

# Star Hill Farm



12.00 ac  
Home  
Views

Very well  
maintained  
updated  
home.

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



New Ulm Office  
424 Cedar St.  
New Ulm, Tx. 78950  
979-992-2636



Open kitchen and dining with wood burning fireplace.





Hay storage and livestock barn. Fenced for Cattle.



Long distance views and multiple barns and storage buildings for equipment and livestock.



Secure pen for the chickens and they can stay if you would like to have farm fresh eggs!!!



# Star Hill Farm

Great country property on 12 acres located in the quaint community of Bleiberville, this property has everything a family needs for their own piece of country living from the numerous barns and sheds to raise livestock, to the 2,645 square foot updated ranch style home. Fantastic location approximately 12 miles from either Bellville or Brenham and 20 miles from Round Top, this property is worthy of your consideration.

Home features a large master bedroom/bath with a grand kitchen equipped with a wood burning fireplace and large pantry, a spacious living area with grand windows offering great views to the fenced back yard and rolling countryside. Home has been totally renovated in the past several years and would make a fantastic home for a family or great weekend retreat from the hustle and bustle of Houston. Come check the Star Hill Farm today!

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

## LOT OR ACREAGE LISTING

Location of Property:	E. Line of Bleiberville Rd., just north of FM 2502	Listing #	107681
Address of Property:	4164 Bleiberville Road, Bleiberville, Texas	Road Frontage:	1,800'-FM 713, 3,200'-Fox Ln.
County:	Austin County	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	NA	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Lot Size or Dimensions:	12.00 Acres
		Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES 0.4 <input checked="" type="checkbox"/> NO

<b>Number of Acres:</b>	12.0000
<b>Price per Acre (or)</b>	<b>\$39,166.67</b>
<b>Total Listing Price:</b>	<b>\$470,000</b>
<b>Terms of Sale:</b>	
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Sell.-Fin. Terms:	
Down Payment:	
Note Period:	
Interest Rate:	
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Number of Years:	

<b>Property Taxes:</b>	Year: <b>2017</b>	
School:	\$3,897.21	
County:	\$1,226.69	
FM Rd:	\$250.84	
Rd & BR	\$207.85	
Hospital	\$179.95	
<b>TOTAL:</b>	<b>\$5,771.82</b>	

Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>School District:</b>	Bellville	I.S.D.

<b>Minerals and Royalty:</b>		
Seller believes	0%, owns all surface rights	*Minerals
to own:	0%	*Royalty
Seller will	All	Minerals
Convey:	All	Royalty

<b>Leases Affecting Property:</b>	
Oil and Gas Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lessee's Name:	
Lease Expiration Date:	

Surface Lease:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Lessee's Name:		
Lease Expiration Date:		

<b>Oil or Gas Locations:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
------------------------------	---	--

<b>Easements Affecting Property:</b>	Name(s):
Pipeline:	No
Roadway:	No
Electric:	No
Telephone:	No
Water:	No
Other:	No

<b>Improvements on Property:</b>	
Home:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Buildings:	2,645 SF Home, 4/2.5 bed/bath
Barns:	Several metal storage barns
Others:	Several small livestock sheds

% Wooded:	10%
Type Trees:	Oak, Cedar, Hackberry
<b>Fencing:</b>	Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Condition:	New
Cross-Fencing:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Condition:	
<b>Ponds:</b>	Number of Ponds: None
Sizes:	

<b>Creek(s):</b>	Name(s): None
<b>River(s):</b>	Name(s): None

<b>Water Well(s): How Many?</b>	ONE	
Year Drilled:	1995	Depth: Unknown

<b>Community Water Available:</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Provider:		

<b>Electric Service Provider (Name):</b>	Bluebonnet Electric
--	---------------------

<b>Gas Service Provider</b>	Propane Tank but has not been operable for 30 Years
-----------------------------	---

<b>Septic System(s): How Many:</b>	ONE
Year Installed:	2014

<b>Soil Type:</b>	Clay
<b>Grass Type(s):</b>	Native

<b>Flood Hazard Zone:</b>	See Seller's Disclosure or to be determined by survey
---------------------------	---

