'
15	S 10°29'58"E	51.04'
16	S 07°39'30"E	97.01'
17	S 11°43'44"E	55.50'
18	S 18°16'46"E	59.72'
19	S 29°18'05"E	48.82'
20	S 59°49'16"E	10.64'

Deed Calls of Creek		
Line	Bearing	Distance
1	N 87°15'13"W	52.21'
2	N 67°17'31"W	84.27'
3	N 21°11'17"W	119.10'
4	N 67°00'12"W	66.37'
5	N 87°19'40"W	86.51'
6	N 20°57'14"W	117.51'
7	N 75°52'30"W	110.71'
8	N 64°56'37"W	101.50'
9	N 44°22'02"W	143.56'

Deed Calls along Road		
Line	Bearing	Distance
1	S 19°08'19"E	126.71'
2	S 18°23'10"E	53.72'
3	S 16°44'42"E	16.44'
4	S 14°21'36"E	48.41'
5	S 10°29'58"E	51.04'
6	S 07°39'30"E	97.01'
7	S 11°43'44"E	55.50'
8	S 18°16'46"E	59.72'
9	S 29°18'05"E	48.82'
10	S 59°49'16"E	10.64'

Legend

- 3/4" Galv. Pipe found as called for in Record Deed
- 1/2" Iron Rod found as called for in Adjoining Deed
- 3/8" Iron Rod Set
- Found 6" Post set in concrete
- Found Fence post for angle point
- Tree found for corner
- ⊙ Meander point of Skull Creek
- ⊙ Boundary corner in County Road
- - - Wire Fence
- Overhead Power Line
- Pipeline
- Survey Line
- () Record Deed Calls

Property Buyers: John H. Speer and wife, Donnie Speer

- Notes**
- (1) Bearings for this survey are based on the boundary line as noted on this plat and described in record deed.
 - (2) All of this property is in a flood hazard area as per FIRM No. 48089C0250 C, effective date January 3, 1990.
 - (3) Property description to accompany this plat.

Survey Plat of a 89.955 acre tract of land situated in Colorado County, Texas of which 70.935 acres being in the Wm. Freils Survey, Abstract No. 207, 19.020 acres in the Wm. House Survey, Abstract No. 259, and 0.418 acres being in County Road No. 151. Said 89.955 acre tract also being all of that property described as 89.96 acres in a deed dated July 13, 1984 from Jack Floyd Leyendecker and Crockett D. Leyendecker to R.C. Perry, et ux, recorded in Volume 489, Page 44, Colorado County Deed Records.

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Surveyor's Address: P.O. Box 692
Columbus, Texas 78934
Phone: (979) 732-8494

Darrell Rau
Darrell D. Rau, Registration No. 4173



COLORADO COUNTY, TEXAS

R.C. Perry - (89.96 Acres)
Volume 499, Page 44

Wm. Frels Survey (A - 207)

N89 30° E N89 31° 56° E
387.70' 110.34'

Brazil G. Ijams Survey

(A - 352)

Lorene Denk
(228.90 Acres)
Volume 52, Page 328

Ronald Cochran
(69.993 Acres)
Volume 186, Pg. 654
Off. Rec.

N27 51° 30° E
509.00'

Tract No. 2 - 36.473 Acres

N00 15° W
25.00'

N59 43° 25° E
823.04'

N89 55° 04° W
1329.05'

Janice Marie Brewer
(Residual of 119.00 Acres)
Volume 608, Page 274

Sharon Hall, et ux
Lois Braden, et ux
(86.99 Ac. & 86.99 Ac.)
Vol. 129, Pg. 256 &
Vol. 129, Pg. 258

S89 31° 56° W
110.34'

N89 31° 56° E 1256.97'
Tract No. 1 - 8.053 Acres

S89 31° 56° W 1261.41'
Howard M. Humbird - 8.053 Acres
Volume 534, Page 181

S01 07° 42° E
223.78'
S01 19° 22° E
54.85'

Darrell D. Rau



DARRELL D. RAU
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4173

NOTES

- (1) All bearings are based on the Partition Plat of the Fred Schneider Estate.

