

4831 Smith Road

Bellville, TX



Last Chance Ranch

Bellville TX



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**Bill Johnson & Associates
Real Estate**

Since 1970



Last Chance Ranch is the perfect country retreat, just an hour's drive from Houston and 5 minutes away from downtown Bellville. Boasting 94.6 acres, it offers both open pasture and wooded acreage with 2 ponds (yes, with fish!) and a seasonal creek. The 4-year-old single story residence is nestled among mature live oaks and is situated to embrace its bucolic setting. The house was designed for accessibility and ease of maintenance. Walls of windows take in views of the pool and acreage including one of two ponds. With nearly 3,000 square feet, it has 5 bedrooms, 3 full baths (2 are Hollywood baths) and a ½ bath, a wood-burning fireplace plus a screened porch. There is also a pool house with additional ½ bath. The property has new hog-proof fencing and is located on a paved road with 2 entrances. Stone and brick from historic Bellville were used to build the entrance wall and the two parking areas. Two wells, as well as municipal water, serve the property. There is ample storage for equipment in 2 barns.



Last Chance Ranch

- 94.6 Acres
- 2 Ponds
- Seasonal Creek
- Home: 3,000 Sq. Ft.
- Levels: Single Story
- Beds/Bath: 5/3.5
- Built: 2018
- Baths: 3.5
- Pool and Pool House
w ½ Bath
- 2 Water Wells
- 2 Barns
- Mature Live Oaks



Bellville:
 979-865-5969 office
 979-865-5500 fax
 www.bjre.com



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NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

LOT OR ACREAGE LISTING

Location of Property: 3 miles East of Bellville, South of FM 529 on Smith Road Listing #: 133478
 Address of Property: 4831 Smith Road, Bellville, TX 77418 Road Frontage: 1,876'
 County: Austin Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: none Lot Size or Dimensions: 94.6
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 94.6000
Price per Acre (or)
Total Listing Price: \$2,400,000.00
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: R21478 2020
 School: _____ \$4,928.40
 County: _____ \$1,852.79
 Hospital: _____ \$434.10
 FM Road: _____
 Rd/Brg: _____ \$620.27
 TOTAL: _____ \$7,835.56

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: Verbal Hay Lease
 Lease Expiration Date: _____
Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s): _____
 Pipeline: _____
 Roadway: _____
 Electric: SBEC
 Telephone: SW Bell
 Water: _____
 Other: _____

Improvements on Property:
 Home: YES NO
 Buildings: Home 2017 with 2,932 sq. ft.
 Pool
 Barns: 30 x 90' metal / frame barn 2,400. sq. ft.
 30 x 40' metal/ frame barn 1,456. sq. ft.
 Others: 10 x 10 pool house
 10 x 10 pump house

% Wooded: 30%
 Type Trees: oak/ pecan

Fencing: Perimeter YES NO
 Condition: good
 Cross-Fencing: YES NO
 Condition: excellent

Ponds: Number of Ponds: 2
 Sizes: 2 ac, 1 ac,

Creek(s): Name(s): unnamed

River(s): Name(s): no

Water Well(s): How Many? 2
 Year Drilled: _____ Depth: _____

Community Water Available: YES NO
 Provider: _____

Electric Service Provider (Name): _____
SBEC

Gas Service Provider _____
private

Septic System(s): How Many: yes 1 main house
 Year Installed: Unknown

Soil Type: sandy

Grass Type(s): coastal, native,

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

Nearest Town to Property: _____
 Distance: Bellville 4 miles

Driving time from Houston 35 minutes to Hwy. 99

Items specifically excluded from the sale: _____
All personal property and equipment

Additional Information: _____
see attached list of all items offered for sale
Lands of Texas #12522858

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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HOME

Address of Home: 3 miles East of Bellville, South of FM 529 on Smith Road Listing # 133478
 Location of Home: 4831 Smith Road, Bellville, TX 77418 Road Frontage: 1,876'
 County or Region: Austin County For Sale Sign on Property? YES NO
 Subdivision: none Property Size: 94.60 acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$2,400,000.00
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: 2017
 Lead Based Paint Addendum Required if prior to 1978: YES
 Bedrooms: 5 Bath: 3 1/2
 Size of Home (Approx.)

Living Area	2,932	
Porches	681	Total 3,613

 Foundation: Slab Pier/Beam Other
 Roof Type: Metal Year Installed: 2018
 Exterior Construction: Hardiplank

Room Measurements: APPROXIMATE SIZE:
 Great Room: 21' 0" X 43' 3" Wood Flooring all house
 Kitchen: 21' 0" X 13' 9"
 Dining Room:
 Family Room:
 Utility: 6' 6" X 8' 4"
 Bath Master: 14' 0" X 17' 0" Tub Shower
 Bath 2-3: 6' 6" X 21' 4" Hollywd Tub Shower
 Bath 4-5: 6' 6" X 21' 4" Hollywd Tub Shower
 Master Bdrm: 14' 4" X 18' 9"
 Bedroom #2: 12' 4" X 12' 4"
 Bedroom #3: 12' 4" X 12' 4"
 Bedroom #4: 12' 4" X 12' 10"
 Bedroom #5: 12' 8" X 14' 8"
 Powder Rm: 5' 10" X 8' 4"
 Storage Rm: 5' 0" X 16' 6"

Porches:
 Front: Size: 5' 0" X 43' 3" Covered
 Back: Size: 8' 4" X 20' 0" Covered
 Screened: 16' 0" X 18' 9" Covered
 Foyer: 8' 4" X 11' 8" Covered
 Fenced Yard: yes- Net Wire Fence
 Outside Storage: Yes No Size: see acreage info
 Construction: Direct TV
 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 Furniture, Equipment and Personal Items in the home.

Heat and Air:
 Central Heat Gas Electric 2
 Central Air Gas Electric 2
 Other:
 Fireplace(s) Wood Fireplace
 Wood Stove
 Water Heater(s): Gas Electric

Utilities:
 Electricity Provider: SBEC
 Gas Provider: No Propane
 Sewer Provider: private
 Water Provider: Water Well & Austin Co. Water
 Water Well: YES NO Depth: unknown
 Year Drilled: unknown
 Average Utility Bill: Monthly: \$150.00

Taxes: R21478 Year 2020
 School: \$4,928.40
 County: \$1,852.79
 Hospital: \$434.10
 FM Road:
 Rd/Brg: \$620.27
Taxes: \$7,835.56
 School District: Bellville ISD

Additional Information:
 The owner will sell the following items by a separate bill of sale:
 1. all home furnishings
 2. all farm equipment and tractors
 3. all hay and farm materials
 (lists of all items is available)
 Lands of Texas #12522858

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



From Bellville
Cross RR tracks, veer right onto FM 529,
travel approximately 3.3 miles turning
right onto Smith Rd. Property is located
on the right in .5 miles.



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424 Cedar Street
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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

BJRE Holdings L.L.C.	9004851	kzapalac@bjre.com	(979)865-5969
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kimberly Kidwell Zapalac	0127410	kzapalac@bjre.com	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
Kimberly Kidwell Zapalac	0127410	kzapalac@bjre.com	(979)865-5969
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
TXR-2501

Information available at www.trec.texas.gov

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

Phone: 9798858577

Fax: .

IABS 1-0 Date

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