<b>Nearest Town to Property:</b>	Brenham
Distance:	12 miles north

Driving time from Houston	1:15
---------------------------	------

<b>Items specifically excluded from the sale:</b>	Personal Property
	Metal Storage Building behind house and entrance gate to property will be removed

<b>Additional Information:</b>	
--------------------------------	--

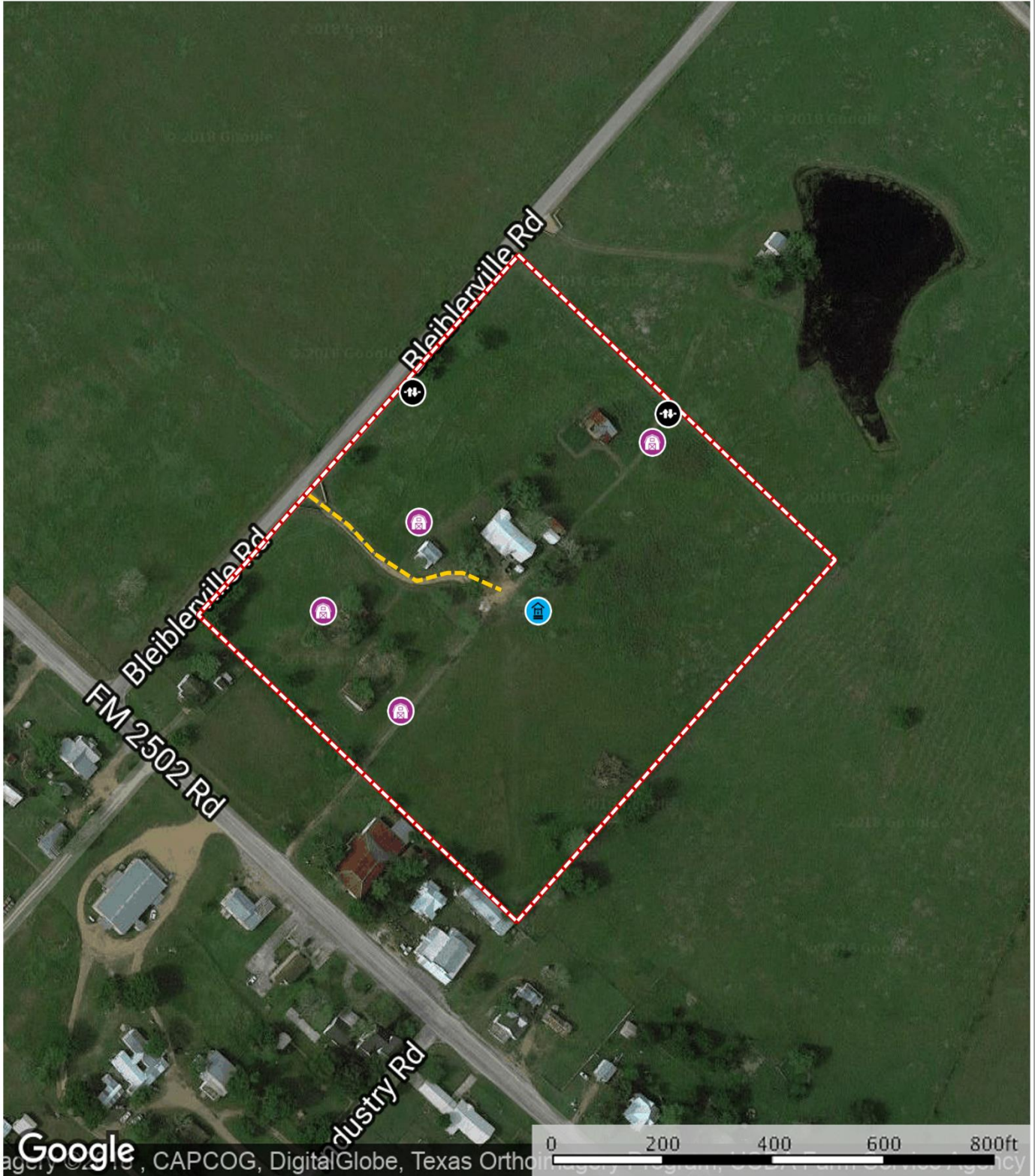
**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