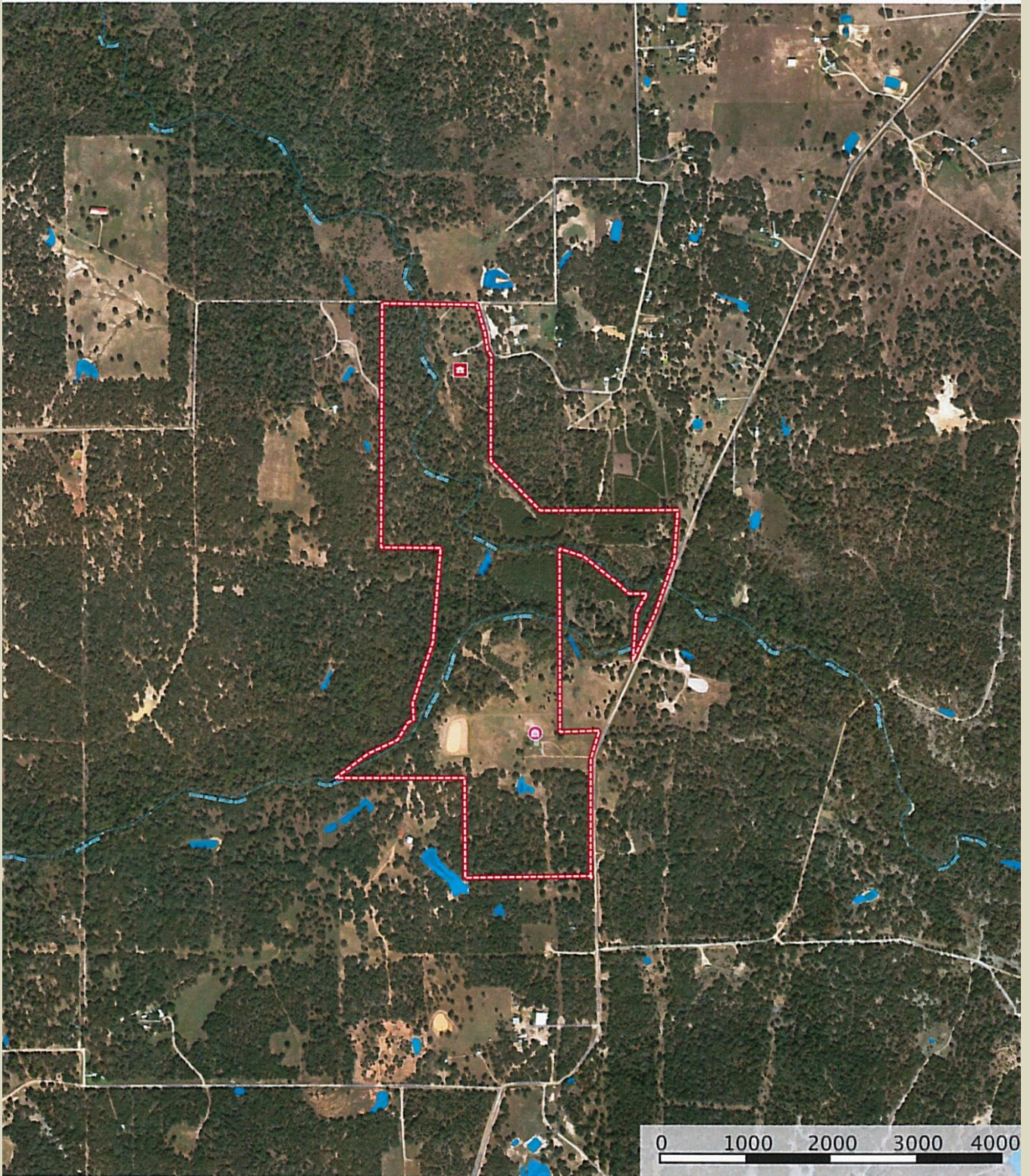
SURVEY PLAT of the following two tracts of land located in Colorado County, Texas:

- (1) Tract No. 1 containing 8.053 acres, a part of the Brazil G. Ijams Survey (A - 352) and the C. Geisefke Survey (A - 229), and being the same land described in Volume 533, Page 57 from Robert J. Humbird to Wayne Humbird, dated Nov. 25, 1986, CCDR.
- (2) Tract No. 2 containing 36.473 acres, a part of the Brazil G. Ijams Survey, Abstract No. 352, and being all of a 8.053 acre tract and part of a 119.00 acre tract described as Tract One and Second Tract, respectively, in a deed to Janice Marie Brewer, dated Jan. 18, 1991, and recorded in Volume 608, Page 274 of the Deed Records of Colorado County, Texas.

COLORADO COUNTY, TEXAS
SCALE 1" = 500'
NOVEMBER 1, 1995

LEGEND

- o 1/4" Iron Rod Set
- 1/2" Iron Rod Found
- 1" Iron Pipe Found
- SL- Survey Line
- o Point in Centerline of Miller Cr.



LEGAL DESCRIPTION

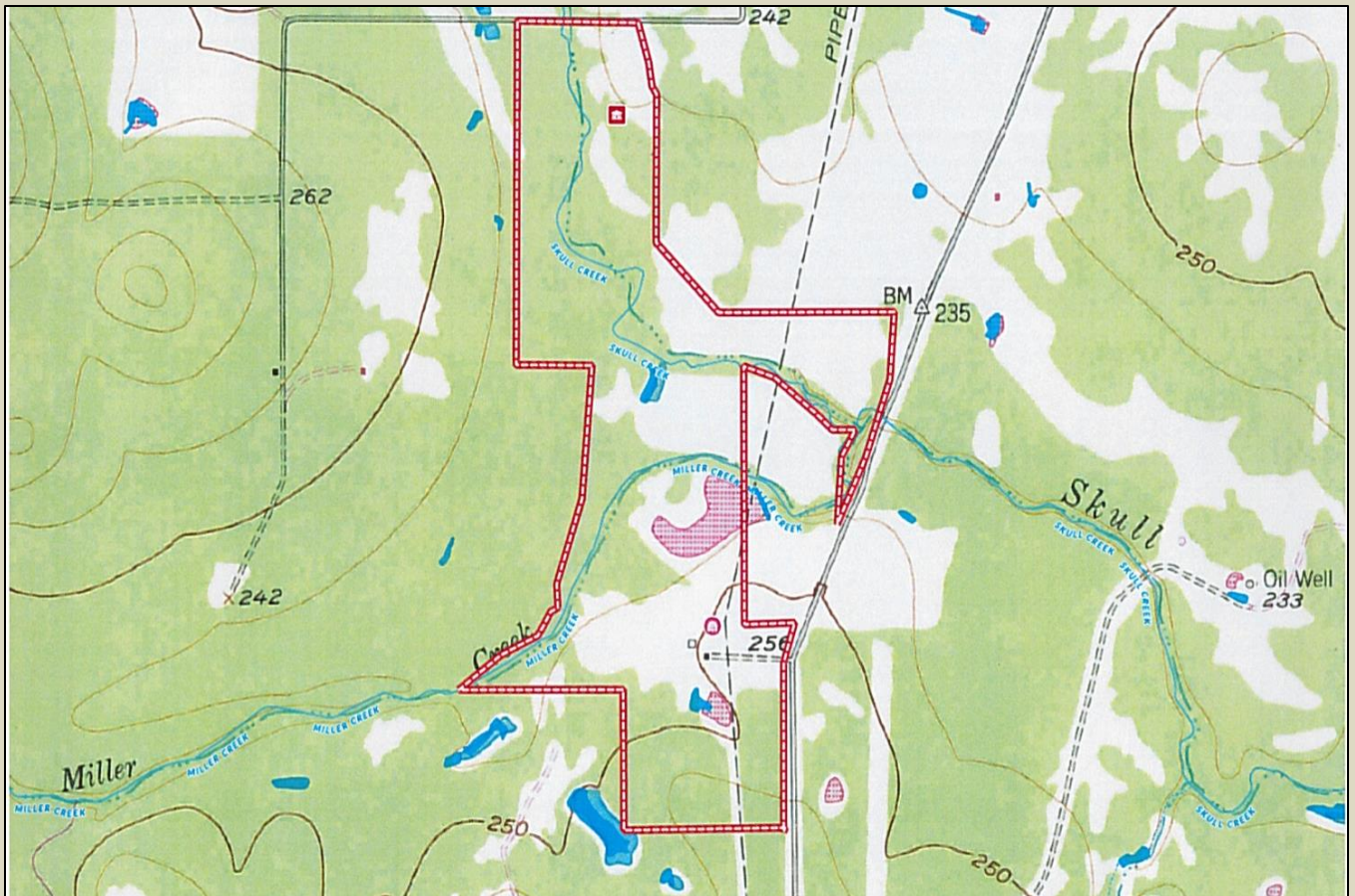
Tract One: 69.993 acres of land, more or less, B. G. Ijams Survey, Ab. # 352 and the C. Geiseike Survey, Ab. #229, Colorado County, Texas