# HOME LISTING

Address of Home:	4164 Bleiblerville Road, Bleiblerville, Texas 78931	Listing #:	107681
Location of Home:	E. Line of Bleiblerville Rd., just north of FM 2502		
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	NA	Property Size:	12.00 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>\$470,000</b>	<b>Home Features</b>	
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Ceiling Fans	No. <u>6</u>
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Garbage Disposal	
Sell.-Fin. Terms:		<input type="checkbox"/> Microwave (Built-In)	
Down Payment:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Note Period:		<input checked="" type="checkbox"/> Refrigerator	
Interest Rate:		Items Specifically Excluded from The Sale: LIST:	
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	All seller's personal property. Metal storage building and front entrance gate will be excluded from the sale.	
Ballon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	<b>Heat and Air:</b>	
Number of Years:		<input checked="" type="checkbox"/> Central Heat	<input checked="" type="checkbox"/> Gas Electric <input type="checkbox"/> # Units: _____
<b>Size and Construction:</b>		<input checked="" type="checkbox"/> Central Air	<input type="checkbox"/> Gas Electric <input type="checkbox"/> # Units: _____
Year Home was Built:	<b>1965, Renovated in 2014</b>	<input type="checkbox"/> Other:	
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> Fireplace(s)	
Bedrooms:	4	<input type="checkbox"/> Wood Stove	
Bath:	2 1/2	<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric
Size of Home (Approx.)	<b>2,645</b> Living Area	<b>Utilities:</b>	
	<b>2,645</b> Total	Electricity Provider:	Bluebonnet Electric COOP
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	Gas Provider:	Private Propane
Roof Type:	Metal Year Installed: 1994	Sewer Provider:	Private Septic, installed in 2014
Exterior Construction:	Brick Veneer	Water Provider:	Private Well
<b>Room Measurements: APPROXIMATE SIZE:</b>		Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: Unknown
Living Room:	16 x 19	Year Drilled:	1995
Dining Room:	9 x 15	Average Utility Bill:	Monthly: \$200.00
Kitchen:	15 x 29	<b>Taxes:</b>	<b>2017</b> Year
Family Room:		School:	\$3,897.21
Utility:	10 x 10	County:	\$1,226.69
Bath:	10 x 13 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	FM/Rd/Br:	\$250.84
Bath:	5 x 8 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	Hospital:	\$179.95
1/2 Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	Rd & Br:	<u>\$207.85</u>
Master Bdrm:	20 x 21	<b>Taxes:</b>	<b>\$5,771.82</b>
Bedroom:	10 x 11	<b>School District:</b>	<u>Bellville ISD</u>
Bedroom:	11 x11	<b>Additional Information:</b>	250 Gallon Propane Tank
Bedroom:	11 x12		Lifetime foundation transferable warranty
Other:			Numerous out buildings
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: _____			\$30,000 spent in last year in all new exterior fencing, backyard fence and gated entryway
Size: _____ <input type="checkbox"/> Attached <input type="checkbox"/> Detached			
<b>Porches:</b>			
Front Size: 12 x 12 Covered			
Back Size: 10 x 10			
Deck Size: _____ <input type="checkbox"/> Covered			
Deck Size: _____ <input type="checkbox"/> Covered			
Fenced Yard: Yes			
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: Various Outbuildings			
Construction: Metal Building			
TV Antenna <input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

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





Barn    Gate    Well    Road / Trail    Boundary



# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

<u>BJRE Holdings L.L.C.</u>	<u>9004851</u>	<u>kzpalac@bjre.com</u>	<u>(979) 865-5969</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
Designated Broker of Firm	License No.	Email	Phone

<u>William R. Johnson, Jr.</u>	<u>127410</u>	<u>billjohnson@bjre.com</u>	<u>(979) 865-5969</u>
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)**

TAR 2501

IABS 1-0

Bill Johnson, P O Box 294 Bellville TX 77418  
William Johnson

Phone: 979 865 5466

Fax: 979 865 5500

IABS Forms (New)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)