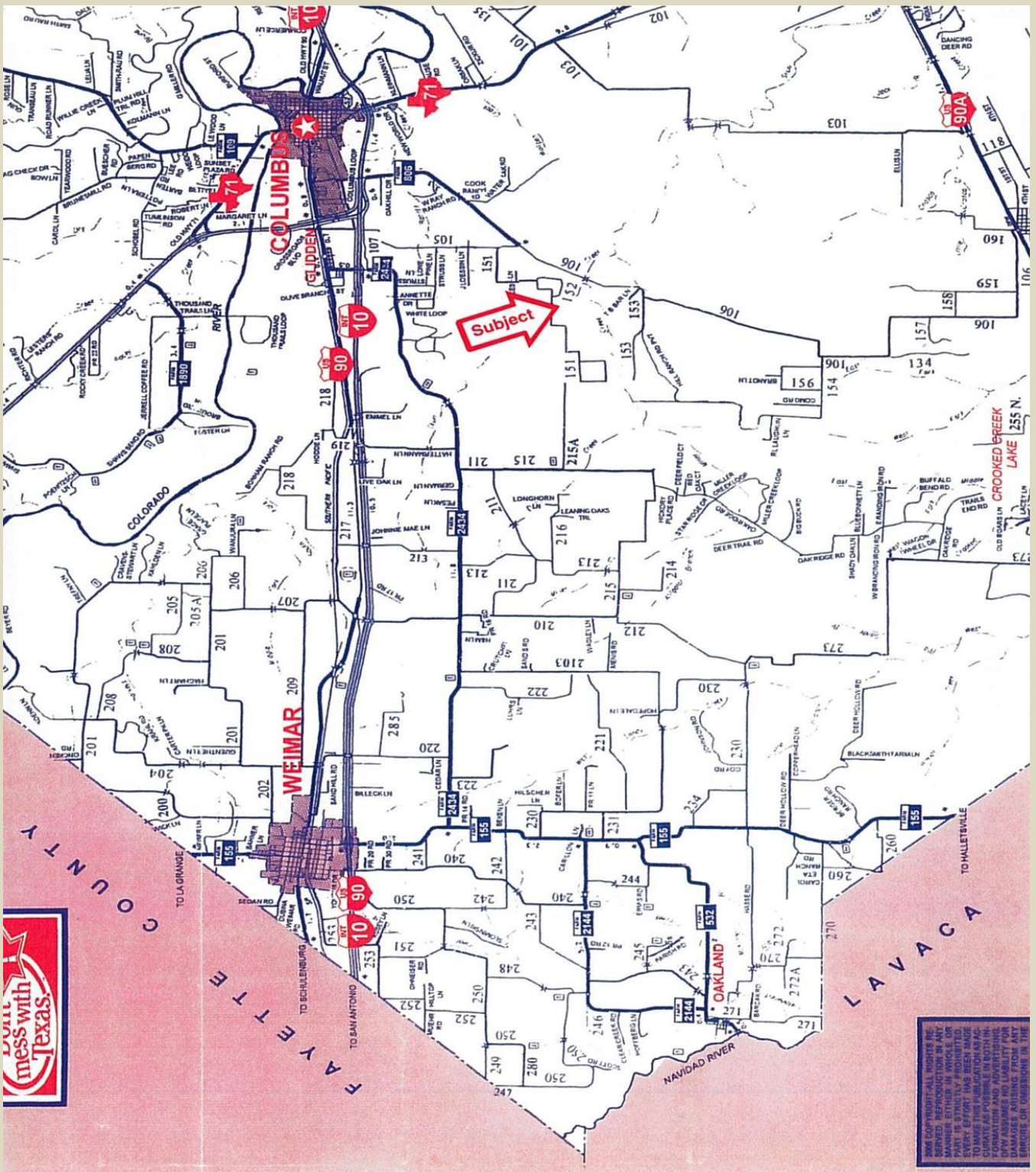
Tract Two: 36.473 acres of land, a part of the Brazil G. Ijams Survey, Ab. # 352, Colorado County, Texas

Tract Three: 8.053 acres of land, a part of the Brazil G. Ijams Survey, Ab. #352, and C. Geiseike Survey, Ab. #229, Colorado County, Texas

Tract Four: 89.955 acres of land, more or less, out of the Wm. Freils Survey, Ab. #207, and The Wm. House Survey, Ab. #259, Colorado County, Texas,

Total Acreage: **Approximately 204.474 acres of land**





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



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